

PLANNING COMMISSION CASE REPORT**Case Number: 2016-084****PC Meeting Date: 06-13-16****Applicant Request****Rezone from R-3 Residential, C-2 Convenience Commercial, and UGC Urban General Commercial Zones to C-3 Central Business Zone**

Property Location:	2600 Block Long Street, South Broad Street, Cowart Street, and Williams Street/ 200 Block West 27th Street and 131 West 27th Street
Property Owner:	South Broad, LLC and DEW, LLC
Applicant:	South Broad, LLC and DEW, LLC

Project Description

- Proposal: Develop 7.5-acre site with mixed use.
- Proposed Access: South Broad Street, Cowart Street, Williams Street, and Long Street.
- Proposed Development Form: The applicant's site plan shows a 3-story U-shaped apartment building with ground floor retail at the north end of the block between South Broad, Cowart Street, and West 26th Street. Also within that block is a proposed 2-story mixed use building fronting South Broad and 4 townhomes fronting Cowart Street. The rest of the proposed development on Cowart Street, Williams Street, and Long Street includes 34 lots for single-family homes.
- Proposed Density: Apartments and Townhomes: 20 dwelling units per acre (56 units on 2.7 acres). Single-family homes: 7 dwelling units per acre (34 lots on 4.8 acres).

Site Analysis**Site Description**

- Location: The development site is located within several blocks between South Broad Street, West 26th Street, Long Street, and West 27th Street.
- Current Access: South Broad Street, Cowart Street, Williams Street, and Long Street
- Current Development form: The proposed development site is located within a well-connected urban street grid with a mixture of one and two-story buildings within a ½-mile radius of the site.
- Current Land Uses: Retail, office, warehouse, and manufacturing uses are located west of South Broad Street. Single-family homes, a few duplexes, and several vacant lots are located east of South Broad Street and north and south of the site area.
- Current Density: Average residential density of the two block between Cowart Street, West 26th Street, Long Street, and West 27th Street is approximately 5.3 dwelling units per acre (36 single lots and/or homes and 8 duplexes on 00 acres).

Zoning History

- The majority of the site is currently zoned R-3 Residential. One lot at West 27th Street and Cowart Street is zoned C-2 Convenience Commercial. The remaining lots fronting South Broad Street are zoned UGC Urban General Commercial Zone.
- Properties to the north, east, and south are zoned R-3 Residential and UGC Urban General Commercial Zones. Properties to the west are zoned UGC Urban General Commercial and M-1 Manufacturing Zones.
- The most recent zoning activity on this site was in 2007, when UGC Zones were approved by City Council.

Plans/Policies/Regulations

- The South Broad Redevelopment Plan (adopted by City Council in 2003) recommends townhouses and condominiums on Cowart Street and West 26th Street; Loft housing above retail; Bungalows on Williams Street; Parkside Cottages on Long & Carr Streets.

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- The Downtown Plan2025 (adopted by City Council in 2004) reflects the recommendations of the South Broad Redevelopment Plan and expands to recommend mixed-use developments at a neighborhood scale and incorporating public spaces and parks in to larger developments.
- The C-3 Central Business Zone permits residential and non-residential uses and has no urban development standards (would require list of conditions to ensure compatibility and urban development form)
- The C-3 Central Business Zone is exempt from the 500 foot distance requirement from schools and churches for on-premise consumption of alcohol (Chattanooga City Code, Chapter 5, Article III, Division 2, Section 5-75(b)).
- The UGC Urban General Commercial Zone permits residential and non-residential uses but with a required urban development form and no maximum density requirement.
- The R-T/Z Residential Townhouse Zero Lot Line Zone permits single-family homes and townhouses. In the Urban Overlay Zone, the R-T/Z Zone can have no more than 12 units per acre. For individual homes, lots can be no less than 25 feet wide.

