9/11/12

2012-102
ARS Ventures, LLC
District No. 1
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED IN THE 400 BLOCKS OF BOTH NORTH MARKET STREET AND HAMILTON AVENUE AND 17 EAST MANNING STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE, C-2 CONVENIENCE COMMERCIAL ZONE, AND M-1 MANUFACTURING ZONE TO C-7 NORTHSHORE COMMERCIAL MIXED USE ZONE, SUBJECT TO CERTAIN CONDITIONS.

---

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone property located in the 400 blocks of both North Market Street and Hamilton Avenue and 17 East Manning Street, more particularly described herein:

> Lots 1 thru 8 and Lots 15 thru 20, Block B, Frazier and Colville's Addition to Hill City, Plat Book 4, Page 28, ROHC, being the properties described in Deed Book 4148, Page 218, Deed Book 6186, Page 976, Deed Book 7816, Page 192, as Tract 4 in Deed Book 9048, Page 400, and Deed Book 9443, Pages 802 and 806, ROHC. Tax Map Nos. 135D-C-014, 014.01, 017, 019 and 020.

and as shown on the map and drawing attached hereto and made a part hereof by reference, from R-1 Residential Zone, C-2 Convenience Commercial Zone, and M-1 Manufacturing Zone to C-7 Northshore Commercial Mixed Use Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to the following:

1) Parking shall be reviewed by the City Traffic Engineer;

2) Ingress and egress shall be approved by the City Traffic Engineer; and

3) The developer will commission a Traffic Impact Study.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

PASSED on Second and Final Reading

_____, 2012.

_____
CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2012.

_____
MAYOR

/mms

9/11/12

2012-102
ARS Ventures, LLC
District No. 1
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED IN THE 400 BLOCKS OF BOTH NORTH MARKET STREET AND HAMILTON AVENUE AND 17 EAST MANNING STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE, C-2 CONVENIENCE COMMERCIAL ZONE, AND M-1 MANUFACTURING ZONE TO C-7 NORTHSHORE COMMERCIAL MIXED USE ZONE.

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PASSED on Second and Final Reading

_____, 2012.

_____
CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2012.

_____
MAYOR

/mms

2012-102 City of Chattanooga
August 13, 2012

# RESOLUTION

WHEREAS, ARS Ventures, LLC petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning from R-1 Residential Zone, C-2 Convenience Commercial Zone and M-1 Manufacturing Zone to C-7 Northshore Commercial Mixed Use Zone, properties located in the 400 blocks of both North Market Street and Hamilton Avenue and 17 East Manning Street.

Lots 1 thru 8 and Lots 15 thru 20, Block B, Frazier and Colville's Addition to Hill City, Plat Book 4, Page 28, ROHC, being the properties described in Deed Book 4148, Page 218, Deed Book 6186, Page 976, Deed Book 7816, Page 192, as Tract 4 in Deed Book 9048, Page 400, and Deed Book 9443, Pages 802 and 806, ROHC. Tax Map 135D-C-014, 014.01, 017, 019 and 020 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on August 13, 2012,

AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on August 13, 2012, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to: 1) Parking shall be reviewed by the City Traffic Engineer. 2) Ingress and egress shall be approved by the City Traffic Engineer. 3) The developer will commission a Traffic Impact Study.

Respectfully submitted,

John Bridger
Secretary

# Zoning Request Form

Print Form

Office Use Only

**Case Number:** 2012 102
Date Submitted: 07-10-2012
Planning District: 8B
County District: 6
City District: 1
Jurisdiction: Chattanooga
Neighborhood: Hill City, North Shore, N. Shore Merchant Assn.
Staff Action:
PC Action/Date:
Legis. Action/Date:


Chattanooga-Hamilton County
RPA
Regional Planning Agency
1250 Market Street
Suite 2000
Development Resource Center
Chattanooga, Tennessee
37402
Phone: 423-668-2287
Fax: 423-668-2289
www.chcrpa.org


| **Zoning Request:** | |
|---|---|
| **From:** R-1 Resid, C-2 Conv Comm, & M-1 Manufactur1ng Zone | **To:** C-7 North Shore Commercial/Mixed Use Zone |
| Proposed Development or Use: For the Development of a grocery store | |

| **Property Location / Information** | |
|---|---|
| **Address:** (Street Number & Street Name)<br>420, 422 N. Market St.,400 blk. of Hamilton Ave., 17 E. Manning St. | Tax Map No: 135D-C-014, 14.1,17, 19, 20<br>Plat Book/Page No. 4-28 |
| Current Use: Residential, Office, Parking & Vacant | Adjacent Uses: Office, Residential, Parking, & Vacant |

## Applicant Information

All communication by phone, fax, email, or mail will be with the Applicant. If you are not the property owner, you will need to submit a letter from the property owners(s) indicating that you are acting as their agent in filing this application (e.g. engineer, architect, consultant, broker, etc.).

