

**PLANNING COMMISSION CASE REPORT****Case Number: 2016-172****PC Meeting Date: 11-14-16****Applicant Request****Rezone M-1 Manufacturing Zone to UGC Urban General Commercial Zone**

<b>Property Location:</b>	<b>1155 East Main Street</b>
<b>Property Owner:</b>	<b>Randy Johnston/Mr. T's Tire Inc.</b>
<b>Applicant:</b>	<b>Renew, c/o Jay Martin</b>

**Project Description**

- Proposal: Develop 0.85-acre site with a mixed-use development including approximately 8,000 square feet of commercial and 14 residential units.
- Proposed Access: Entrance on East Main Street.
- Proposed Development Form: One existing single-story commercial building fronting East Main Street. Two 2-story mixed use buildings fronting Main Street with a single curb-cut serving a shared parking area.
- Proposed Density: Approximately 16.5 dwelling units per acre.

**Site Analysis****Site Description**

- Location: The site is located on the north side of East Main Street approximately 60' west of the East Main Street and Gulf Street intersection.
- Current Access: Entrance on East Main Street.
- Current Development form: The site currently has two buildings and outdoor storage. Properties to the north of the site are a mixture of single-family detached residential uses and single-story commercial and industrial buildings.
- Current Density: The majority of development surrounding the site is nonresidential. The residential properties north of the site average 7 dwelling units per acre.

**Zoning History**

- The site is currently zoned M-1 Manufacturing Zone.
- The properties to the north are zoned a mixture of M-1 Manufacturing and R-3 Residential Zone. The properties to the east, south, and west are zoned M-1 Manufacturing.
- The nearest UGC Urban General Commercial Zone (same as the request) is approximately 150 feet to the southeast.
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

- There is no current adopted land use plan for this area.
- The Development Policy from the Comprehensive Plan 2030 update (Called the Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 5. Level 5 describes the development potential appropriate for high-intensity development based on the highest access to infrastructure. Developing low-intensity developments under-utilize existing infrastructure and create gaps in connectivity.
- The M-1 Manufacturing Zone permits most types of non-residential uses, but does not permit residential uses.
- The UGC Urban General Commercial Zone permits residential and non-residential uses but with a required urban development form and no maximum density requirement. Landscape buffers are not required except where a property line is shared with a residential zone, or any property with a single-family detached use, in which case a Screening Type "C" landscape is required.

