

10/9/12

2012-119  
Alan Haniszewski/RTB Holdings  
District No. 7  
Planning Version

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF PROPERTIES LOCATED AT 1944 ROSSVILLE AVENUE AND 1910 JEFFERSON STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO C-3 CENTRAL BUSINESS 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 part of properties located at 1944 Rossville Avenue and 1910 Jefferson Street, more particularly described herein:

To find the point of beginning start at the intersection of the northeast line of the 1900 block of Jefferson Street with the northeast line of the 1900 block of Rossville Avenue thence northeast along Jefferson Street 44.72 feet to a point, thence southeast 139.27 feet to a point, thence northeast 53.21 feet to a point, thence southeast 112.16 feet to a point, thence southwest 141.51 feet to the east line of the 1900 block of Rossville Avenue, thence 226.31 feet northwest along Rossville Avenue to the point of beginning being parts of the properties described in Deed Book 5558, Page 401, Deed Book 5716, Page 119, and Deed Book 9317, Page 772, ROHC. Tax Map Nos. 145M-U-007 and 014.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to C-3 Central Business Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to use as single family dwellings only.

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.

/mms

\_\_\_\_\_  
MAYOR

10/9/12

2012-119  
Alan Haniszewski/RTB Holdings  
District No. 7  
Applicant Version

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF PROPERTIES LOCATED AT 1944 ROSSVILLE AVENUE AND 1910 JEFFERSON STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO C-3 CENTRAL BUSINESS ZONE.

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 part of properties located at 1944 Rossville Avenue and 1910 Jefferson Street, more particularly described herein:

To find the point of beginning start at the intersection of the northeast line of the 1900 block of Jefferson Street with the northeast line of the 1900 block of Rossville Avenue thence northeast along Jefferson Street 44.72 feet to a point, thence southeast 139.27 feet to a point, thence northeast 53.21 feet to a point, thence southeast 112.16 feet to a point, thence southwest 141.51 feet to the east line of the 1900 block of Rossville Avenue, thence 226.31 feet northwest along Rossville Avenue to the point of beginning being parts of the properties described in Deed Book 5558, Page 401, Deed Book 5716, Page 119, and Deed Book 9317, Page 772, ROHC. Tax Map Nos. 145M-U-007 and 014.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to C-3 Central Business Zone.

SECTION 2. 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.

/mms

\_\_\_\_\_  
MAYOR

2012- 119 City of Chattanooga  
September 10, 2012

## RESOLUTION

WHEREAS, Alan Haniszewski/RTB Holdings 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 M-1 Manufacturing Zone to C-3 Central Business Zone part of properties located at 1944 Rossville Avenue and 1910 Jefferson Street.

To find the point of beginning start at the intersection of the northeast line of the 1900 block of Jefferson Street with the northeast line of the 1900 block of Rossville Avenue thence northeast along Jefferson Street 44.72 feet to a point, thence southeast 139.27 feet to a point, thence northeast 53.21 feet to a point, thence southeast 112.16 feet to a point, thence southwest 141.51 feet to the east line of the 1900 block of Rossville Avenue, thence 226.31 feet northwest along Rossville Avenue to the point of beginning being parts of the properties described in Deed Book 5558, Page 401, Deed Book 5716, Page 119, and Deed Book 9317, Page 772, ROHC. Tax Map 145M-U-007 and 014 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on September 10, 2012,

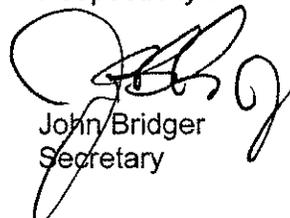
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 September 10, 2012, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to use as single family dwellings only.

Respectfully submitted,



John Bridger  
Secretary

**Case Number: 2012-119**

**Applicant Request: C-3 Central Business Zone**

Applicant: Alan Haniszewski for RTB Holdings  
 Property Address: 1944 Rossville Avenue & 1910 Jefferson Street (Parts of)  
 Jurisdiction: Chattanooga District 7/Hamilton County District 4  
 Neighborhood: Jefferson Heights/Southside Historic District

**Proposed Development**

Site Plan Submitted: Yes  
 Proposed Use: Residential

**PLANNING COMMISSION ACTION:  
 Approve, subject to... (see resolution)**

**Site Characteristics**

Current Zoning: M-1 Manufacturing Zone  
 Current Use: Residential  
 Adjacent Uses: C-3 & Residential  
 Size of Tract: 0.49 Acres

**STAFF RECOMMENDATION: DEFER, until a Site Plan is submitted.**

**Analysis**

Extension of Existing Zoning? Yes  
 Community Land Use Plan: Downtown Plan (2004)  
 Proposed Use Supported by Community Land Use Plan? Yes  
 Proposed Use Supported by Comprehensive Plan? Yes

**Comments**

Planning Staff: Applicant Request Overview  
 The applicant plans to subdivide the property and build single-family houses.