○ Property Owner ○ Architect ○ Engineer ◉ Optionee ○ Purchaser of Property ○ Trustee
○ Other:

| | |
|---|---|
| Name | ARS Ventures, L.L.C. |
| Address: | P.O. Box 550549 |
| City | Atlanta State: GA |
| Zip Code: | 30355 |
| Daytime Phone: | 404-812-4620 |
| Cell Phone: | |
| Other Phone: | 404-364-4620 |
| Email: | gecjr@mindspring.com |
| Fax: | 404-364-9188 |

| **Property Owner Information** (if not applicant) | |
|---|---|
| Name: | See attached documentation |
| Address: | |
| | |
| Phone: | |

**CHECKLIST** (OFFICE USE ONLY)

- [x] Application Complete
- [x] Ownership Verification (Tax Map Printout, Letter)
- [x] Map showing property to be rezoned.
- [x] Site Plan, if applicable
- [x] Total acres to be considered: 4.87
- [x] Filing Fee: $635.00
- [ ] Deeds for property to be rezoned
- Deed Book: See case
- [ ] Copy of Plats, if applicable
- Plat Book/Page: See case
- [x] Notice Signs How Many? 4
- [ ] Cash Check No. 878781

Accepted by: HF, PD, MP Date: 07-10-2012

| | |
|---|---|
| **Case Number:** | **2012-102** |
| **Applicant Request:** | **C-7 North Shore Commercial/Mixed Use Zone** |
| **STAFF RECOMMENDATION:** | **APPROVE SUBJECT TO CERTAIN CONDITIONS:**<br>**1) Parking shall be reviewed by the City Traffic Engineer.**<br>**2) Ingress and egress shall be approved by the City Traffic Engineer.**<br>**3) The developer will commission a Traffic Impact Study.** |
| Applicant: | ARS Ventures, LLC |
| Property Address: | 420, 422 N. Market St., 400 block of Hamilton Ave., 17 E. Manning St. |
| Jurisdiction: | City Council District 1 / Hamilton County District 6 |
| Neighborhood: | Hill City, North Shore & North Shore Merchants Association |
| Development Sector: | Urban Infill |
| **Proposed Development** | |
| Site Plan Submitted: | Yes |
| Proposed Use: | Commercial development |
| Purpose: | Grocery store parking lot |
| **Site Characteristics** | |
| Current Zoning: | R-1 Residential Zone, C-2 Convenience Commercial Zone & M-1 Manufacturing Zone |
| Current Use: | Residential, Office, Parking & Vacant |
| Adjacent Uses: | Residential, Office, Parking & Vacant |
| Size of Tract: | 4.87 acres |
| Access: | Good, direct access onto N. Market Street |
| **Analysis** | |
| Extension of Existing Zoning? | Yes |
| Community Land Use Plan: | North Shore Plan (2007) |
| Proposed Use Supported by Community Land Use Plan? | No |
| Proposed Use Supported by Comprehensive Plan? | No |
| **Comments** | |
| Planning Staff: | **Request Overview** |

**Planning Commission Recommendation:**
Approve Staff Recommendation

The applicant has proposed rezoning a 4.87 acre tract from R-1 Residential, C-2 Convenience Commercial and M-1 Manufacturing Zones to C-7 North Shore Commercial/ Mixed Use Zone to accommodate a parking lot for a proposed 46,000 square-foot grocery store.

In order to provide a thorough and thoughtful review of this case, staff reviewed the proposal itself, adopted plans and policies for the area, the planning and zoning history of the site and surrounding community, relevant research and other applicable land use factors.

Community Input

The applicant attended a meeting of the Hill City Neighborhood Association Meeting on 7/2/12. At that meeting, the applicant provided information regarding the rezoning proposal and the use of the site for a grocery store. The applicant assured the attendees that

the grocery store is part of a major retail chain with three locations already operational within Hamilton County and this site would be done the same high standards. He answered community members' questions during the meeting and made himself available afterwards to address any additional issues. Staff understands that the applicant, the property owner, and other representatives have spoken with other North Chattanooga businesses and nearby residents.

**Site Description**

Site Context

The site topography is steep, there are no known floodplains or other environmentally sensitive areas associated with the site and has well-suited access to major highways and the interstate. It is less than one mile from Interstate 24 and State Route 27(SR-27). The property is currently vacant. Adjacent uses include residential uses to the north and east, manufacturing and institutional uses to the west, and office and commercial uses to the south. North Market Street is an area known for its manufacturing history. The portion of the property intended to provide parking for the grocery store has long been vacant.

Site Plan

The applicant attended an informal meeting with staff on 6/28/12 to review the site plan. At that meeting no major issues were identified with the site plan. The applicant had a Presubmittal Meeting on July 31, 2012 to review the site plan with City of Chattanooga technical review staff.

**Area Plans and Policies**

The following is a synopsis of policies and plan recommendations for the portion of the North Chattanooga community in which the proposed rezoning is located:

Comprehensive Plan

Although there are no specific references to this site, the Hamilton County Comprehensive Plan 2030 provides general guidance on appropriate future development types, land use patterns, and physical form by Development Sectors. The Plan identifies this site as part of the Urban Infill Growth Sector. Well defined neighborhoods with identifiable edges are typical of urban neighborhood infill areas. Urban neighborhoods have a denser and primarily residential urban fabric. Mixed uses including offices and retail are usually confined to certain corner locations with housing density increasing adjacent to those commercial centers. The plan recommends that new development should follow urban patterns with smaller blocks, a connected street grid, alleys, smaller lots, and shallow building setbacks.

Urban areas typically offer dense development of a variety of uses. The more compact form dictates an integration of land uses. Residential uses range from single-family dwellings to multi-family apartments. Overall density is generally high. Almost without exception, these areas receive full municipal services such as sewer, sidewalks, bike facilities, and public transit. Due to the high level of land use integration, careful attention and planning is necessary to ensure development compatibility in terms of scale and impact.

- Small lots (5,000-7,500 sq. ft.)
- High number of structures per acre
- Grid / Modified Grid street network
- Sidewalks prevalent
- Public transportation and bicycle networks
- Mix of residential and non-residential uses in close proximity
- Average Residential Density: 6.5 Dwelling Units / Acre

Adopted Plan: North Shore Plan (2007)

The 2007 North Shore Area Plan created with substantial public involvement provides more specific planning policies and land use recommendations for the area of this proposed development.

