

**STAFF CASE REPORT TO PLANNING COMMISSION**

<b>Case Number:</b>	<b>2014-112</b>	<b>PC Meeting Date: 10-13-14</b>
<b>Applicant Request:</b>	<b>Rezone from R-4 Special Zone to C-3 Central Business Commercial Zone</b>	
<b>Property Location:</b>	<b>102 Walnut Street and 213 East Aquarium Way</b>	
<b>Property Owner:</b>	<b>Walnut Street Enterprises, Marvin Berke / Claudette Braley</b>	
<b>Applicant:</b>	<b>Passpointe Engineering, PLLC</b>	
<b>Staff Recommendation:</b>	<b>APPROVE with the conditions stated below</b>	

**PROJECT ANALYSIS****RPA Land Use & Transportation Comments****Project Description**

The applicant is proposing development of a five story hotel/restaurant/gallery and attached two level parking deck. Vehicular access is proposed to be from Riverside Drive and East Aquarium Way with the primary pedestrian entrance on Walnut Street. The applicant also intends to renovate Walnut Street into an active pedestrian-oriented space through a partnership with the City Transportation Department.

**Site Description**

The 0.86 acre site currently is used for offices and parking. Residential and commercial uses are located across Walnut Street to the west. The Walnut Street pedestrian bridge is across Riverside Drive to the north and the Holmberg Bridge is immediately adjacent to the site on the north. The site is located between Riverside Drive on the northeast, East Aquarium Way on the south and Walnut Street on the west.

**Zoning History**

This site has had no recent zone change. In 2012, a rezoning request (case 2012-076) was made for this site but later withdrawn by the applicant. The current R-4 Special Zone was established with the adoption of zones in 1937. The R-4 Special Zone allows a wide variety of uses including apartments, offices, dormitories, banks, museums and art galleries; however the setback requirements for this zone limits the ability to place buildings on the street edge in a manner consistent with existing development in this area. The surrounding C-3 Central Business Zones were approved in 2003, 2005 and 2007.

**Plans/Policies**

This site is within the 2004 Downtown Plan which calls for "mixed-use urban development" in the Riverfront area. The Downtown Plan further recommends the following points, which are relevant to this development and are represented on the applicant's submitted site plan.

- The inclusion of public space – whether in the form of a park, a courtyard, a corner plaza, or a streetscape connection – in all new major development.
- Include retail development in the ground floor of all commercial buildings.
- Curb cuts should not be added to major downtown streets.
- Off-street parking should be provided to the rear of buildings.
- In the riverfront . . . maximum building heights should be 75 feet to maintain views of the river and to reinforce the importance and economic strength of the core by concentrating the greatest development density there.
- Topography should also be considered. Buildings on high points should maintain a lower scale

## STAFF CASE REPORT TO PLANNING COMMISSION

---

so as not to overwhelm the surrounding built and natural context.

---

### 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 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.

---

### RPA Summary

---

Based on previous interest shown by neighbors regarding proposed development in this area, if not done already, RPA staff encourages the applicant share the proposal with nearby residents. As the proposed development is in keeping with the 2004 Downtown Plan and with the surrounding mixed-use development, the RPA recommends approval of the C-3 Central Business Zone with the following conditions:

**1. Review.**

The following review shall be required to promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than 2 units, and excluding all interior renovations:

- (1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.
- (2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.
- (3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.

B. For any activity requiring a residential building permit for new construction:

- (1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

**2. Setbacks.**

A. A zero building setback is required along the street frontage.

- (1) To accommodate outdoor pedestrian activities including a small pocket park, plaza, outdoor dining, or widening of the public sidewalk, a greater setback is permitted.
-

## STAFF CASE REPORT TO PLANNING COMMISSION

---

### 3. Height Requirements.

- A. The minimum height of new buildings shall be eighteen (18) feet.
- B. The maximum height of all new buildings shall be five (5) stories.

### 4. Access to sites and buildings.

- A. New curb cuts shall not be permitted on the primary, or highest order street (Walnut St), that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.
- B. Alleys, where they exist, shall be used as the principal vehicular access.
- C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.
- D. Shared drives should be used wherever possible.
- E. The primary pedestrian entrance to new buildings shall be provided from the primary street (Walnut Street)

### 5. Off-street parking.

- A. New off-street parking shall not be permitted between a building and the primary street frontage.
  - B. For new construction of a primary building, or improvements altering more than 25% of the parcel that is covered in pavement (including gravel, impervious surfaces, and pavers), the following is required:
    - (1) Off-street parking fronting a public street shall be screened from the right-of way with a street edge in accordance with Condition 6.A. Front end in or parallel parking along alleys is exempt from this requirement.
    - (2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every five parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.
  - C. Garages for new residential dwellings shall be located behind the primary building.
  - D. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:
-

## STAFF CASE REPORT TO PLANNING COMMISSION

---

- (1) Proximity to transit stops
- (2) Provision of bicycle facilities
- (3) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking
- (4) Type of uses and hours of operation
- (5) Square footage of commercial uses or number of residential units
- (6) Fire Department access

### 6. Street Frontage.

A. Where a street edge is required, it shall be provided as follows:

- (1) The street edge shall have a minimum height of three (3) feet and shall consist of:
    - a. Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
    - b. A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
    - c. An evergreen hedge, with a minimum height at maturity of 3 feet; or
    - d. A green screen structure providing a similar degree of screening as landscaping.
    - e. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
  - (2) Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new non-residential buildings.
  - (3) No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.
  - (4) All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.
-