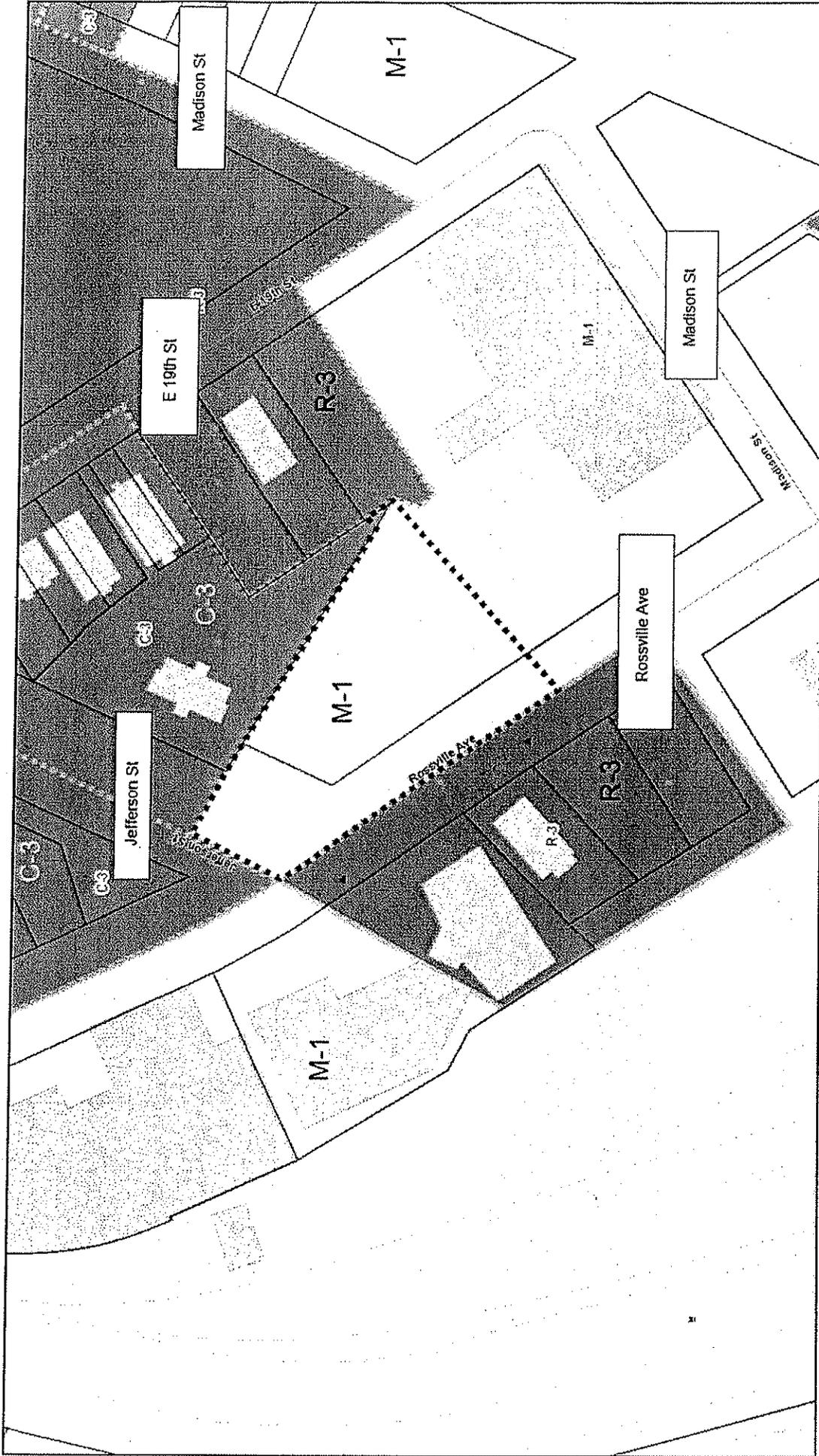
Site Description  
 No site plan was attached.

Applicable Plans/Policies  
 The Downtown Plan recommends a diversity of housing types, including single-family, duplexes and apartments units, in the Jefferson Heights neighborhood.

Staff Recommendation  
 While the C-3 Central Business Zone allows single-family dwellings, the use of this zone should be restricted to the Central Business District.