The North Shore Development Plan has specific, implementable urban design and development recommendations for the enhancement of Chattanooga's North Shore. The North Shore plan is an advisory document that provides for:

- Improved coordination between private and public sectors in matters of investment, land use, and service delivery
- Guidance and support for elected officials on rezoning requests and capital improvements
- Guidance to community stakeholders regarding public policy matters on the North Shore
- A common vision and direction for the identity of the North Shore

One purpose of the North Shore Plan is to provide guidance for future land use on the North Shore. The planning principles advocated in the North Shore Plan were developed through the planning process to support the goals identified through the visioning process and to provide guidance for future land use. The principles identified for land use are as follows:

- Promote development that demonstrates excellence in design and that enhances the character of the North Shore
- Encourage a harmonious mix of uses
- Protect existing residential areas from commercial encroachment
- Protect and promote the unique character and identity of the

North Shore

- Provide a diversity of transportation options
- Provide intelligent parking solutions that balance the needs of automobile and pedestrian
- Expand the system of pedestrian and bicycle facilities
- Enhance connectivity within and between the North Shore, downtown, and Moccasin Bend
- Provide a public realm that is safe, vibrant, and evokes a sense of place
- Protect the natural assets and public viewsheds of the North Shore
- Respect the right of existing uses to continue operations.

Generally, a conventional land use plan provides a series of land use classifications that provide guidance for future development, redevelopment, and preservation of an area. However the North Shore Plan includes a development form plan which covers such factors as building height, setbacks, and massing; orientation; parking, curb cuts and driveway connections; landscaping; streetscaping and street furniture; and other factors.

The North Shore Plan's Development Forms Plan takes the place of a conventional land use plan. The plan includes all of the information a traditional land use plan would contain, but includes detailed information on form as well, where appropriate.

The property in question falls within the Medium-Intensity Mixed-Use category. This development form is for medium-intensity mixed-uses with building footprints smaller than 10,000 square feet, and for buildings of less relative scale than those of the high-intensity form. Uses should be oriented towards the pedestrian rather than the automobile with the orientation of pedestrian entries to the primary streets. Parking should be placed to the rear when possible. This form can be located adjacent to low-density residential uses.

Long Range Transportation Plan

The Chattanooga-Hamilton County/North Georgia Transportation Planning Organization 2035 Long Range Transportation Plan identifies North Market Street as an Urban Minor Arterial. The street is currently operating under capacity.

Urban Overlay Zone

Added to the Chattanooga Zoning Ordinance in 2003, the Urban Overlay Zone alters certain underlying zoning requirements in order to help preserve the existing physical layout of the older urban portion of Downtown Chattanooga and surrounding neighborhoods. This physical layout generally includes the presence of sidewalks, public transit

routes, available on-street parking and smaller lot sizes. Currently, under certain conditions, a reduction in required parking for both residential and commercial uses may be applied within the overlay zone.

Research

Substantial research has been conducted on food access both nationally and in the Chattanooga area. The majority of the studies conducted in Chattanooga have identified access to healthy food as a major issue impacting the residents of Chattanooga. There is a limited selection of grocery stores and places to buy fresh fruits and vegetables; especially in low-income areas. *Briefly Speaking: Downtown Groceries for Chattanooga*, published by the Regional Planning Agency in 2007 identified Downtown Chattanooga as a food desert, communities with limited access to affordable and nutritious foods. The study also found that residents In downtown Chattanooga have the buying power to support an average sized supermarket grocery store.

**Staff Recommendation**

The applicant and his team have done a very thorough job in preparing for this rezoning request. They provided a detailed site plan and proposed site specific conditions, attended a community meeting and commissioned a traffic study as part of the proposal.

Staff Evaluation

In addition to reviewing and evaluating the applicant's proposal, staff thoroughly evaluated the above mentioned planning documents and recognized the following criteria essential in developing this staff recommendation.

The proposed commercial development meets the intent of the Hamilton County Comprehensive Plan 2030 and the North Shore Plan. As the plans' policies state it is appropriately situated adjacent to a mix of uses, located near the intersection of two arterial roadways, and is within an emergent growth area. It should be noted that the North Shore Plan does recognize the need for large scale retail within its High-Intensity Mixed-use Form, this development form allows building footprints greater than 10,000 square feet. The development forms map identifies several locations along Cherokee Boulevard near the intersection of North Market Street and less than a ¼ mile from the proposed grocery. North Market Street and Cherokee Boulevard share the same classification as Urban Minor Arterials in the Tennessee Department of Transportation's Functional Classification System of Streets. Scaling back the square footage of the building would lead to an increase of truck traffic. The developer has found from previous experience that smaller groceries require frequent re-stocking.

A second major factor that arose in evaluation process is the need for healthy food access. Ongoing research across the nation points to lack of access to healthy foods as a contributing factor to obesity and related chronic diseases. A report conducted by the Urban League of Greater Chattanooga *Healthy Food Access in the Greater Chattanooga Area*, found that residents of the affected areas cited inefficient public transportation, food affordability, and a lack of grocery stores as their major barriers to healthy food access. The location of this grocery and its access to public transportation would alleviate some of these concerns.

Staff Recommendation:
The Regional Planning Agency recommends approval of this rezoning request as the applicant's proposed use was found to meet the intent of adopted area plans and policies.

