

PLANNING COMMISSION CASE REPORT

Case Number: 2016-066

PC Meeting Date: 05-09-16

Applicant Request

Rezoning from R-3 Residential Zone to C-3 Central Business Zone

Property Location:	1006, 1008, 1010, 1030 Oak Street & 657 O’Neal Street
Property Owner:	Tatiana Zadora, S.S. Moharreri, A.M. Moharreri and Mack Wiggins for WW Group
Applicant:	David Hudson for McCallie Commons

Project Description

- Proposal: To add 0.65 acres of property to the 1.72-acre student housing development proposed for the abutting lots to the west and south.
- Proposed Access: Main vehicular entrance on Oak Street and O’Neal Street. Main Pedestrian access on Central Avenue and Central Avenue.
- Proposed Development Form: 4-story 120-unit apartment building.
- Proposed Density: Approximately 50 dwelling units per acre for the entire 2.37-acre site.

Site Analysis

Site Description

- Location: The site consists of three parcels located on the south side of Oak Street between Central Avenue and O’Neal Street. There is a single R-3 Residential Zone parcel located between the requested parcels for rezoning. The site is across the street from the “Fort Wood Historic District”, listed both locally and on the National Register of Historic Places. The district features varied uses that are primarily single-family residential units.
- Current Access: Rear alley
- Current Development form: There are 2-story dwellings existing on the site. There is a mixture of 2-story single-family homes and apartment units along this block of Oak.
- Current Density: Average residential density in the area is 10 dwelling units per acre based on the 11 houses on 1.1 acres across Oak Street from the site.

Zoning History

- The site is currently zoned R-3 Residential Zone.
- The property to the north is zoned R-3 Residential Zone. The property to the east is zoned M-1 Manufacturing Zone. The property to the south and west is zoned C-3 Central Business Zone.
- The adjacent C-3 Central Business Zone was rezoned with conditions in 2015 (Ordinance #12909).

Plans/Policies/Regulations

- This site is within the 2004 Downtown Plan area with no specific land use recommendation. However, the Plan does recommend the following policies/principles that apply to this proposal:
Housing: *A diversity of downtown residents creates a 24-hour experience, supports downtown businesses, and increases the safety and vitality of downtown. Promote socio-economic, racial, and age diversity downtown by building a variety of housing types (for sale, rental, market rate, low income, single-family, multifamily, large and small. Target 9,837 additional housing units by 2024.*
Density: *Building densities should be much higher in the downtown than in other parts of the city to make more efficient use of available land and to support transit pedestrian activity, schools and neighborhood commercial businesses. Build new development at a minimum density of 12 units per acre. Significantly higher densities are preferred. In residential areas, higher densities should typically be clustered near commercial centers.*
Buildings - *Historic buildings and sites are important reminders of our past, and they represent significant resources that should be reused.... Preserving a range of building stock is necessary to maintain the urban fabric; and adaptive reuse of existing urban structures is encouraged.*

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- Central Avenue and McCallie Avenue are identified as routes in the 2003 Chattanooga Bicycle Master Plan and are envisioned as “Complete Streets” that are multi-modal.
- The C-3 Central Business Zone permits residential and non-residential uses but with a required urban development form.
- The R-3 Residential Zone permits single-family dwellings, two-family dwellings (duplexes), and multi-family dwellings with three or more units. The minimum lot size is calculated by using 7,500 square feet for the first unit plus 2,000 square feet for each additional unit.