The UGC – Urban General Commercial Zone does not allow single-family dwellings.

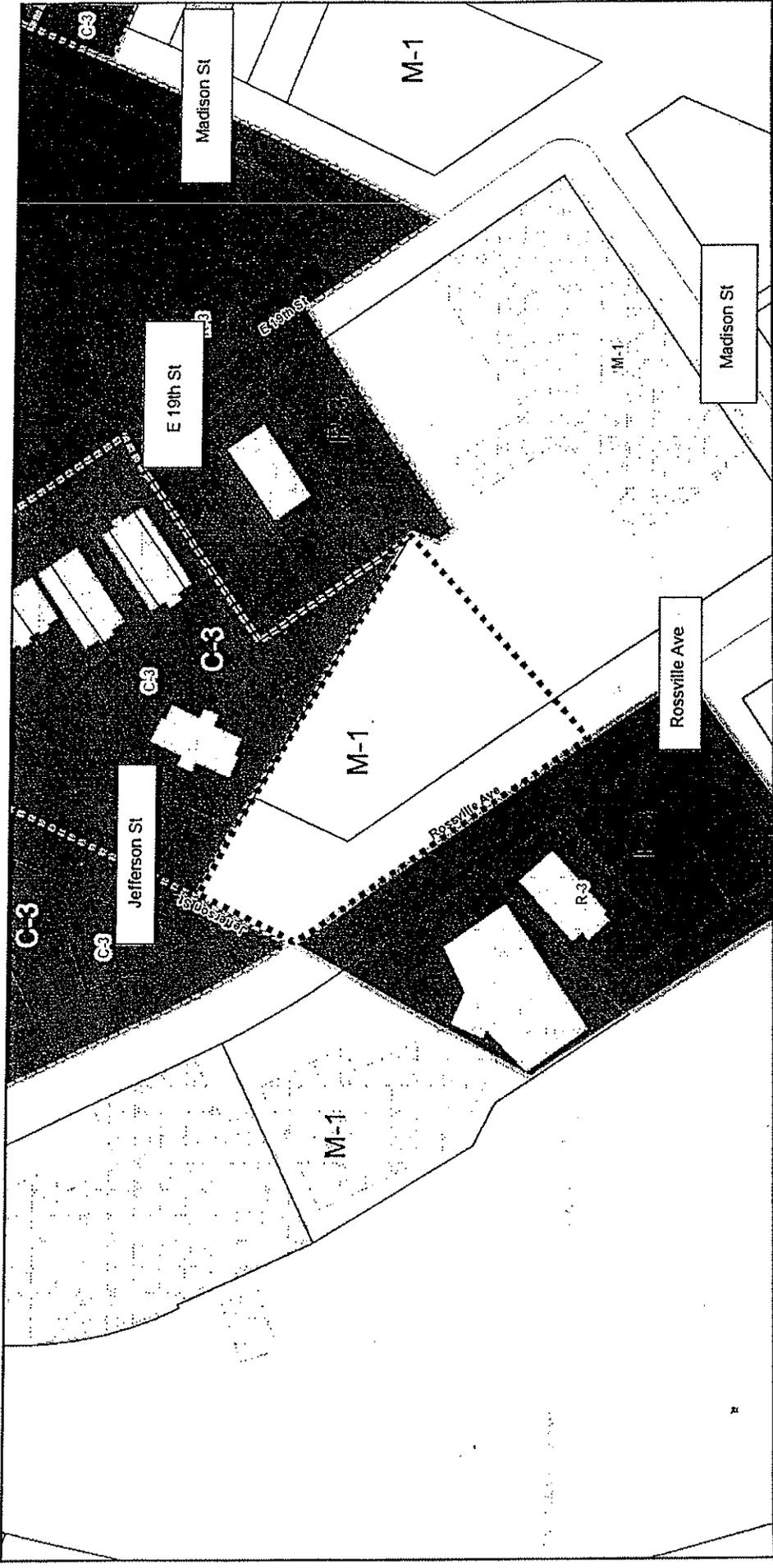
Depending on the applicant’s proposed lot size and setbacks, the R-1 Residential Zone may be the best choice, but the Staff recommends deferral of this case until a site plan is received.