Conditions have been recommended by staff to help ensure the development is compliant with regulations of the City's Traffic Engineering Office and is compatible with adjacent lower intensity residential uses.

Site zoning
The developer is applying for C-7 North Shore Commercial/ Mixed-Use Zoning. The North Shore Commercial Mixed Use Zone is intended to promote development that is consistent with the adopted North Shore Plan. The applicant is fully aware of the stringent review process associated with this zoning district. The submittal requirements for this zoning include:

a) Vicinity Plan - shows the project in relation to the surrounding blocks within 300 feet of the site. Include building footprints, streets, access points, and parking areas.
b) Site Plan – drawings to scale showing vehicular access, parking (including the number of spaces), service areas and dumpsters, conceptual landscaping, property lines, building footprints, topography lines at a minimum 10-foot contour interval for finished grade, and areas of cut/fill.
c) Building Elevations - Drawings to scale of the sides, front, and rear of each building where construction activity will take place. Drawings should show all openings (windows and doors); texture, color and materials shown by illustrations or annotation; and any other architectural features.

Based on the scope of the proposed project, the Review Committee may also require all or some of the following information:

a) Site and Building Section - Drawings to scale illustrating how the proposed building, structure, or addition and site would appear in crosssection.

b) Landscaping Plan – showing location, number and type of plant materials.
c) Signage Plan – showing the location of all signs, dimensions, text and graphics. For commercial buildings with multiple tenants, a signage plan for the entire structure is required. This plan shall allocate signage for all potential tenant space.
d) Lighting Plan - showing fixture locations, specifications and lighting levels.
e) Physical samples of materials
f) Floor plans, perspectives, and axonometrics are encouraged, but not required.

The C-7 North Shore Commercial/Mixed-Use Zone is unique in Chattanooga and is only present on the North Shore within the plan study area. The C-7 zone was initiated to maintain urban commercial and mixed-use development in an area of Chattanooga that is inherently urban. The zone was placed along Frazier Avenue and portions of Cherokee Boulevard, North Market Street, and Tremont Street in order to maintain and promote urban development, characterized by buildings built to the street, with parking located to the rear. The goals of the C-7 zone are:

- Promote a mix of uses within the North Shore Commercial Zone
- Allow greater latitude in design than what is provided for by existing zoning requirements
- Encourage investment in the Zone
- Bring most daily activities within walking distance, giving the elderly and the young increased independence of movement
- Reduce the number and length of automobile trips, to minimize traffic congestion, road construction and air pollution
- Establish building densities that support the use of transit
- Provide quality public spaces such as streets, sidewalks, parks and squares
- Provide a full range of housing types and workplaces that will integrate age and economic class
- Maximize the use of all existing resources including land, buildings, parking, and infrastructure
- Maintain the physical continuity of the street edge created by multi-story buildings built to the sidewalk
- Protect the viewshed and scenic vistas both from the North Shore and of the North Shore from other areas
- Promote pedestrian activity and safety

The C-7 zone is a important redevelopment tool; the zone's design principles provide robust guidance for those engaged in development or redevelopment, allowing the community a voice in changes on the North Shore. It should also be noted that this represents an extension

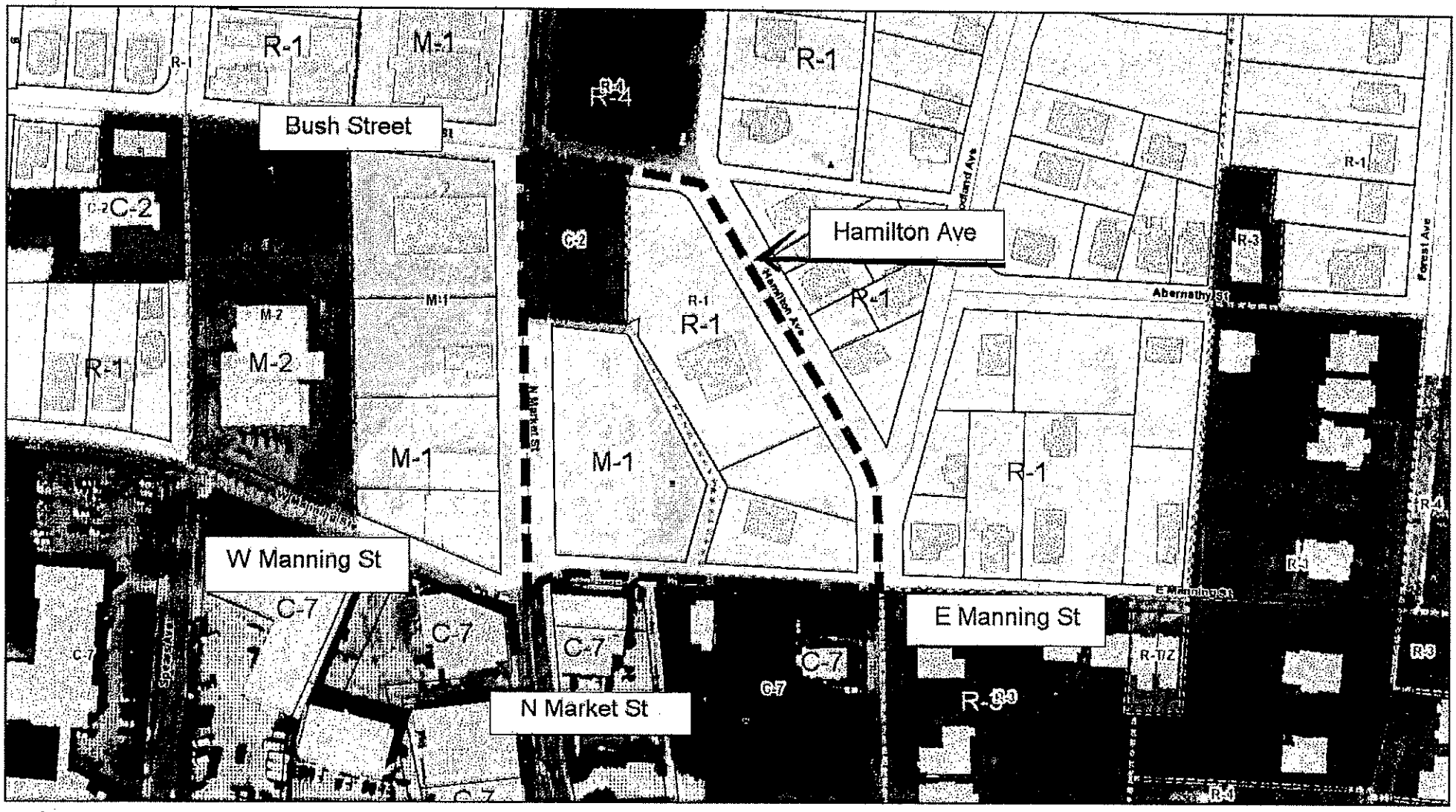
of the existing zoning (although the need for contiguity of C-7 zoning was removed from the ordinance in 2009).

