

12/11/12

2012-148
Young Properties, LLC
District No. 7
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3906 10TH AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO M-1 MANUFACTURING 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 at 3906 10th Avenue, more particularly described herein:

Lot 4, Block 14, Fairview Addition to East End, Plat Book 2, Page 11, ROHC, Deed Book 9514, Page 241, ROHC. Tax Map No. 168G-D-013.

and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone to M-1 Manufacturing Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to no outdoor storage.

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

2012-148
Young Properties, LLC
District No. 7
Applicant Version

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PASSED on Second and Final Reading

_____, 2012.

CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2012.

/mms

MAYOR

2012-148 Chattanooga
November 12, 2012

RESOLUTION

WHEREAS, Young Properties, 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-2 Residential Zone to M-1 Manufacturing Zone, Property located at 3906 10th Avenue.

Lot 4, Block 14, Fairview Addition to East End, Plat Book 2, Page 11, ROHC, Deed Book 9514, Page 241, ROHC. Tax Map 168G-D-013 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on November 12, 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 November 12, 2012, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to no outdoor storage.

Respectfully submitted,



John Bridger
Secretary

Zoning Request Form

Chattanooga-Hamilton County



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

Office Use Only

Case Number: 2012-148
 Date Submitted: 10-05-2012
 Planning District: SC
 County District: C
 City District: 7
 Jurisdiction: Chattanooga
 Neighborhood: East Lake Creek/Watch/E. Lake Community Council
 Staff Action:
 PC Action/Date:
 Legis. Action/Date:

From: R-2 Residential Zone	To: M-1 Manufacturing Zone
Proposed Development or Use: Storage Building & Shop	

Address: (Street Number & Street Name) 3906 10th Avenue	Tax Map No: 168G-D-013
Current Use: Storage	Plat Book/Page No. 2-11
	Adjacent Uses: Manufacturing, Residential, & Commercial

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	Young Properties, LLC		
Address:	3907 Dodds Avenue		
City	Chattanooga	State:	TN
Zip Code:	37407		
Daytime Phone:	423-867-9324		
Cell Phone:			
Other Phone:			
Email:	robin@youngelectric.net		
Fax:	423-867-9350		

Name:	Same
Address:	
Phone:	
APPLICANT'S (OR AGENT'S) USE ONLY	
<input checked="" type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am the agent for the property owner
<input checked="" type="checkbox"/> I am the architect	<input checked="" type="checkbox"/> I am the engineer
<input checked="" type="checkbox"/> I am the optionee	<input checked="" type="checkbox"/> I am the purchaser of property
<input checked="" type="checkbox"/> I am the trustee	<input type="checkbox"/> Other: _____
Accepted by: _____	Date: 10-05-2012

Case Number:	2012-148
Applicant Request:	M-1 Manufacturing Zone
Applicant:	Young Properties, LLC
Property Address:	3906 10 th Avenue
Jurisdiction:	Chattanooga District 7/Hamilton County District 6
Neighborhood:	East Lake Crime Watch/East Lake Community Council
Proposed Development	
Site Plan Submitted:	Yes
Proposed Use:	Storage Building & Shop
Site Characteristics	
Current Zoning:	R-2 Residential Zone
Current Use:	Storage
Adjacent Uses:	Manufacturing, Residential, & Commercial
Size of Tract :	.1731 acres
STAFF RECOMMENDATION:	Approve, subject to no outdoor storage.

**Planning Commission Recommendation:
 Approve Staff Recommendation**

Analysis

Extension of Existing Zoning?	Yes
Community Land Use Plan:	Rossville Blvd Community Plan (2004)
Proposed Use Supported by Community Land Use Plan?	No
Proposed Use Supported by Comprehensive Plan?	Yes

Comments

Planning Staff:

Applicant Request Overview

Young Electric Co Inc wishes to rezone the property at 3906 10th Avenue from R-2 Residential Zone to M-1 Manufacturing Zone. The applicant desires to build a storage building to include a manufacturing/work shop (not retail). The purpose of this building and use on this property is for the applicant's electric contracting service business.