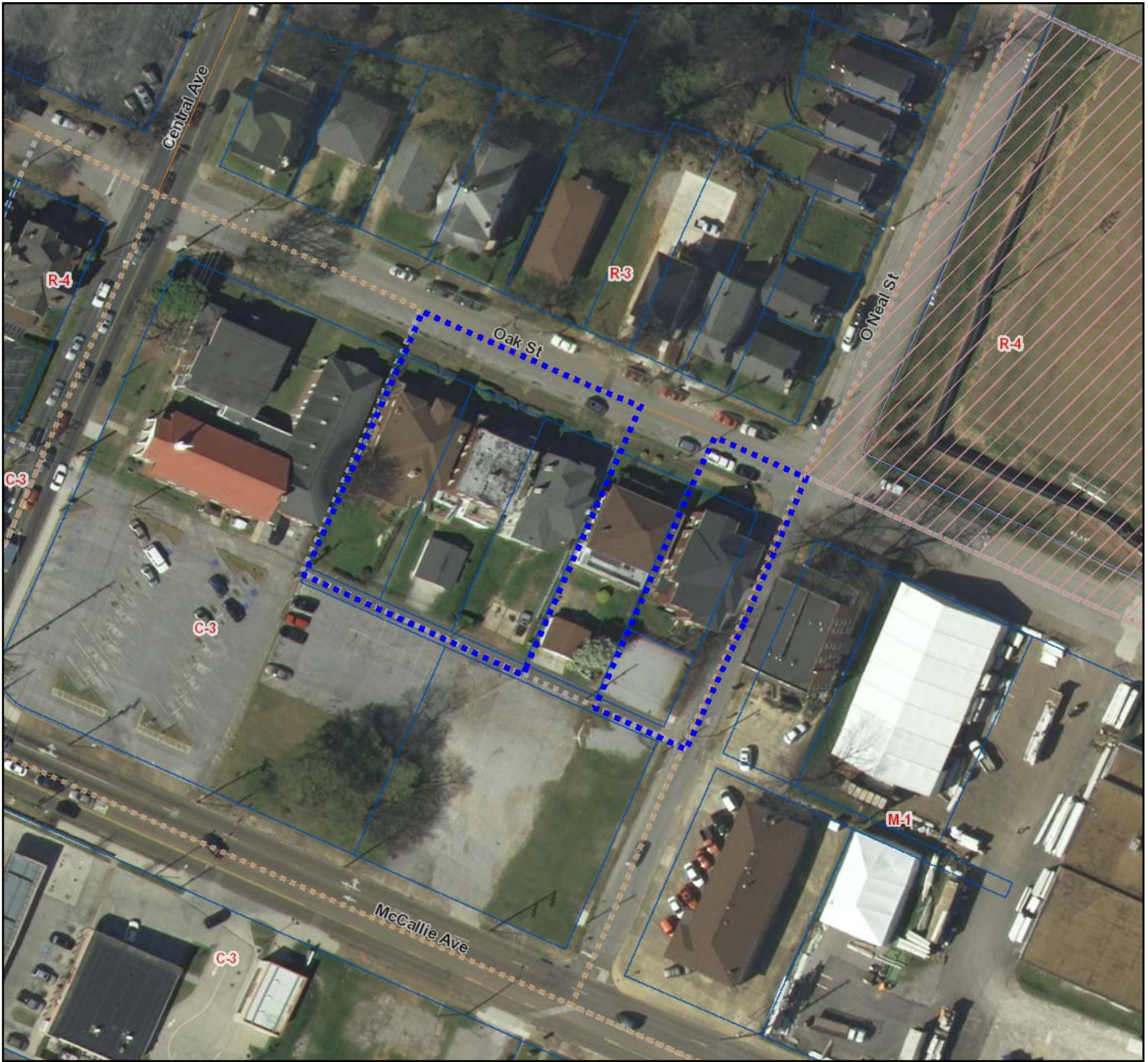
Key Findings

- The proposal is supported in part by the adopted Land Use Plan for the area which recommends higher residential densities. However, the Land Use Plan also recommends preservation and reuse of buildings and compatibility with nearby residential structures.
- The proposal is an expansion of the project submitted for Case # 2015-007 (Ordinance #12909) that featured a 4-story apartment building and separate parking garage with 300 parking spaces proposed. The original proposal primarily fronted Central Avenue and McCallie Avenue with only 146 linear feet (roughly 37% of the 1,000 block of Oak Street’s frontage). The current request indicates the removal of 3 out of the 5 remaining existing housing along the south side of Oak Street, to accommodate the expanded apartment development. The concern is how this new development will fit with the single family detached housing across the street.
- The proposal is not consistent with the existing form and scale of lower density urban residential development on the block.
- The proposed residential density is not compatible with the surrounding density found on Oak Street that serves as a neighborhood residential street.
- The proposed expansion along Oak Street does raise concerns regarding location, lighting, access, and height due to the single family residential structures found in the area.
- The proposal would be an extension of an existing zone.
- The proposal would set a precedent for future requests and may encourage continued encroachment into the single-family residential district that exists along O’Neal Street and east of Central Avenue.
- The Chattanooga Department of Transportation notes that access on major streets, such as McCallie and Central Avenue would need to be reviewed for appropriateness.