Staff Review of Zoning

Several recommendations emerged from the staff review of zoning meeting to be forwarded to the C-7 Design Review Committee.

- Encourage pedestrian and bicycle access; specifically along the north/south lines. Hamilton and Woodland are required access points.
- The Hamilton Avenue edge entails special treatment since it abuts a residential neighborhood.
- Request detailed landscaping plan which illustrates how the North Market Street edge will be addressed.
- The developer needs to work with Traffic Engineering on improving both road and truck access.
- The developer would need to provide an easement for stormwater drainage on East Manning Street Closure.

In summary, staff is recommending approval of the C-7 rezoning request with conditions. The design review process will ensure its compatibility with the surrounding area.

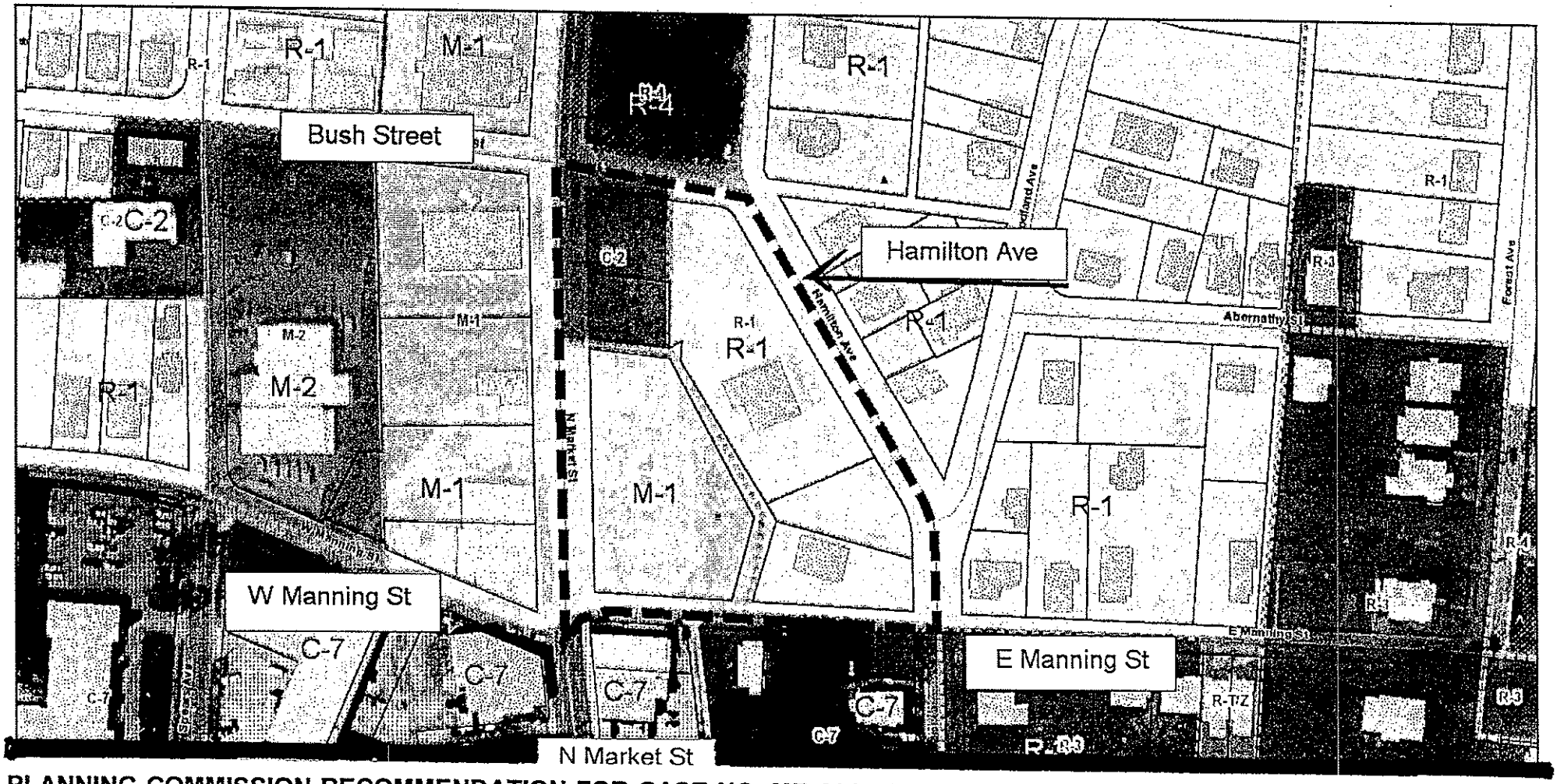



2012-0102 R-1, C-2 and M-1 to C-7

150 ft

Chattanooga Hamilton County Regional Planning Agency

Chattanooga-Hamilton County RPA Regional Planning Agency