Site Description

This 7,500 square foot property is located between a manufacturing area and a residential area. The adjacent property to the south is M-1 Manufacturing Zone, also owned by Young Electric, contains a metal storage shed and a large paved parking area. The adjacent property to the north is R-2 Residential Zone and contains a residential home and driveway.

The subject property is currently being used for outdoor storage. A portion of the property is paved and has an existing open metal building. There is an existing alley way at the rear of all three of the described properties. This alley is currently blocked by Young Electric Company's dumpster and fence. The subject property is the only transitional property between the residential neighborhood and the neighborhood's manufacturing area.

Applicable Plans/Policies

2004 Rossville Boulevard Community Plan

The adopted plan for the area, the Rossville Boulevard Community Plan, recommends Medium Business Mix for this area. The Plan defined Medium Business Mix to include: "convenience commercial, neighborhood commercial, office, residential, or similar uses".

Comprehensive Plan 2030

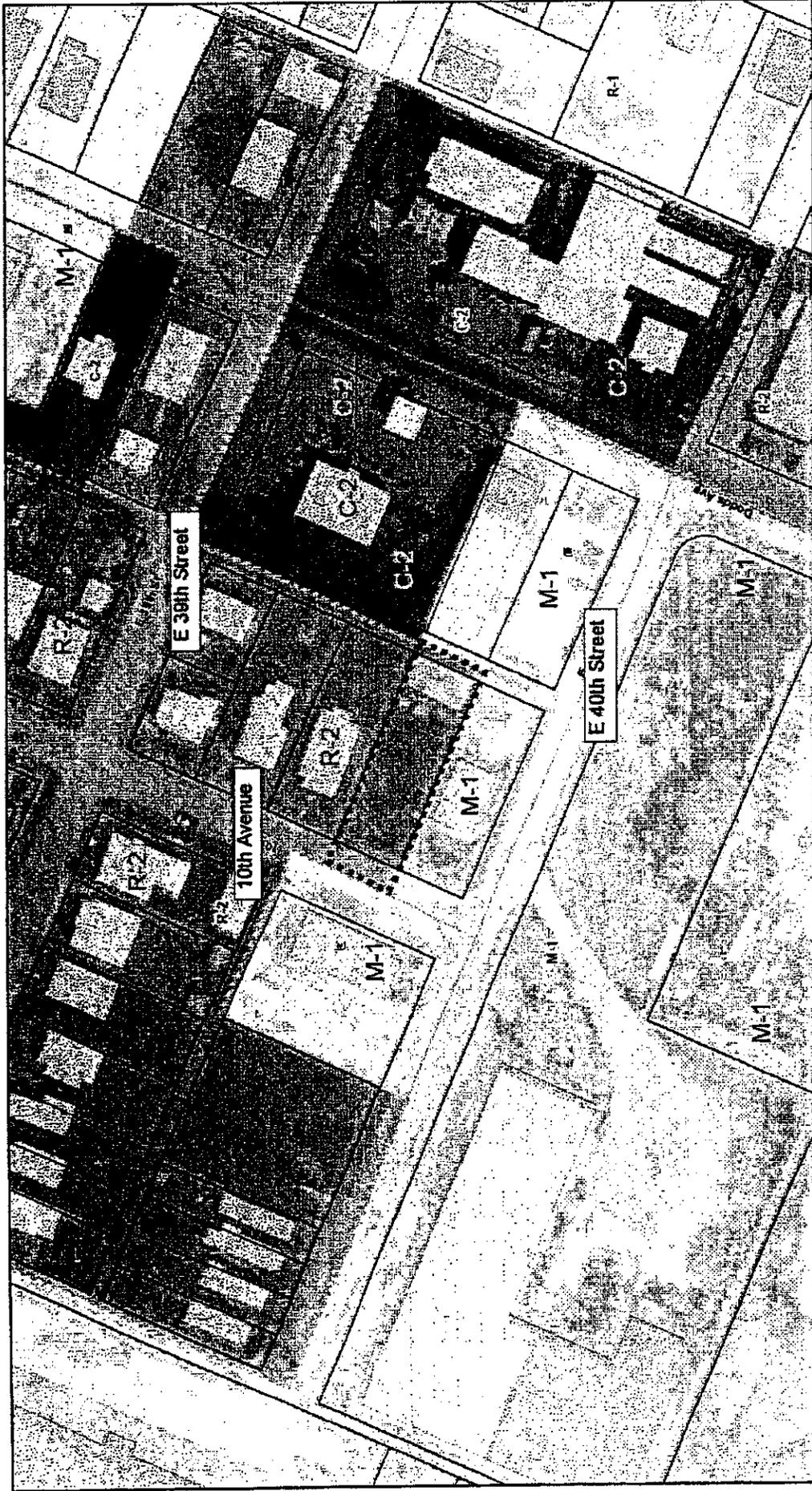
This portion of Chattanooga is identified in the City and County adopted Comprehensive Plan 2030 as the Urban Core Infill Development Sector. The industrial and manufacturing opportunities are encouraged within this sector and should be designed in such a way that is sensitive to the character of the community and adjacent uses.