Staff Recommendation

Deny





2016-066 Rezoning from R-3 to C-3



87 ft

Chattanooga Hamilton County Regional Planning Agency



Attachment to Zoning Application Form

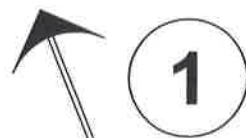
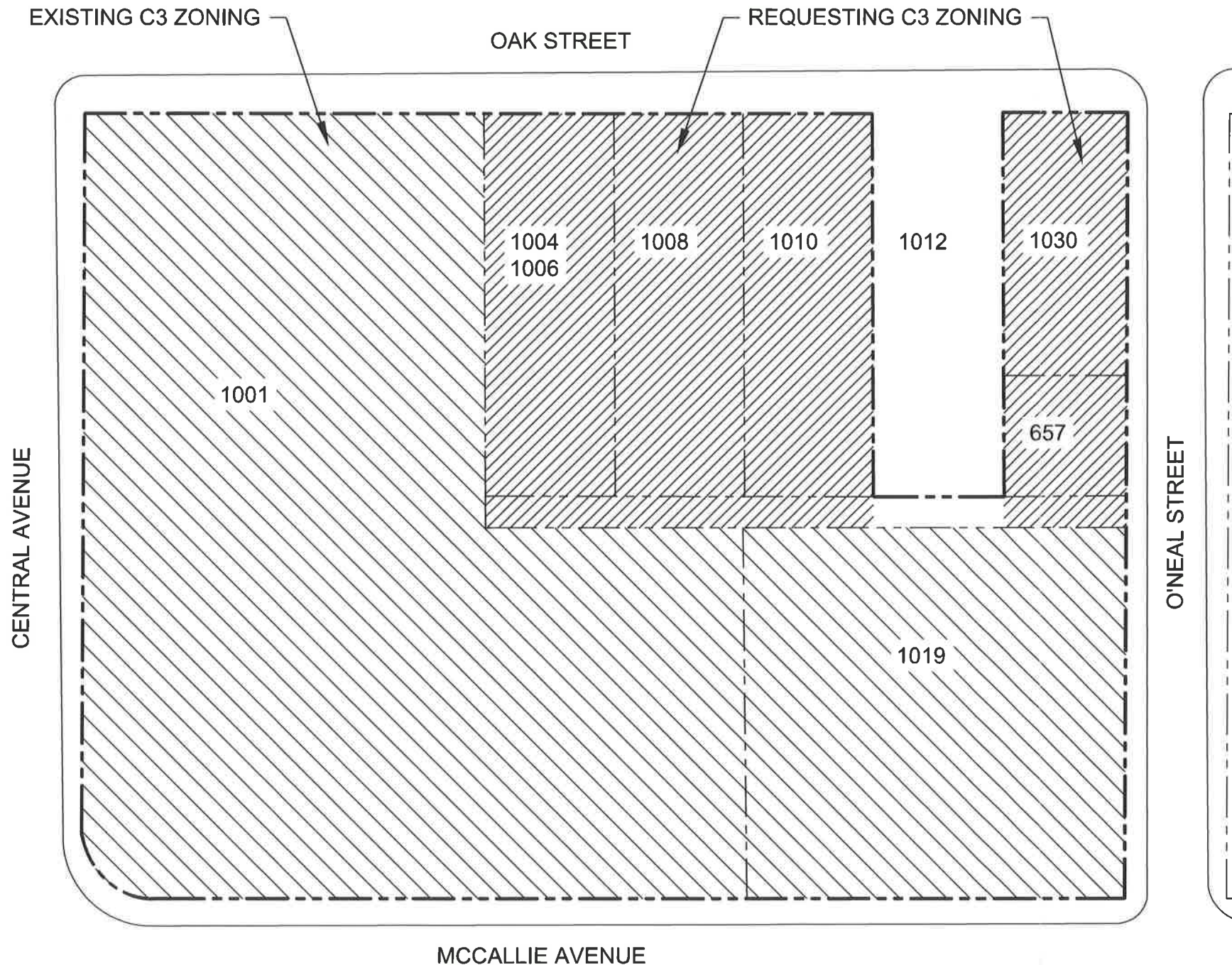
3/15/2016

Property Addresses	1004/1006 Oak St.	1008 Oak St.	1010 Oak St.	1030 Oak St.	657 Oneal St.
Property Tax Map Numbers	146H G 011	146H G 012	146H G 013	146H G 015	146H G 016
Property Owner Information	WW Group P.O.Box 80757 Chattanooga, TN 37414 423-432-4342	McCallie Commons 215 River Street Chattanooga, TN 37405 423-667-2387	Moharri and Tatiana 1905 Harpeth River Dr. Brentwood, TN 377027 615-218-8997	McCallie Commons 215 River Street Chattanooga, TN 37405 423-667-2387	McCallie Commons 215 River Street Chattanooga, TN 37405 423-667-2387