**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. MR-2012-102:** Approve, subject to: 1) Parking shall be reviewed by the City Traffic Engineer. 2) Ingress and egress shall be approved by the City Traffic Engineer. 3) The developer will commission a Traffic Impact Study.

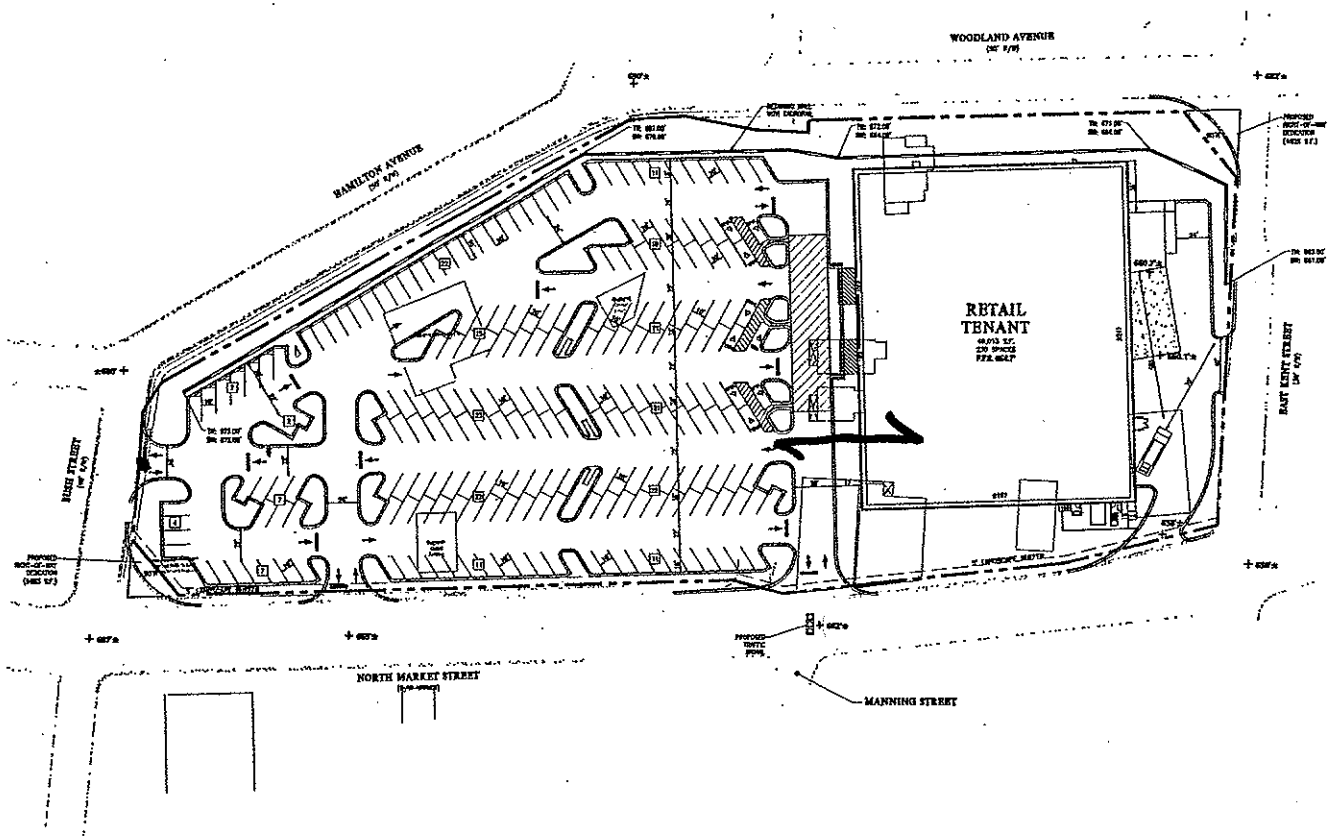
## 2012-0102 R-1, C-2 and M-1 to C-7

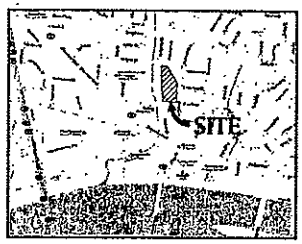
150 ft

Chattanooga Hamilton County Regional Planning Agency

Chattanooga-Hamilton County RPA Regional Planning Agency

2012-102




VICINITY MAP

# PRELIMINARY SITE PLAN

0 20' 40' 80' 160'

SCALE: 1" = 40'

2012-0102

## SITE ANALYSIS

| | |
|---|---|
| SITE ACREAGE: | ±4.87 ACRES |
| RETAIL TENANT: | ±46,013 S.F. |
| TOTAL BUILDING AREA: | ±46,013 S.F. |
| PARKING REQUIRED: | 184 SPACES |
| | 4.00 SPACES/1,000 S.F. |
| PARKING PROVIDED: | 223 SPACES |
| | 4.89 SPACES/1,000 S.F. |

**PRELIMINARY SITE PLAN DISCLAIMER:**

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: HAMILTON COUNTY GIS INFORMATION (10 FOOT CONTOURS), SCANNED/DIGITIZED BOUNDARY SURVEY AND SCANNED/DIGITIZED TOPOGRAPHICAL SURVEY FROM THE RCS GROUP DATED 04.12.07 AND FROM THE BEARER GROUP DATED 11.29.07. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.


