

PLANNING COMMISSION CASE REPORT**Case Number: 2016-148****PC Meeting Date: 10-10-16****Applicant Request****Rezone R-2 Residential Zone to UGC Urban General Commercial Zone**

Property Location:	1306 South Willow Street
Property Owner:	Fredrick Harden
Applicant:	Fredrick Harden

Project Description

- Proposal: To rezone a portion of the site to allow for the use of restaurant with alcohol sales.
- Proposed Access: Main entrance on South Willow Street and secondary entrance from an unnamed alley.
- Proposed Development Form: There are two existing structures on this site which will not be altered. The northern structure is a single-family dwelling. The southern structure is a single-story building which sits at the sidewalk and is attached on the southern wall to another commercial building.

Site Analysis**Site Description**

- Location: The site is east of South Willow Street approximately 50' north of the South Willow Street and East 14th Street intersection.
- Current Access: Main entrance on South Willow Street and secondary entrance from an unnamed alley.
- Current Development form: The site and the immediate lot to the south have an urban commercial development pattern. The lots surrounding the site on the east, north, and west are small-lot single-family detached dwellings.
- Current Land Uses: To the south is a commercial use. To the east, north, and west are medium-density residential uses.

Zoning History

- The site is currently zoned R-2 Residential Zone.
- The properties to the north and south are zoned R-4 Special Zone. The properties to the east are zoned R-2 Residential Zone. The properties to the west are zoned R-1 Residential Zone.
- The nearest UGC Urban General Commercial Zone (same as the request) is approximately 450 feet to the southeast of the site and fronting on Main Street.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The Ridgedale Plan (adopted by City Council 1998) recommends Mixed Use Residential for this site. Mixed Use Residential is defined as providing flexibility to develop uses such as small offices, townhouses, or quadraplexes along major corridors.
- 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 R-2 Residential Zone only permits single-family dwellings and two-family dwellings (duplexes). The minimum lot size for a single-family dwelling is 7,500 square feet. The minimum lot size for a duplex is 9,500 square feet.
- 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 UGC Urban General

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Commercial Zone also has minimum parking requirements and standards similar to other zones. This zone does not allow for single-family detached dwellings.

- The C-3 Central Business Zone, the C-7 North Shore Commercial/Mixed Use Zone, and the **UGC Urban General Commercial Zone** are exempt from the alcohol prohibition as defined in Chattanooga City Code, Chapter 5, Article III, Division 2, Section 5-75.