Key Findings

- The proposed site plan and uses are supported by the adopted Land Use Plan for the area which recommends mixed-use development, a mix of housing types and housing units that create more density.
- The proposed use is compatible with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed residential density is compatible with the surrounding densities.
- The proposed structures do not raise concerns regarding location, lighting, or height given the location of the larger development along the commercial corridor.
- The proposed rezoning to C-3 would not be an extension of an existing zone.
- The application and use of C-3 zoning is targeted to areas north of the interstate and there is not a precedent of its use in the South Broad area. The C-3 zone is more intense and intended for the downtown core and surrounding neighborhoods.
- The proposal would set a precedent for future requests to replace UGC zoning in South Broad where the goal of preserving neighborhood character and existing historic structures while developing as an urban neighborhood is desired. Urban General Commercial zoning was adopted in 2007 as the most appropriate tool to build the community plan vision.
- The UGC Zone is more appropriate for the portion of the proposal fronting South Broad Street. The RTZ Zone permits the proposed residential uses and flexibility to accommodate multiple structures on one lot with smaller setbacks. There is flexibility in the front yard setback. However, the required front setback in the RTZ Zone is greater than zero as proposed in the applicant's site plan.
- The large building on Broad Street as shown on the plan does not meet UGC Zone requirements. There are several ways to mitigate this issue. (1) Split the building into smaller footprints. (2) Create pedestrian openings in a single building creating multiple smaller footprints. (3) Request a deviation from the UGC Zone's massing requirement as allowed by the Planning Commission, Code 38-208(4).
- No existing residential zone would allow a residential lot to front a non-public street. The Special Exemption Permit for a Planned Unit Development would allow for the frontage being proposed but comes with a setback that creates additional issues for the site.
- The transportation infrastructure is adequate to absorb additional capacity. Chattanooga Department of Transportation would like to see curb cuts limited to 26th Street and Cowart Street for development fronting Broad Street.

Staff Recommendation

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Deny C-3 Central Business Zone for certain parcels;

Approve 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;

Approve R-T/Z Residential Townhouse Zero Lot Line Zone for parcels 155C-H-009 thru 014, 155C-H-016 thru 017, 155C-H-026;

Approve 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.

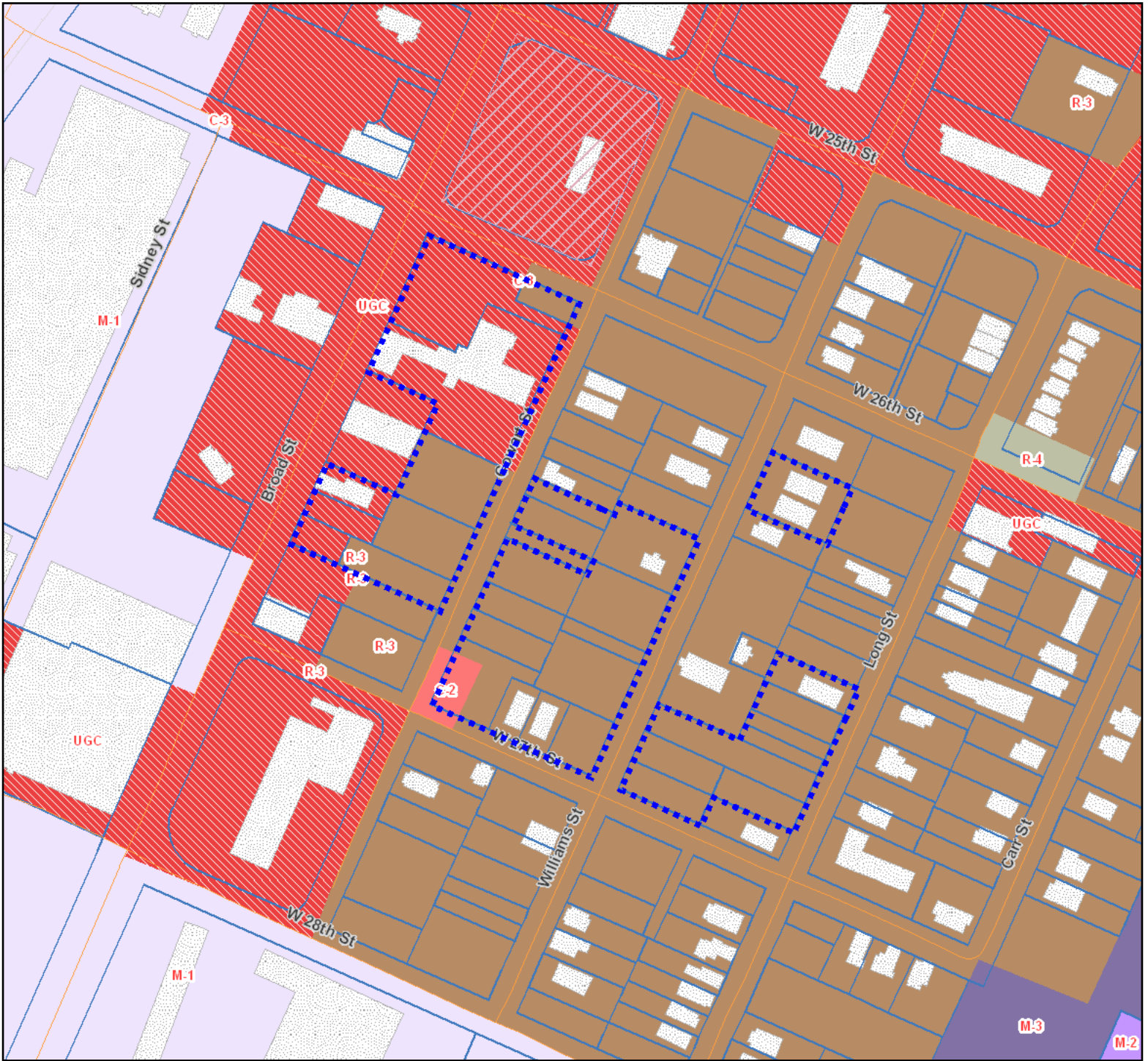
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- D. Shared drives should be used wherever possible.
 - E. For large sites with a limited existing interior street network, the new development shall include a network of connected interior streets, with buildings fronting those streets, to be reviewed 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.