PAULSON MITCHELL INCORPORATED

LAND PLANNERS
ENGINEERS + SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.430.7665
FAX 770.430.7664
www.paulsonmitchell.com


PROJECT:

**NORTHSHORE RETAIL DEVELOPMENT**

EAST KENT STREET
&
NORTH MARKET STREET
CHATTANOOGA, TN

FOR:

**ALLIANCE REALTY SERVICES, LLC**

3715 NORTHSIDE PARKWAY
BUILDING 400, SUITE 305
ATLANTA, GA 30327
(404) 364-9054

## ZONING INFORMATION

ZONING RESEARCH DATE: 12/06/11

**ZONING CLASSIFICATION**

| | |
|---|---|
| JURISDICTION: | CITY OF CHATTANOOGA |
| EX. ZONING: | R-1, M-1, G-2, C-7 |
| PR. ZONING: | C-7 (NORTH SHORE OVERLAY) |

**BUILDING SETBACKS**

| | |
|---|---|
| FRONT: | 6' (10-12' SIDEWALK) |
| SIDE: | 25' ADJ. TO RESIDENTIAL |
| REAR: | 25' ADJ. TO RESIDENTIAL |

**BUFFERS**

| | |
|---|---|
| FRONT/STREET: | 5' LANDSCAPE |
| SIDE: | --' |
| REAR: | --' |

**BUILDING SUMMARY**

| | |
|---|---|
| MAX. BUILDING HT.: | 42' |
| MAX. BUILDING COVERAGE: | --% |

**PARKING SUMMARY**

| | |
|---|---|
| RETAIL REQ.: | 4 SPACES/1,000 S.F. |
| RESTAURANT REQ.: | 1 SPACE/75 S.F. |
| STANDARD STALL DIMENSIONS: | --' x --' |
| COMPACT STALL DIMENSIONS: | --' x --' |
| COMPACT STALLS ALLOWED: | --% |
| MIN. WT/BIT DRIVE WIDTH: | --'/--' |

**LANDSCAPE REGULATIONS**

| | |
|---|---|
| TREE DENSITY: | -- UNITS/ACRE |
| ISLAND REQ.: | -- |
| MIN. ISLAND SIZE/WIDTH: | -- S.F./--' |
| GREENSPACE %: | --% |

