

PLANNING COMMISSION CASE REPORT

Case Number: 2015-052

PC Meeting Date: 04-13-15

Applicant Request**Rezone from R-4 Special Zone to UGC Urban General Commercial Zone**

Property Location:	1706, 1708, 1710, 1712, 1714, and 1716 Bailey Avenue
Property Owner:	Tennessee Temple
Applicant:	Chattanooga Neighborhood Enterprise (CNE) c/o Bob McNutt

Project Description

- Build a 3-story mixed-use structure with 45 residential units and 1,600 square feet of retail on a 0.9-acre site at the southwest corner of Bailey Avenue and South Hawthorne Street.
- The building is proposed to front the street corner with 33 parking spaces to the rear.
- The rear parking area would be accessed from the alley via South Hawthorne Street.
- The applicant has required a building mass deviation from the Regional Planning Commission to allow a building footprint of 12,533 square feet. This is 533 square feet over the required maximum.

Site Analysis**Site Description**

- The 0.9-acre vacant site is located on the southwest corner of Bailey Avenue and South Hawthorne Street in the Highland Park neighborhood.
- Access: Currently, access to the site is from the alley via South Hawthorne Street.
- Development form: There is a mixture of one, two, three, and four story buildings within a 500 foot radius of this urban site.
- Land Uses: North- post office and 2 single-family homes; South- abandoned 4-story dormitory; West- single-family homes; East- 4-story school building, church, offices and institutional uses.

Zoning History

- 1998- Two parcels (146J-P-004 and 146J-P-005) of the project site were zoned R-4 Special Zone, subject to no apartments or boarding and lodging houses (Ordinance No. 12197) and are still zoned as such.
- 2008- The other four parcels of the project site (146J-P-006 through 009) were zoned R-4 Special Zone, subject to no duplexes, no multi-family dwellings or apartments, no lodging or boarding houses or bed and breakfasts, no dormitories, and no hospitals or nursing homes. These four parcels are still zoned as such (Ordinance No. 10720).
- The nearest UGC Urban General Commercial Zone is approximately 1,630 feet to the northeast at the corner of Chamberlain Avenue and North Willow Street.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The UGC Urban General Commercial Zone permits a number of residential and non-residential uses while requiring an urban development form and off-street parking.
- The 2000 Highland Park Plan makes no specific recommendation for this site.

Key Findings

- While the previous zoning conditions for these lots did not allow apartments, this site fronts a major corridor and buildings of a similar size and height are located in the vicinity.
- The proposed use is consistent and compatible with surrounding uses.
- The proposal meets the intent of the UGC Urban General Commercial Zone which is to promote traditional urban development with multi-story buildings built close to the sidewalk and a mix of uses within each site and within individual buildings.
- The site plan and elevation drawings provided meet the intent and requirements of the UGC zone including a 15' building setback from Bailey Avenue with a landscaped street edge, parking to the

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rear of the building, landscape buffer between the building and the single-family residence to the west, and 30% or more of the Bailey Avenue ground floor façade comprised of doors and windows.

- The proposal is not consistent with the requirements of the UGC zone requirements for building mass. The zone limits building footprints for new construction to 12,000 square feet in order to keep building mass and scale compatible as an urban mixed-use center.
- The proposal is consistent with the development form of the general area, but the development form is not consistent with the residential home to the west of the development site. However, the site plan shows the required screening Type C landscape buffer along the shared property line with the single-family residence.
- The proposed structure does raise concerns regarding location, lighting, and height next to the residential homes to the west of this development site.
- The proposal would not be an extension of an existing zone.
- The proposal would set a precedent for future requests.

