

2016-084 City of Chattanooga
May 9, 2016(Deferred)
June 13, 2016(Action)

RESOLUTION

WHEREAS, South Broad, LLC & DEW, LLC petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning R-3 Residential Zone, C-2 Convenience Commercial Zone & UGC Urban General Commercial Zone to C-3 Central Business Zone, properties in the 2600 blocks of Long Street, Broad Street, Cowart Street and Williams Street and the 200 blocks of West 27th Street and 131 West 27th Street.

Lot 1, Final Plat Robert Atkins Subdivision, Plat Book 38, Page 363, ROHC, Lots 1 and 4, Revised Plat of Bradt's Subdivision of Lots 1 and 4, Plat Book 82, Page 17, and several unplatted tracts of land located in the 2600 blocks of Long Street, Broad Street, Cowart Street and Williams Street and the 200 blocks of West 27th Street and 131 West 27th Street being the properties described in Deed Book 10502, Page 327, Deed Book 10523, Page 693, Deed Book 10529, Page 537, Deed Book 10542, Page 638, Tract 2 of Deed Book 10581, Page 961, Tracts 1 and 2 of Deed Book 10581, Page 964, Deed Book 10581, Page 970, Deed Book 10680, Page 165, Parcels 1, thru 6, and Tracts 1 thru 5 of Parcel 7, Deed Book 10682, Page 684, ROHC. Tax Map 155C-B-001, 002, 008 thru 010, 016 thru 018, 021, 155C- C-005 thru 011, 013, 015 thru 017, 019, 020 and 155C-H-009 thru 014, 016, 017 and 026 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on May 9, 2016, at which time hearing was deferred to June 13, 2016,

AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

AND WHEREAS, the Planning Commission has determined that the proposal is compatible with surrounding uses.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on June 13, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition be **denied C-3** Central Business Zone for certain parcels; and **approved UGC** Urban General Commercial Zone for parcels 155C-B-001, 155C-B-002, 155C-B-021, 155C-B-008, 155C-B-009, 155C-B-010, 155C-B-018, 155C-B-017, 155C-B-016 within the block contained by Broad Street, West 26th Street, Cowart Street, West 27th Street; **approved R-T/Z** Residential Townhouse Zero Lot Line Zone for parcels 155C-H-009 thru 014, 155C-H-016 thru 017, 155C-H-026; **approved C-3** Central Business Zone for parcels 155C-C-005 thru 011, 155C-C-013, 155C-C-015 thru 017, 155C-C-019, 155C-C-020, subject to the following conditions:

1. Review.

The following review shall be required to promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

- A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than 2 units, and excluding all interior renovations:
 - (1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.
 - (2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.
 - (3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.
- B. For any activity requiring a residential building permit for new construction:
 - (1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

2. Setbacks.

- A. Building setbacks shall not exceed the existing setbacks for properties on the same side of the street.

3. Height Requirements.

- A. The minimum height of new nonresidential buildings shall be eighteen (18) feet.

- B. The maximum height of all new nonresidential buildings and new multi-family buildings shall be four (4) stories.

4. Access to sites and buildings.

- A. New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.
- B. Alleys, where they exist, shall be used as the principal vehicular access.
- C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.
- D. Shared drives should be used wherever possible.
- E. For large sites with a limited existing interior street network, the new development shall include a network of connected interior streets, with buildings fronting those streets, to be reviewed and approved by the Chattanooga Department of Transportation.
- F. The primary pedestrian entrance to new buildings shall be provided from the primary street.