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



224 ft

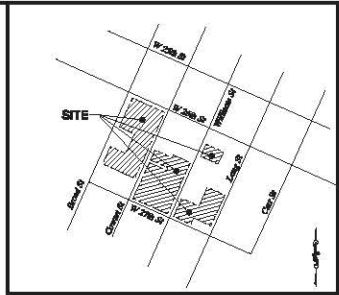
Chattanooga Hamilton County Regional Planning Agency



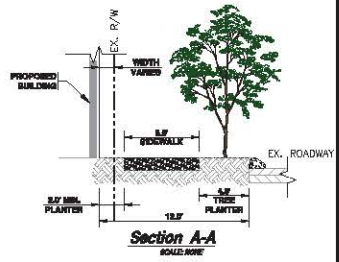
SITE ANALYSIS 1
 ADDRESS: BROAD ST., COWART ST., WILLIAMS ST., AND LONG ST.
 TAX MAP ID: REQUEST IS FOR 31 INDIVIDUAL PARCELS
 SITE CURRENTLY ZONED: R-3, C-2, UGC
 PROPOSED ZONING: C-3
 ACREAGE: 2.84 ACRES
 TOTAL NUMBER OF UNITS: 60 UNITS
 TOTAL COMMERCIAL/RATAL SPACE: 12,300 SF
 TOTAL NUMBER OF REGULAR PARKING SPACES: 106 SPACES
 TOTAL NUMBER OF HANDICAP PARKING SPACES: 4 SPACES
 TOTAL NUMBER OF PARKING SPACES: 110 SPACES
 PROPOSED RESIDENTIAL DENSITY: 31.4 UNITS/ACRE

SITE ANALYSIS 2
 ADDRESS: BROAD ST., COWART ST., WILLIAMS ST., AND LONG ST.
 TAX MAP ID: REQUEST IS FOR 31 INDIVIDUAL PARCELS
 SITE CURRENTLY ZONED: R-3, C-2, UGC
 PROPOSED ZONING: C-3
 ACREAGE: 2.44 ACRES
 TOTAL NUMBER OF UNITS: 29 UNITS
 PROPOSED RESIDENTIAL DENSITY: 12 UNITS/ACRE

SITE ANALYSIS 3
 ADDRESS: BROAD ST., COWART ST., WILLIAMS ST., AND LONG ST.
 TAX MAP ID: REQUEST IS FOR 31 INDIVIDUAL PARCELS
 SITE CURRENTLY ZONED: R-3, C-2, UGC
 PROPOSED ZONING: D4
 ACREAGE: 0.3+ ACRES
 TOTAL NUMBER OF UNITS: 5 UNITS
 PROPOSED RESIDENTIAL DENSITY: 19 UNITS/ACRE



Vicinity Map
 N.T.S.



SITE ANALYSIS 4
 ADDRESS: BROAD ST., COWART ST., WILLIAMS ST., AND LONG ST.
 TAX MAP ID: REQUEST IS FOR 31 INDIVIDUAL PARCELS
 SITE CURRENTLY ZONED: R-3, C-2, UGC
 PROPOSED ZONING: C-3
 ACREAGE: 1.24 ACRES
 TOTAL NUMBER OF UNITS: 10 UNITS
 PROPOSED RESIDENTIAL DENSITY: 8.3 UNITS/ACRE



Site Plan
 SCALE 1" = 50'



MAP ENGINEERS, L.L.C.
 1000 Highway 100, Suite 100
 Chattanooga, TN 37402
 PREPARED BY: SA
 CHECKED BY: MAP
 DATE: 04/15/16

SOUTH BROAD MIXED USE DEVELOPMENT
 FOR
SOUTH BROAD, LLC
 735 BROAD STREET
 SUITE 1204
 CHATTANOOGA, TN 37402

SITE PLAN

REVISIONS	
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FILE: 16121_05site.dwg
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DATE: 04/15/16
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 PROJ. NUMBER: 16-121
 SHEET NUMBER: **PS-1**