VICINITY MAP

SCALE: NOT TO SCALE

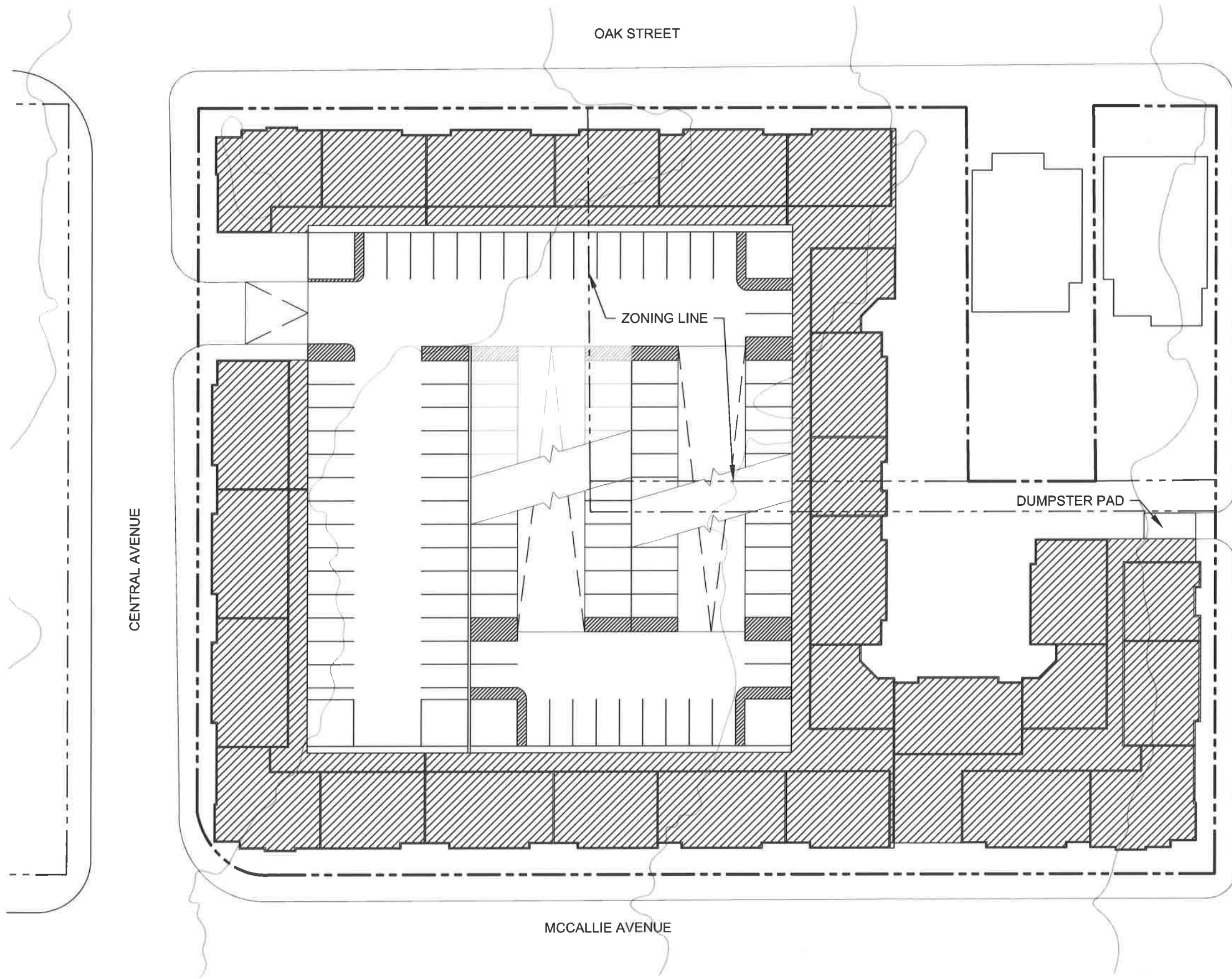


ZONING MAP

SCALE: 1" = 50'



2016-066



PROPOSED STUDENT HOUSING

420 BEDS
420 PARKING SPACES



2 SITE PLAN
SCALE: 1" = 40'