5. Off-street parking.

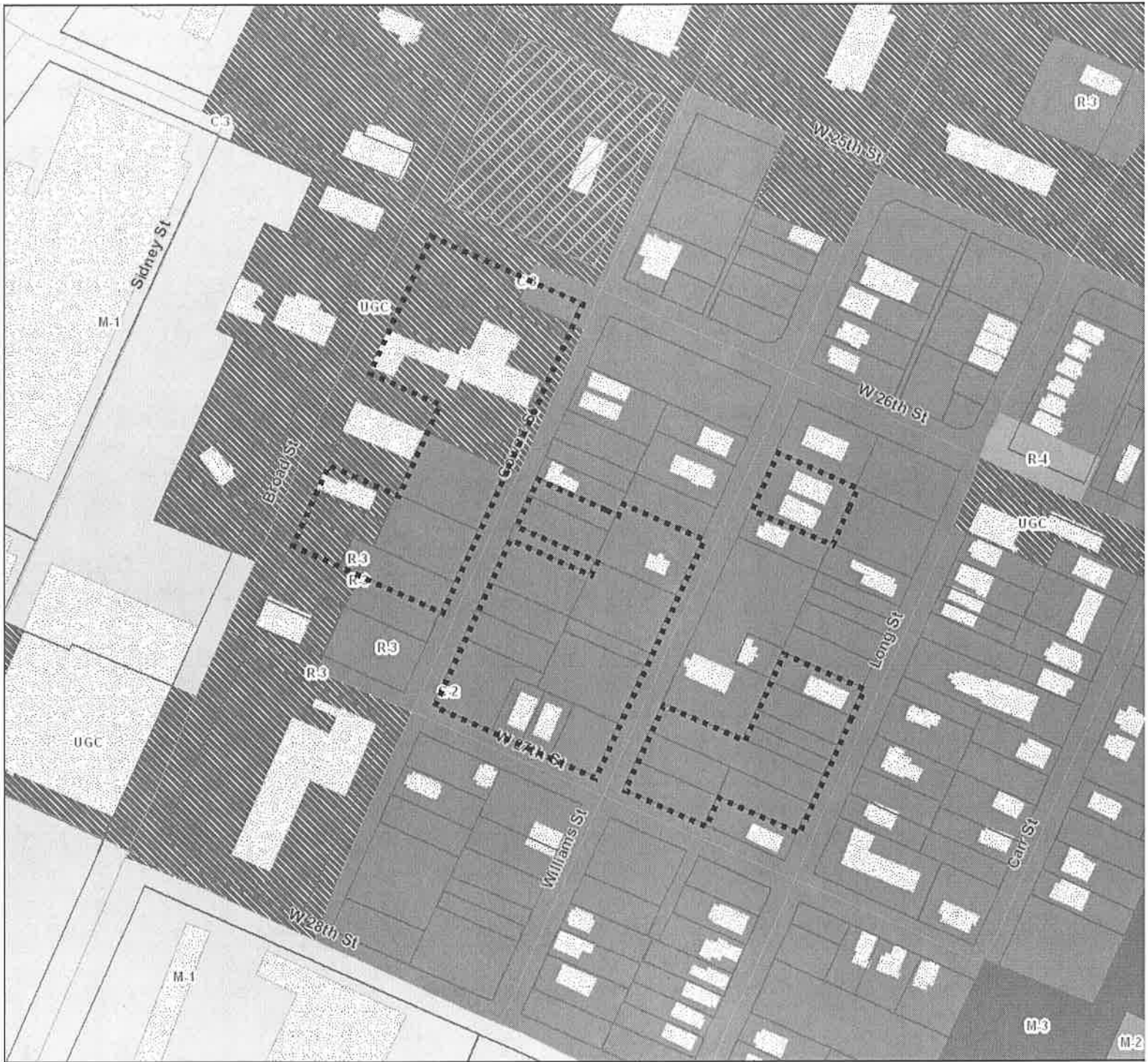
- A. Garages for new residential dwellings shall be located behind the primary building.
- B. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:
 - (1) Proximity to transit stops
 - (2) Provision of bicycle facilities
 - (3) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking
 - (4) Type of uses and hours of operation
 - (5) Square footage of commercial uses or number of residential units
 - (6) Fire Department access

- 6. Land use limited to single family attached, single family detached, and accessory dwellings only.

Respectfully submitted,



John Bridger
Secretary



2016-084 Rezoning from R-3, C-2 and UGC to C-3

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-084: Deny C3 for part; Approve UGC, RTZ & C3 with conditions for part as listed in the Planning Commission Resolution.



224 ft

