

PLANNING COMMISSION CASE REPORT

Case Number: 2016-085

PC Meeting Date: 05-09-16

Applicant Request**Rezone from M-1 Manufacturing Zone to UGC Urban General Commercial Zone**

Property Location:	603 & 607 North Market Street
Property Owner:	Ross Whitaker
Applicant:	Vyomesh Desai

Project Description

- Proposal: Develop 1-acre site with an apartment building.
- Proposed Access: North Market Street and West Bell Avenue.
- Proposed Development Form: 4-story building fronting the corner of North Market Street and West Bell Avenue with 84 residential units. The applicant's site plan shows more parking to be provided at the rear between the proposed building and Spears Avenue.
- Proposed Density: Approximately 84 dwelling units per acre.

Site Analysis**Site Description**

- Location: The 1-acre site is located on the west side of North Market Street the corner of West Bell Avenue.
- Current Access: North Market Street and West Bell Avenue
- Current Development form: There is a mixture of one, two, three, and four story buildings within a 500 foot radius of this urban site.
- Current Land Uses: There is a mixture of residential and non-residential uses within a 500 foot radius of the site.
- Current Density: The average residential density of the single-family neighborhood west of the site is approximately 6 dwelling units per acre. Across the street on North Market Street are 50 apartment units above ground-floor retail (The Hamilton at North Market Apartments).

Zoning History

- The site is currently zoned M-1 Manufacturing.
- The properties to the north and south are zoned M-1 Manufacturing. The property to the east is zoned C-7 North Shore Commercial/Mixed Use. Properties to the west are zoned R-1 Residential.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The North Shore Land Use Plan (adopted by City Council in 2007) recommends Low Intensity Mixed Use for this location. The Land use Plan also recommends Neighborhood/Transition Commercial for the property to the rear with the proposed parking lot.
- The M-1 Manufacturing Zone permits most types of non-residential uses, but does not permit residential uses.
- The UGC Urban General Commercial Zone permits residential and non-residential uses but with a required urban development form and no maximum density requirement.

Key Findings

- The proposal is not supported by the adopted Land Use Plan for the area which recommends building footprints smaller than 10,000 square feet, and for buildings of less relative scale than those of the high-intensity form, greater than 10,000 square feet.
- The proposal is not supported by the adopted Land Use Plan for the area which recommends C-7 North Shore Commercial/Mixed Use Zone. However, the C-7 Zone is proposed to be removed from the zoning ordinance and replaced with the Form-Based Code
- The proposed use is compatible with surrounding uses.

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- The proposal is not consistent with the development form of the area. Most existing development is of a smaller scale. The development form across North Market Street is a similar form, but smaller building form.
- The proposed residential density is not compatible with the surrounding densities.
- The proposed structure does raise concerns regarding location, lighting, or height. The proposed 4-story structure is adjacent to single family residential structures.
- The proposal would not be an extension of an existing zone.
- The proposal would set a precedent for future requests to rezone to UGC to avoid C-7 requirements. C-7 is the recommended zone for this area of the North Shore.
- The proposal is not consistent with the proposed Form Based Code.
- The Chattanooga Department of Transportation notes that the site has access from West Bell, and a rear right-of-way access which should be prioritized before accessing of North Market Street.

Staff Recommendation

Deny