Staff Recommendation

Staff is recommending approval with the condition of no outdoor storage.

Note:

The landscape buffer must be approved by the City Landscape Architect. The 30 Foot Landscape Screening Buffer should extend from 10th Avenue to the edge of the existing metal building. This may require removal of an existing paved surface.



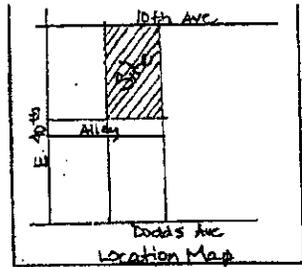
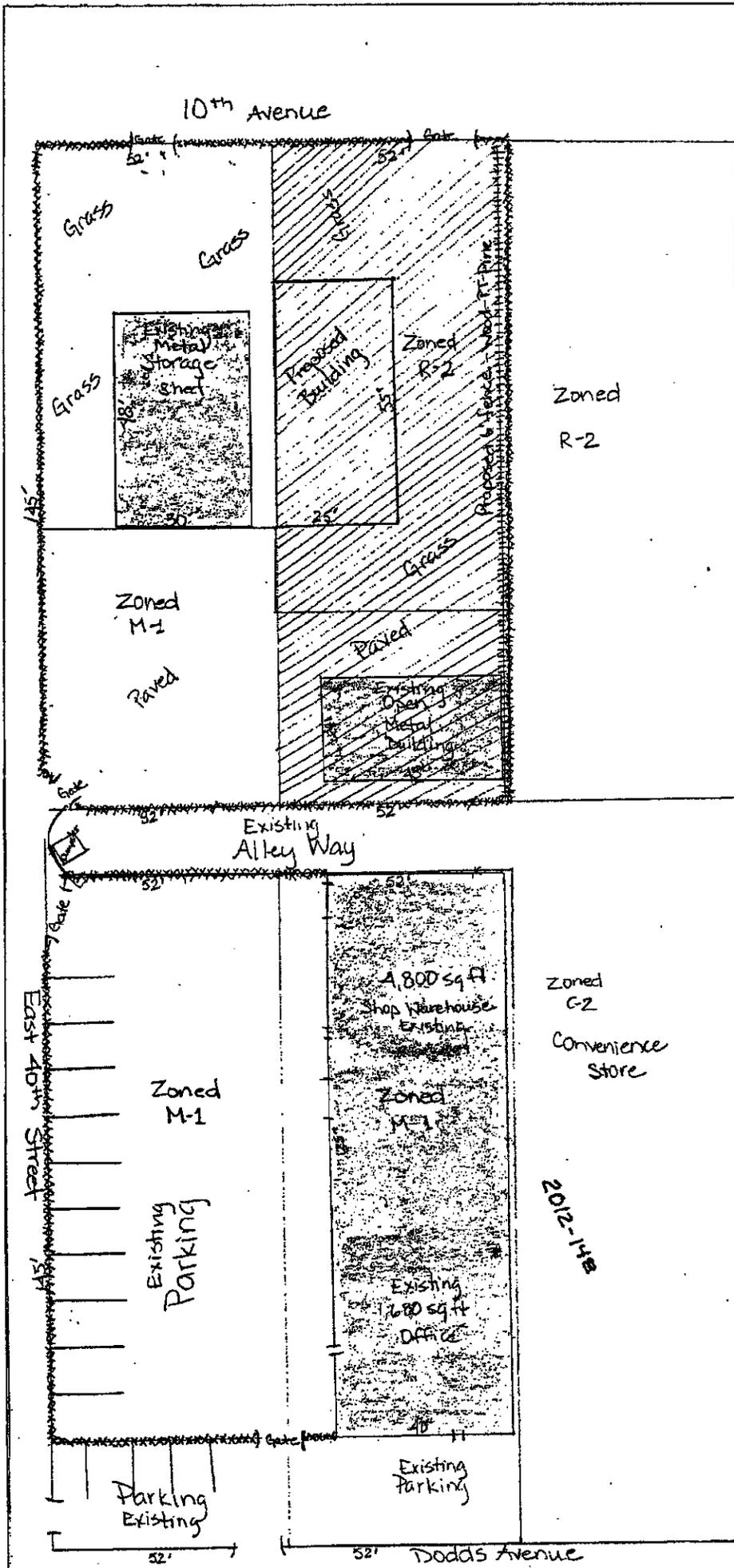
2012-0148 R-2 to M-1



