

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-108	PC Meeting Date: 10-13-14
Applicant Request:	Rezone from M-1 Manufacturing Zone and R-2 Residential Zone to M-2 Light Industrial Zone	
Property Location:	1200 South Watkins Street, 1206 Lyerly Street and 2308 East 12th Street	
Property Owner:	H P Partners	
Applicant:	Alan Haniszewski	
Staff Recommendation:	Recommend to APPROVE a portion of the M-2 Light Industrial Zone in the amount of approximately 0.84 acres of the property fronting East 13th Street, as shown by the attached staff recommendation map.	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing an addition to the existing building for light industrial uses. It is unclear what is being proposed for the remainder of the site.

Site Description

The 2.4 acre site consists of three parcels of property. The applicant has also submitted a subdivision request. The parcel at the corner of South Watkins and East 13th Street is currently used for food preparation and equipment repair and is zoned M-1 Manufacturing Zone. The two other parcels appear to be used for parking and are currently zoned R-2 Residential Zone. Property uses on the east, south and west are single-family residential. Property located across East 12th Street to the north is zoned M-1 Manufacturing Zone and contains a large industrial building.

Zoning History

The parcel currently zoned M-1 Manufacturing Zone was established in 1969 (case 1969-024), Ordinance No. 6040. The remaining parcels, currently zoned R-2 Residential Zone, were established with the adoption of zoning in 1937. Alleys within this site were closed in 1978 by Ordinance No. 7433.

Plans/Policies

This site is within the 1998 Ridgedale Plan, which identifies this property as an extension of the industrial uses and surface parking lots to the north. Because these industrial properties are located adjacent to residential development, the Ridgedale Plan recommends the following for business and industry:

- Improve the appearance of properties by landscaping or screening materials stored outside.
- Notify the Neighborhood Association of expansion activities.
- Rehabilitate building exteriors and landscape parking lots.

The Ridgdale Plan also recommends the “development of new housing to fit neighborhood plans and goals.”

City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department staff, and the Land Development Office staff. In addition to the requirements of the City of

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Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

Additional comments are indicated by department below.

Land Development Office

The Land Development Office staff comment: A 30-foot Type A buffer is required between the M-2 Light Industrial Zone property and any R-2 Residential Zone property. This required buffer should be taken into account when the property is re-platted.

RPA Summary

Staff recommends approval of the M-2 Light Industrial Zone for a portion of the property—approximately 0.84 acres—fronting East 13th Street, as shown by the attached staff recommendation map. The proposed expansion of the food preparation, equipment repair and employee parking are uses that are in keeping with the surrounding development and the 1998 Ridgedale Plan.

The remainder of the property has no clear development plan, and appears to remain as surface parking lots. Approving an M-2 Light Industrial Zone, with its wide range of uses, for this approximately 1.53 acres of land, without a site plan for the overall development, and with no restrictions or limitations on the future use of the property, could potentially create nuisance issues for the adjoining residential community.

In an attempt to reduce potential nuisance issues associated with light industrial uses adjacent to residential uses, RPA recommends that only the approximately 0.84-acre portion, identified for the expansion of food preparation, equipment repair and employee parking (on the attached staff recommendation map), be rezoned to the M-2 Light Industrial Zone. The remainder of the property should remain as zoned, which is R-2 Residential Zone. Leaving the remaining R-2 Residential Zone in place provides an opportunity for RPA, the public and Planning Commission to review any proposed future uses on this property prior to City Council action on the property.