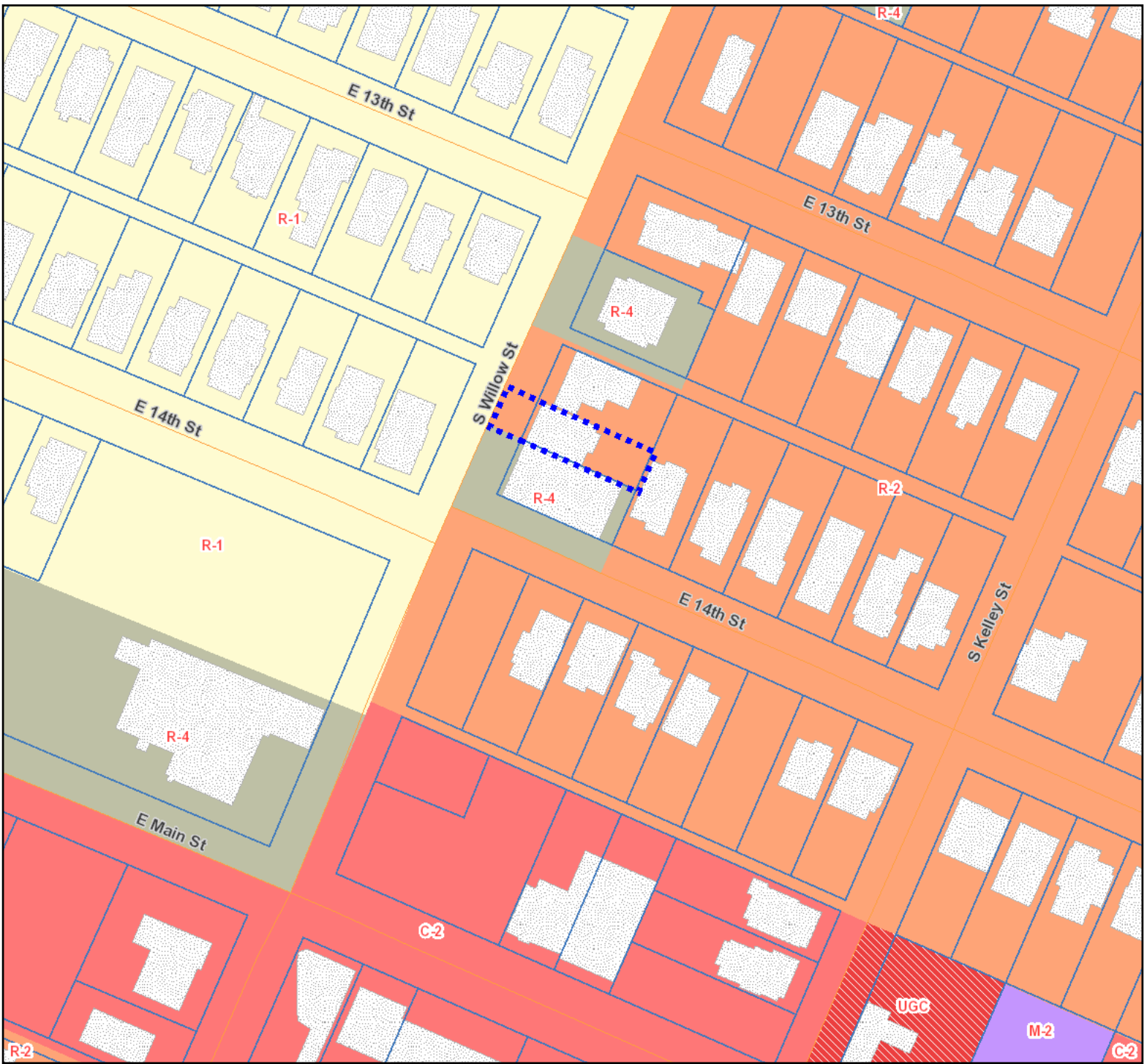
Key Findings

- The proposal is consistent with the “mixed use residential” category recommended by the adopted Land Use Plan for the area.
- The proposed use is compatible with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed structure does raise concerns regarding location, lighting, or height.
- The proposal would not be an extension of an existing zone.
- The proposal would set a precedent for future requests by introducing a new zone, but the Urban General Commercial zone is best suited to ensure the desired development pattern as described in the land use plan.

Staff Recommendation

Approve, subject to the following conditions:

1. No restaurant drive-thru uses allowed.
2. No Dumpsters allowed on property.
3. Hours of operation limited to between 8am and 11:00pm.
4. No outdoor amplification allowed.



2016-148 Rezoning from R-2 to UGC

117 ft

Chattanooga Hamilton County Regional Planning Agency

Site Plan

Case# 2016-148

Total acres being requested for rezoning or special permit: _____

Total number of dwelling units (if applicable): _____

Identify all items on the site plan that are listed in the RPA Site Plan Policy



NORTH

0 100

Date Received 8-22-16

Applicant Initial [Signature]

EAST 14TH STREET

100.0'

92'

1-STORY
BLOCK
BLDG
958 SQ. FT.

2-STORY
BRICK
BLDG
(3481 SQ. FT.)

3 4 5 6

#1306

1 - STORY
BRICK
BLDG
(1,861 SQ. FT.)

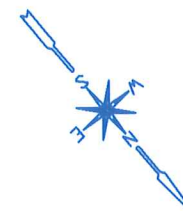
(0.21 ACRE)

RECEIVED

AUG 22 2016

Chattanooga Hamilton County
Regional Planning Agency
Development Services

SOUTH WILLOW STREET



SITE PLAN

1/16" = 1'-0"