**FEMA MAP**

FIRM PANEL #: --

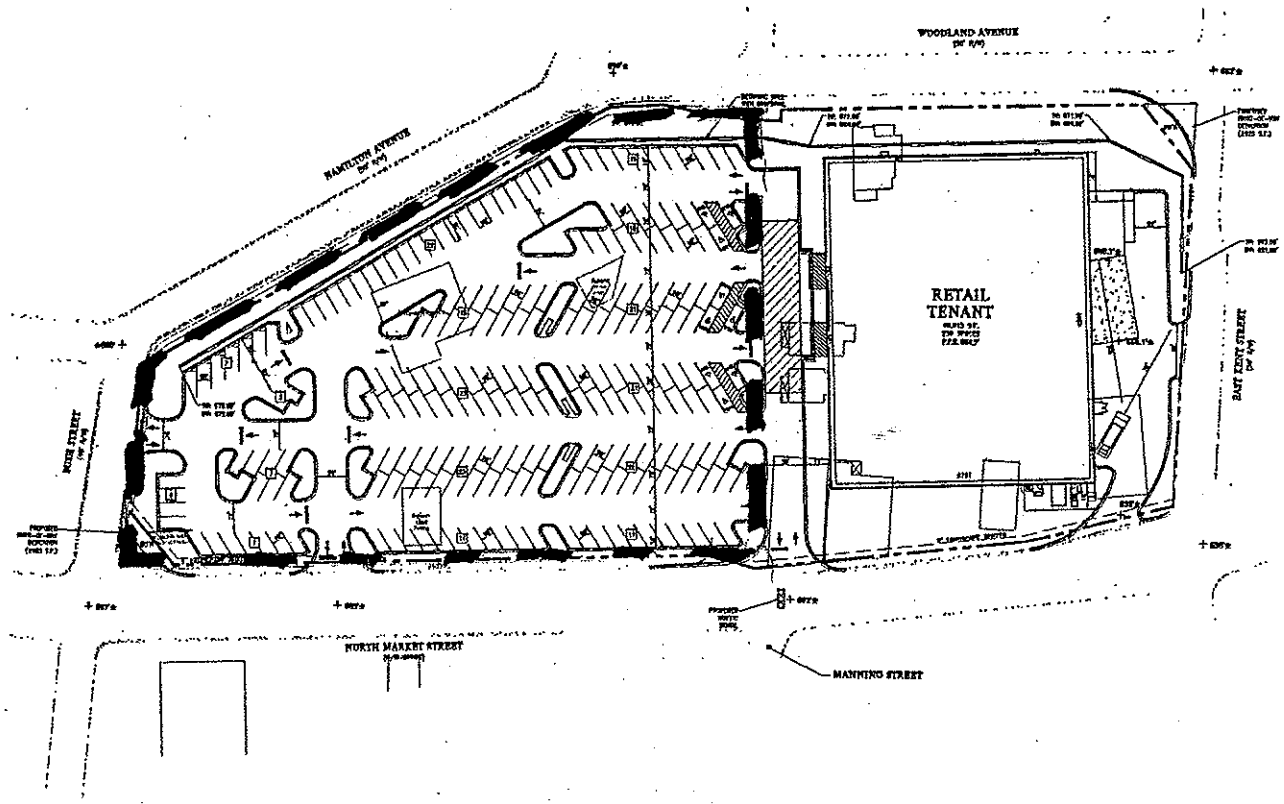
**DRAWING RECORD**

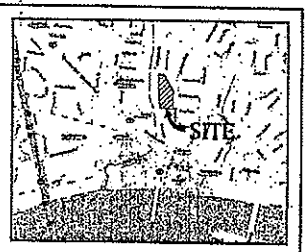
DRAWN BY:

2011216p7.dwg 05.18.12

PRELIMINARY SITE PLAN

PS-7




VICINITY MAP

# PRELIMINARY SITE PLAN

SCALE: 1"=40'

2012-0102

## SITE ANALYSIS

| | |
|---|---|
| SITE ACREAGE: | 6.87 ACRES |
| RETAIL SQ.FT.: | 69,613 S.F. |
| TOTAL BUILDING AREA: | 69,613 S.F. |
| PARKING REQUIRED: | 384 SPACES |
| | 4.00 SPACES/1,000 S.F. |
| PARKING PROVIDED: | 325 SPACES |
| | 4.69 SPACES/1,000 S.F. |

PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION FORMAT INCLUDES BUT NOT LIMITED TO THE FOLLOWING: HAMILTON COUNTY GIS INFORMATION (TAX MAP CONTOURS), SCANNED/DIGITIZED BOUNDARY SURVEY AND SCANNED/DIGITIZED INFORMATION, SURVEY PREPARED BY THE PLS GROUP DATED 01.29.07 AND FROM THE SPORTS GROUP DATED 11.04.07. ALL ZONING INFORMATION SHOWN IS DUE TO/DUE TO THE MAPS HAS BEEN REFERENCED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN DIMENSIONS AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.


LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

PAULSON MITCHELL INCORPORATED

854 MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7985
FAX 770.650.7984


PROJECT:

NORTHSHORE RETAIL DEVELOPMENT

EAST EDDY STREET
&
NORTH MARKET STREET
CHATTANOOGA, TN

FOR:

ALLIANCE REALTY SERVICES, LLC

3715 NORTHSIDE PARKWAY
BUILDING 400, SUITE 300
ATLANTA, GA 30327
(404) 364-9054

## ZONING INFORMATION

ZONING REVIEWED BY: 11/06/11

**ZONING CLASSIFICATION**

| | |
|---|---|
| JURISDICTION: | CITY OF CHATTANOOGA |
| EX. ZONING: | R-1, M-1, C-2, C-7 |
| PR. ZONING: | C-7 (NORTH SHORE OVERLAY) |

**BUILDING SETBACKS**

| | |
|---|---|
| FRONT: | 0' (10-12' SPECIAL) |
| SIDE: | 25' ADJ. TO RESIDENTIAL |
| REAR: | 25' ADJ. TO RESIDENTIAL |

**BUFFERS**

| | |
|---|---|
| FRONT/STREET: | 5' LANDSCAPE |
| SIDE: | — |
| REAR: | — |

**BUILDING SUMMARY**

| | |
|---|---|
| MAX. BUILDING HT.: | 42' |
| MAX. BUILDING COVERAGE: | — % |

**PARKING SUMMARY**

| | |
|---|---|
| RETAIL REQ.: | 4 SPACES/1,000 S.F. |
| RESTAURANT REQ.: | 1 SPACE/75 S.F. |
| STANDARD STALL DIMENSIONS: | — x — |
| COMPACT STALL DIMENSIONS: | — x — |
| COMPACT STALLS ALLOWED: | — % |
| MIN. WY/WO DRIVE WIDTH: | —/— |

**LANDSCAPE REGULATIONS**

| | |
|---|---|
| TREE DENSITY: | — UNITS/ACRE |
| BLAND REQ.: | — |
| MIN. GRAND SIZE/WIDTH: | — SF/— |
| OPTIMIZATION %: | — % |

**FEMA MAP**

FIRM PANEL #: —

**DRAWING RECORD**

DWGS BY:

20112165p7.dwg 05.18.12

PRELIMINARY SITE PLAN

PS-7

# NOTICE

WHEREAS, petitions to amend Ordinance No. 6958, known as the Zoning Ordinance, have been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

> 2012-096 Twin Brook Investments. 5414 Hixson Pike, from R-1 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.
>
> 2012-097 MAP Engineers c/o Mike Price/Wilkins Partners. 1735 Joiner Road, from R-1 Residential Zone to O-1 Office Zone, subject to certain conditions.
>
> 2012-102 ARS Venture, LLC. 400 blocks of both North Market Street and Hamilton Avenue and 17 East Manning Street, from R-1 Residential Zone, C-2 Convenience Commercial Zone, and M-1 Manufacturing Zone to C-7 Northshore Commercial Mixed Use Zone, subject to certain conditions.
>
> 2012-104 Flagship Group, Inc./Gordy Germany. Part of property located at 2910 East 49th Street, from M-2 Light Industrial Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

**September 11, 2012**

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2012.

_____

Carol K. O'Neal, CMC
Clerk to the City Council