

PLANNING COMMISSION CASE REPORT**Case Number: 2016-042****PC Meeting Date: 03-14-16****Applicant Request****Rezone from R-1 Residential Zone to UGC Urban General Commercial Zone**

Property Location:	721, 725, & 729 N. Market Street, 14, 16, 18, & 20 Peak Street, 718 Spears Avenue
Property Owner:	John & Jennifer Langworthy
Applicant:	Field LLC/Gabe Thomas

Project Description

- Proposal: Develop 0.76-acre site with 13 Townhomes.
- Proposed Access: Peak Street.
- Proposed Development Form: 2- to 3-story live-work townhomes.
- Proposed Density: Approximately 17 dwelling units per acre.

Site Analysis**Site Description**

- Location: The site is located in the Hill City neighborhood on the south side of Peak Street at the intersection with North Market Street.
- Current Access: Peak Street, North Market Street, and Spears Avenue.
- Current Development form: The neighborhood is urban in form with lots placed within a well-connected grid network of streets and alleys. There are mostly one-story buildings within a 500 foot radius of this site.
- Current Land Uses: Single-family homes are located to the south, west and northwest. An office/warehouse use is located across the street to the north. The site is bounded on the east by North Market Street with non-residential uses fronting the east side of North Market Street.
- Current Density: The average residential density of Peak Street between Snow Street and North Market Street is approximately 6 dwelling units per acre (12 residential lots on 2 acres).
- There is a 15' stormwater easement running across the south east corner of the site.

Zoning History

- The site is currently zoned R-1 Residential.
- Properties to the north are zoned R-1 Residential, M-2 Light Industrial, and R-4 Special Zone. Properties to the east are zoned R-1 Residential and C-2 Convenience Commercial. Properties south and west are zoned R-1 Residential.
- There is no UGC zone (same as the request) within 1,000 feet of the site.
- The site was requested to be rezoned from R-1 Residential to UGC Urban General Commercial Zone in May 2015 but was withdrawn by the applicant. The site was requested to be rezoned again in January of 2016 but was withdrawn by applicant.

Plans/Policies/Regulations

- The North Shore Plan (adopted by City Council in 2007) recommends Low-Intensity Mixed-Use and Urban Single Family Residential uses for the properties at this location. Low-Intensity Mixed-Use is defined as:

“This development form is for low-intensity mixed-uses with building footprints smaller than 5,000 square feet, and for buildings of less relative scale than those of the medium-intensity form. Development in this classification should be constructed in line with urban design principles. Uses should be oriented towards the pedestrian rather than the automobile; automobile-oriented uses, such as gas stations, restaurants with drive-throughs, and the like, are strongly discouraged. Storefront retail & offices with 2nd floor office or residential uses are encouraged, as is the orientation of pedestrian entries

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to the primary streets. Parking should be placed to the rear when possible. Zero setbacks are encouraged; maximum building height should not exceed 30 feet, though this maximum may be lower in some areas. This form can be located adjacent to low density residential uses.”

- The North Shore Plan also recommends rezoning parcels along North Market Street, between Chambliss and Peak Streets, to C-7 North Shore Commercial/Mixed Use Zone to allow greater housing density or mixed use development.
- The C-7 North Shore Commercial/Mixed Use Zone permits a mix of residential and non-residential uses, but site design approval is required by the North Shore Review Committee.
- The UGC Urban General Commercial Zone permits residential and non-residential uses, but with a required urban development form and no maximum density requirement.

Key Findings

- The proposal of townhouses, with some live-work units, is supported by the adopted Land Use Plan for the area as it includes the recommended low-intensity mixed-use development form. The proposed Urban General Commercial Zone is compatible with the North Shore Plan’s recommended C-7 North Shore Commercial/Mixed Use Zone.
- The proposed use is compatible with surrounding residential, office and commercial uses in the area.
- The proposed 2- to 3-story townhouses, with appropriate heights based on proximity to single-family dwellings, are compatible with the development form of the area. The proposed live-work townhomes facing North Market Street supports the recommendation in the North Shore Plan to increase density along North Market Street.
- The proposed residential density is higher than the densities for bordering residential streets; however, the proposal is oriented toward Peak and North Market Streets, which feature a mix of single family and commercial/office uses.
- The proposed structures could raise concerns regarding height as Urban General Commercial Zone allows for buildings up to 4-stories.
- The proposal would not be an extension of an existing zone, but the proposed zone is consistent with the adopted Land Use Plan’s recommendations.
- The proposal would set a precedent for future requests.
- The proposal as shown does not meet setback requirements due to the 15’ on-site stormwater easement. A variance will be required.
- The proposal as shown may not meet the Building Mass requirements as noted in section 38-208(3) of the Chattanooga Zoning Ordinance.

Staff Recommendation

Approve, subject to the following conditions:

1. Limit to residential, retail and office uses; retail uses, if included, shall be incorporated into the same structure as the residential uses (no free-standing retail structures)
2. No-auto-oriented commercial uses allowed.
3. Limit to 2-story height for all buildings. Those buildings with frontage within 100’ of the northeast corner of the site may have a 3-story height maximum.