

PLANNING COMMISSION CASE REPORT

Case Number: 2015-144

PC Meeting Date: 11-09-15

Applicant Request

Rezone from R-2 Residential Zone to M-1 Manufacturing Zone

Property Location:	2833 Calhoun Avenue (part of) & 2902 Morgan Avenue
Property Owner:	Larson & Soloff, Inc & City of Chattanooga C/O EPB
Applicant:	Nick Adams & Christy Clark

Project Description

- Proposal: The 0.47-acre site is proposed as a storage yard for equipment, vehicles, and materials used in the installation of masonry structures as part of a business located on the adjacent parcel to the east fronting Calhoun Avenue.
- Proposed Access: Calhoun Avenue and Morgan Avenue.
- Proposed Development Form: The site plan shows an outdoor storage area proposed for the 0.47-acre parcel (156I-C-006). No specific use shown for the adjacent portion of parcel 156I-C-012 (owned by E.P.B.) to the south which is also part of the rezoning request.

Site Analysis

Site Description

- Location: The 0.47-acre site is located on the east side of Morgan Avenue approximately 50 feet south of Doyle Street and near the Clifton Hills neighborhood.
- Current Access: Morgan Avenue
- Current Development form: The site is vacant; no development form is currently established at this site.
- Current Land Uses: A vacant lot is adjacent to this site on the north side. Further north across Doyle Street is a single-family neighborhood. To the east is the other portion of the business requesting the rezoning. An office and storage area for construction materials is located on the adjacent property to the south. Three single-family homes are located across Morgan Avenue west of the site.

Zoning History

- The site is currently zoned R-2 Residential.
- The property to the north is zoned R-2 Residential. The properties to the east and south are zoned M-1 Manufacturing. The properties to the west zoned R-1 Residential.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The Rossville Boulevard Community Plan (adopted by City Council in 2004) recommends Heavy Business Mix. The plan states, "Given the large percentage of manufacturing within the study area, it is recommended that any manufacturing use abutting residential properties provide adequate landscape, screening, and noise reduction buffers to reduce negative impacts to the surrounding neighborhood."
- The R-2 Residential Zone permits single-family homes and duplexes only.
- The M-1 Manufacturing Zone permits most non-residential uses, including the requested storage yard.

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area due to the mixed-use character of the area.
- The proposed use is compatible with the surrounding manufacturing uses, although a significant residential node exists to the north of the site. The site is also located approximately one block west

PLANNING COMMISSION CASE REPORT

from the Rossville Boulevard commercial corridor and the interstate access that serves as a gateway to the area.

- The proposal is consistent with the development form of the area.
- The proposed structure does raise concerns regarding outdoor storage and street edge treatments.
- The proposal would be an extension of an existing zone.
- The proposal would not set a precedent for future requests.

Staff Recommendation

DENY M-1 Industrial Zone, APPROVE M-2 Light Industrial Zone with the following conditions:

- (1) All outdoor storage shall be concealed from view, beyond the limits of the property, such that one (1) of the following is applied;
 - (a) A greenbelt planting strip, not less than fifteen (15) feet in width. Such greenbelt shall be composed of at least:
 - i. One (1) row of deciduous and evergreen trees, spaced not more than fifteen (15) feet apart, at least eight (8) feet tall, and with a minimum trunk diameter of one and one-half (1½) inches at planting, and
 - ii. One (1) row of shrubs, with a ratio of two (1) deciduous to one (1) evergreen shrub, spaced an average of five (5) feet apart. Such shrubs shall be a minimum of thirty (30) inches in height at planting and expected to grow to a height of eight (8) feet in three (3) or four (4) full growing seasons; or
 - (b) Natural vegetation can be retained if it meets the intent of this section, or supplemented to meet the intent of this section; or
 - (c) A sight obscuring screen (either solid or veil block, or some form of fence that is at least fifty percent (50%) opaque (excluding material made of fabric or synthetic fabrics) and at least six (6) feet high).