100 ft



Chattanooga Hamilton County Regional Planning Agency



Notes:

- 7,540 Square Feet
- .1731 acres - R-2
- Existing fence: ~~xxx~~
- Scale: 1" = 20'
- Tax Map No: 168G D 013

0 10' 20' 30' 40'

Graphic Scale

N

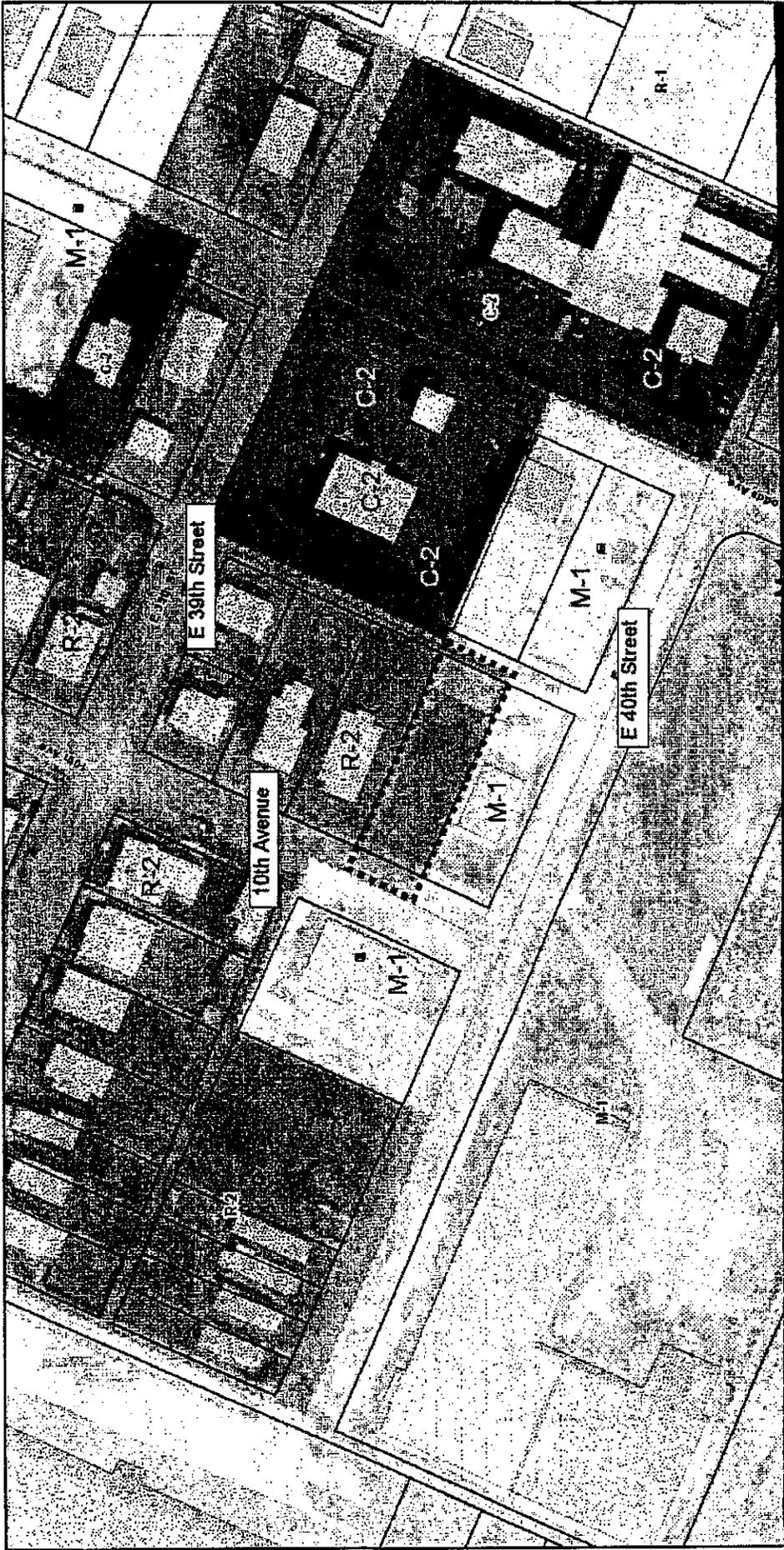
Ownership:

Young Properties, LLC
 3907 Dadds Ave
 Chattanooga, TN
 37407

Contact:

Young Electric Co. Inc.
 Robin Young, Pres.
 3907 Dadds Ave.
 Chattanooga, TN 37407
 423-867-9324
 robin@youngelectric.net

2012-148



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2012-148: Approve, subject to no outdoor storage.