**2012-0119 M-1 to C-3**



100 ft



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2012-119: Approve C-3 Central Business Zone, subject to use as single family dwellings only.**

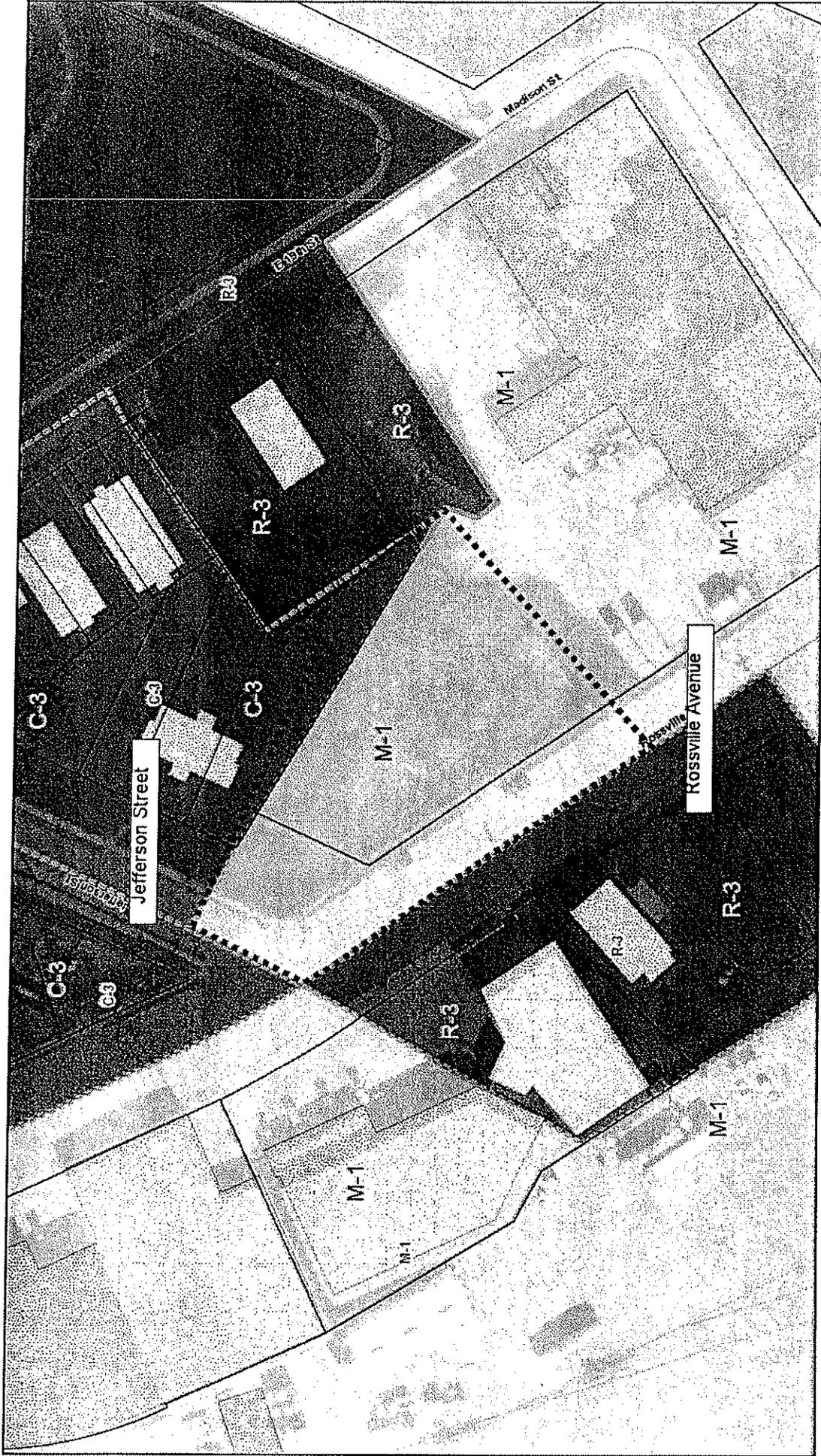
**2012-0119 M-1 to C-3**



100 ft



**Chattanooga Hamilton County Regional Planning Agency**



2012-01119 M-1 to C-3 (Site Plan Area)



80 ft



Chattanooga Hamilton County Regional Planning Agency





## 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 petition to rezone be approved:

2012-119 Alan Haniszewski/RTB Holdings. 1944 Rossville Avenue and 1910 Jefferson Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be approved and denied in part:

2012-082 Dr. W. C. Helton. 4200 block of Cherryton Drive, from R-1 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following Special Exceptions Permit be approved:

2012-118 AD Engineering/Tiffany Farley. 7435 and 7437 Pinewood Drive, as a Preliminary and Final Residential Planned Unit Development, subject to certain conditions.

4. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following Special Exceptions Permit be denied:

2012-110 Muhamed Mahalbasic. 862 Wheeler Avenue, to allow a duplex in an R-1 Residential Zone.

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,

**October 9, 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