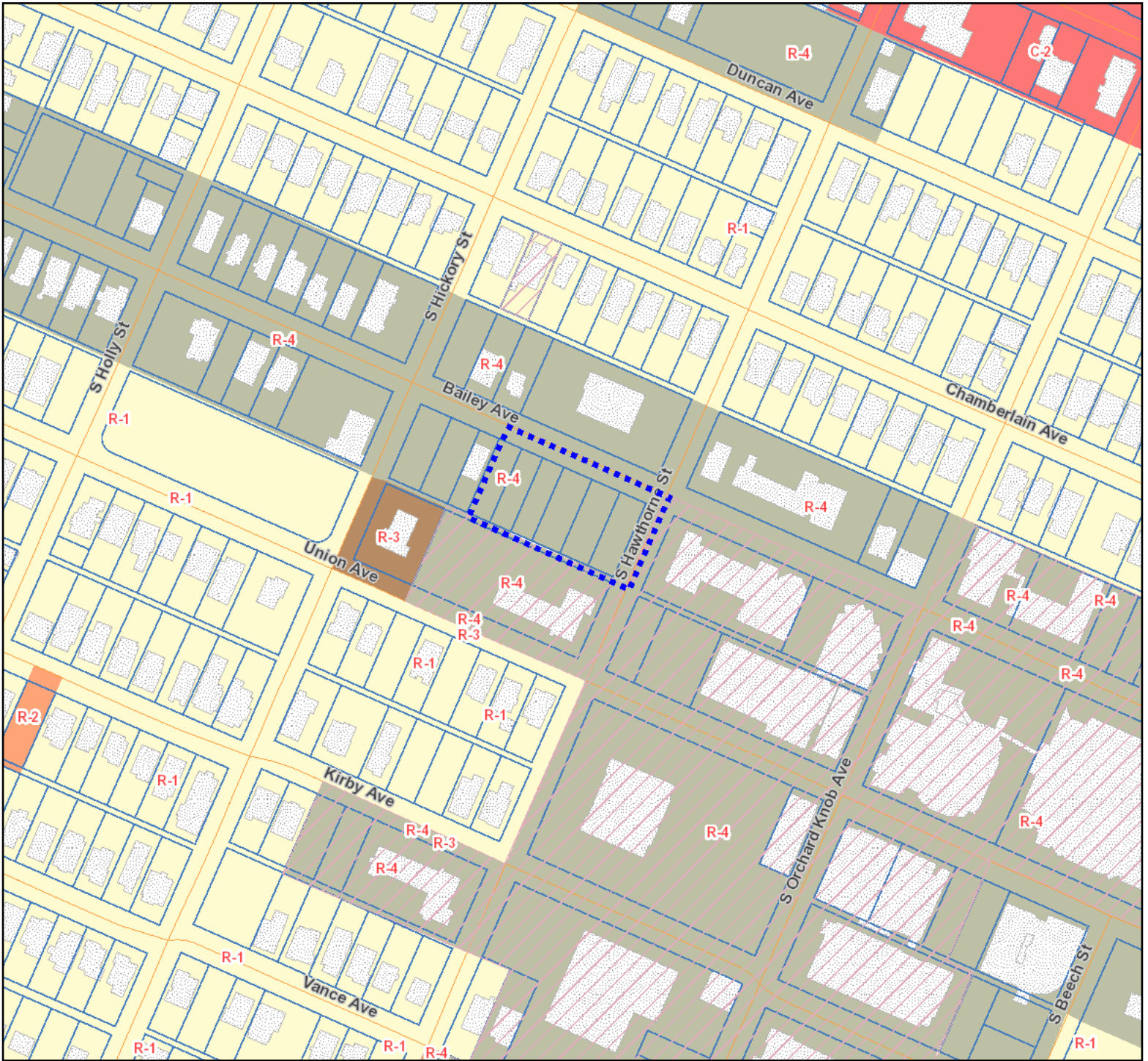
Staff Recommendation

Approve, subject to the following conditions:

1. There shall be no auto-oriented uses and/or self-service storage facilities.
2. Driveway access shall be from the alley unless approved by the City Department of Transportation based on vehicular and pedestrian safety concerns.

Staff also recommends approval of a deviation of building mass from the 12,000 square foot building maximum to 12,533 square feet by the Chattanooga-Hamilton County Regional Planning Commission based on the following criteria:

1. The deviation is compatible with the character of the area and with the size and location of buildings in the vicinity. The northeast corner of the intersection has a building footprint (the larger of the two buildings on that site) of approximately 9,000 square feet and the northwest corner a building footprint of 6,400 square feet. The building across Hawthorne Street from this site (the southeast corner of the intersection) has a building footprint of approximately 17,000 square feet. The presence of this existing three-story building just east of the site with a similar setback from Bailey Avenue as the proposed sets a precedence for building size in this area.
2. The proposal complies with the stated intent, goals and general standards of the zone.



2015-052 Rezoning from R-4 to UGC



229 ft

Chattanooga Hamilton County Regional Planning Agency