2012-0148 R-2 to M-1

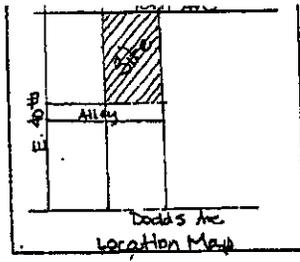
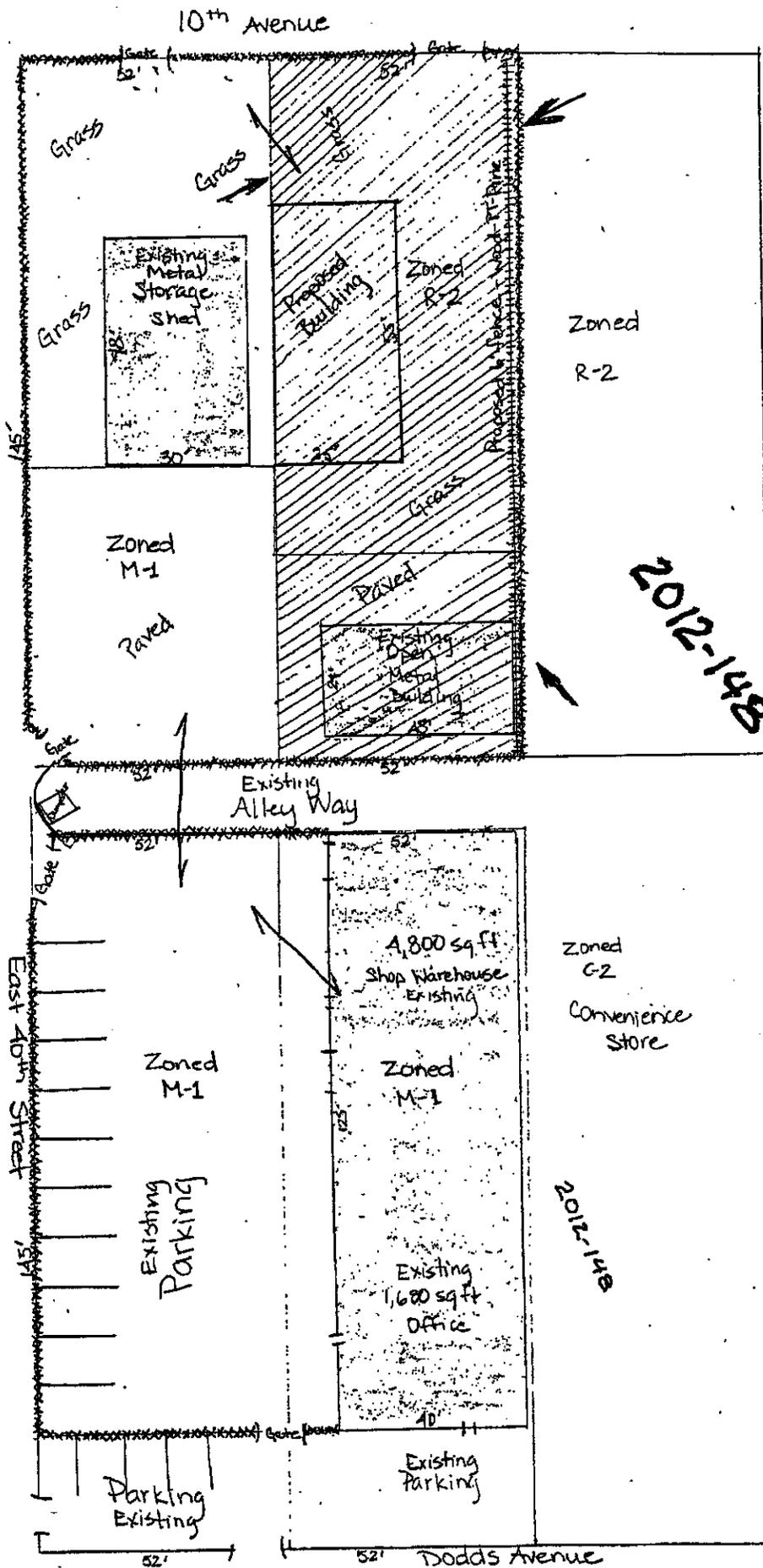


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Chattanooga Hamilton County Regional Planning Agency





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Graphic Scale: 0 10 20 30 40'

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2012-148

2012-148

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:

2012-148 Young Properties, LLC. 3906 10th Avenue, from R-2 Residential Zone to M-1 Manufacturing Zone, subject to certain conditions.

2012-152 Napier & Associates, GP/Ken Defoor/Wayne Upchurch/John & Vivienne Reeser. 7329, 7331, and 7335 McCutcheon Road and 2405 Gunbarrel Road, from R-1 Residential Zone to MXU Zone, subject to certain conditions.

2012-153 J R Realty/James Vincent, Sr. 6400 block of Hixson Pike, from R-1 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

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

2012-108 Yerbey Concrete Construction/Mark L. Settles. 4121, 4123, and 4215 Shallowford Road, from C-2 Convenience Commercial Zone to M-2 Light Industrial Zone, subject to certain conditions.

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

2012-149 Peter E. Johnson, Esquire/Energy Way Corporation. 110 Gardner Street, to allow a duplex.

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,

December 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