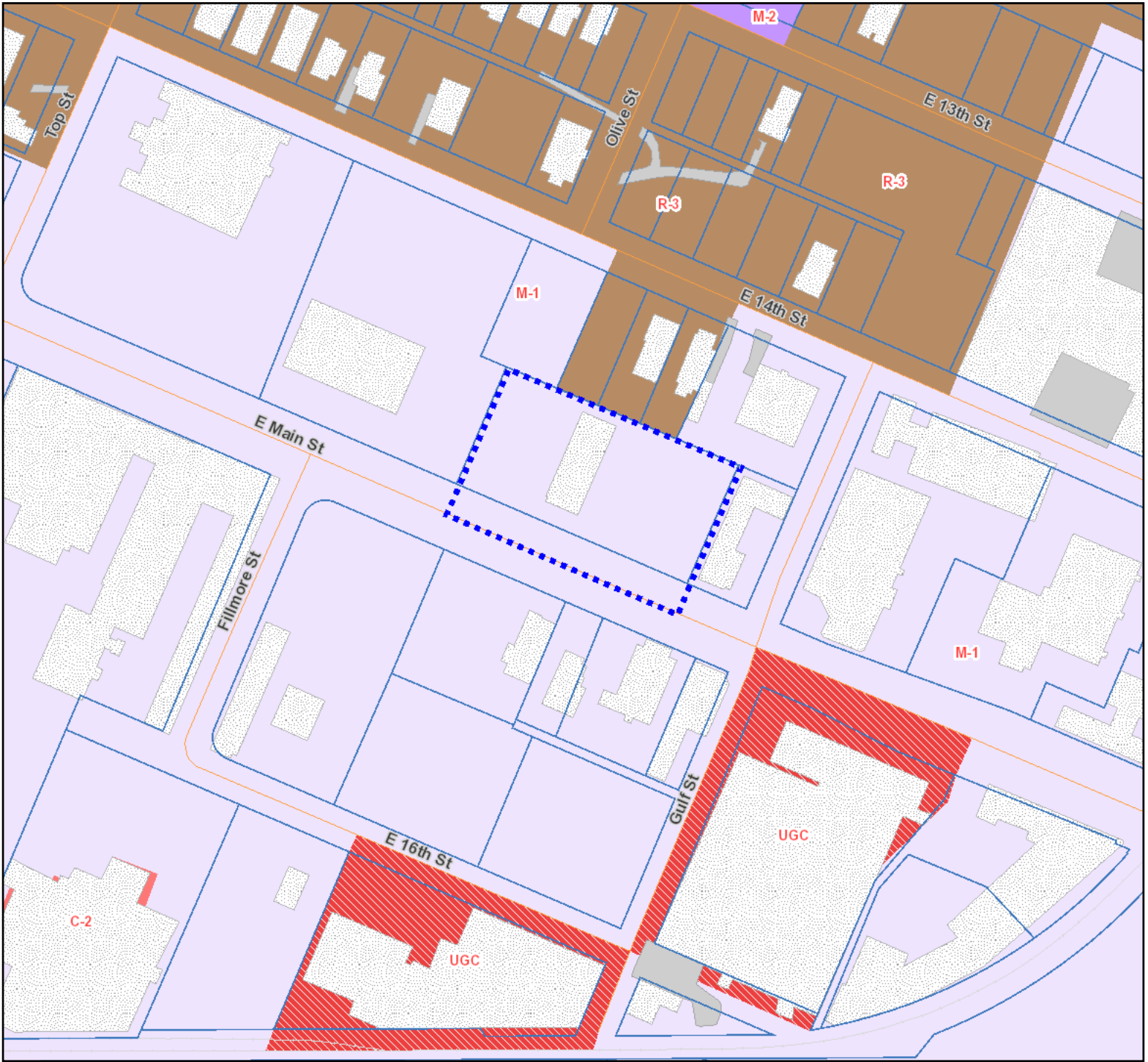
## PLANNING COMMISSION CASE REPORT

### Key Findings

- The proposal is supported by the recommendations of the Development Policy from the Comprehensive Plan 2030 update which recommends the highest intensity development for this area.
- 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 based on its location fronting on an arterial street.
- The proposed structure does raise concerns regarding lighting.
- The proposal would not be an extension of an existing zone.
- The proposal would not set a precedent for future requests.

### Staff Recommendation

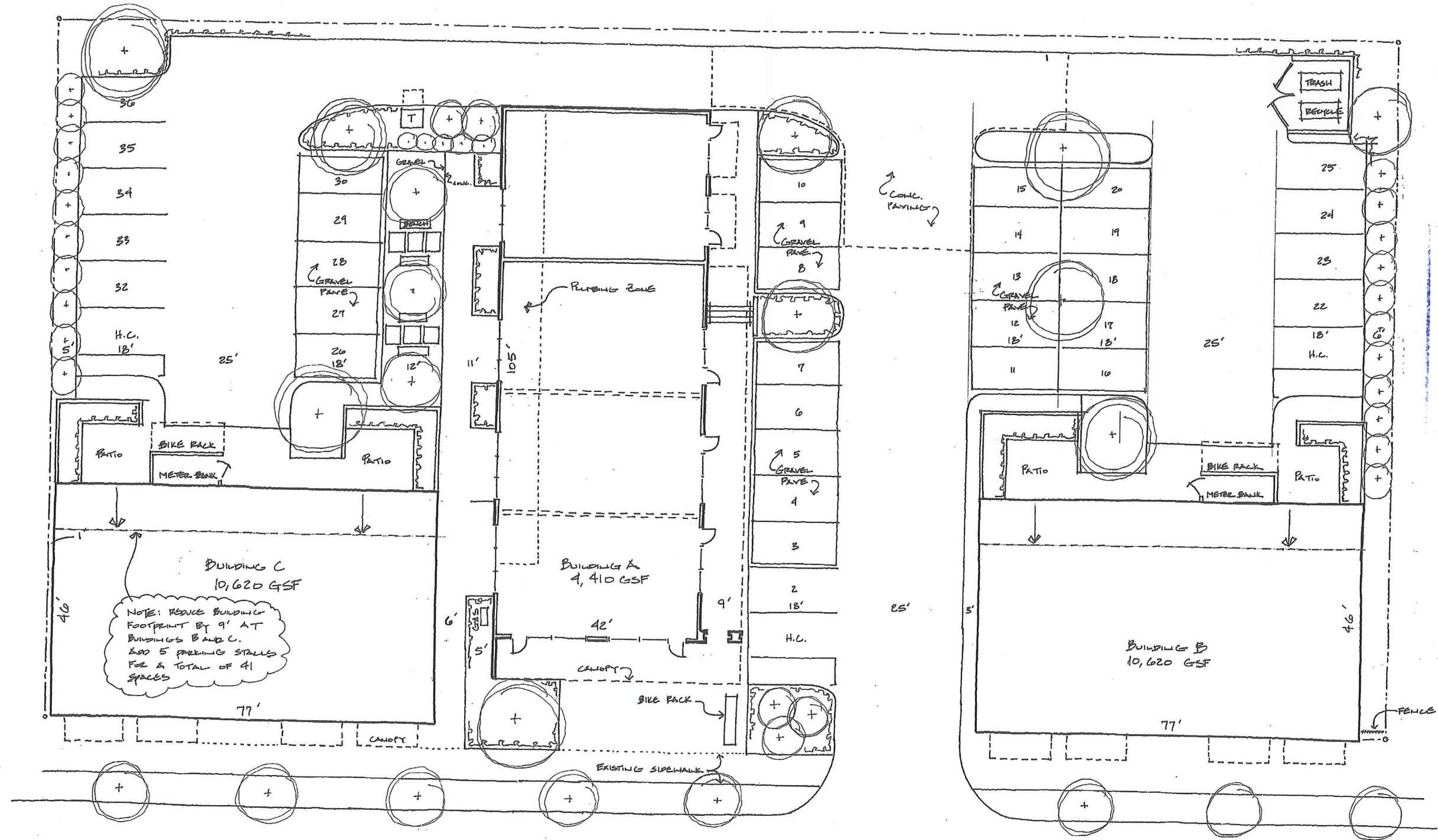
Approve.



## 2016-172 Rezoning from M-1 to UGC

152 ft

**Chattanooga Hamilton County Regional Planning Agency**



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 OCT 28 2016  
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 Development Services

SCULPTURE FLATS  
 1"=10'-0"  
 OCT. 28, 2016