5/14/13

First Reading:_____
Second Reading:_____

2013-045
John Wise/June Jones
District No. 1
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 530 CHEROKEE BOULEVARD AND 335 STRINGER STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE, O-1 OFFICE ZONE AND C-2 CONVENIENCE COMMERCIAL ZONE TO C-7 NORTHSHORE COMMERCIAL MIXED USE 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 properties located at 530 Cherokee Boulevard and 335 Stringer Street, more particularly described herein:

> Lot 7, Block 8, Plat of Thompson and Carter Addition to Hill City, Plat Book 2, Page 17 ROHC, and Lots 8 (part), 9 thru 14, and 19 thru 21, Block 6, Hamilton County Boulevard Company's Subdivision of part of Thompson and Carter's Addition to Hill City, Plat Book 14, Page 9, ROHC being the properties described in Deed Book 2748, Page 764 and Deed Book 8645, Page 584, ROHC. Tax Map Nos. 135C-L-007 and 015.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone, O-1 Office Zone and C-2 Convenience Commercial Zone to C-7 Northshore Commercial Mixed Use 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:_____

_____
CHAIRPERSON

APPROVED:____ DISAPPROVED:____

_____

_____
MAYOR

/mms

2013-045 City of Chattanooga
April 8, 2013

RESOLUTION

WHEREAS, John Wise/June Jones 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, O-1 Office Zone and C-2 Convenience Commercial Zone to C-7 Northshore Commercial Mixed Use Zone, properties located at 530 Cherokee Boulevard and 335 Stringer Street.

Lot 7, Block 8, Plat of Thompson and Carter Addition to Hill City, Plat Book 2, Page 17 ROHC, and Lots 8 (part), 9 thru 14, and 19 thru 21, Block 6, Hamilton County Boulevard Company's Subdivision of part of Thompson and Carter's Addition to Hill City, Plat Book 14, Page 9, ROHC being the properties described in Deed Book 2748, Page 764 and Deed Book 8645, Page 584, ROHC. Tax Map 135C-L-007 and 015 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on April 8, 2013,

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

AND WHEREAS, there was opposition present 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 April 8, 2013, recommended to the Members of the City Council of the City of Chattanooga that this petition be denied.

Respectfully submitted,

John Bridger
Secretary

Zoning Request Form

Print Form

Office Use Only
Case Number: 2013-045
Date Submitted: 03-08-2013
Planning District: 88
County District: 6
City District: 1
Jurisdiction: Chattanooga
Neighborhood: Hill City, N. Shore Merchant N. Shore Neighborhood
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

From: R-1, O-1, & C-2	**To:** C-7
Proposed Development or Use: Office Space & Apartments	

Address: (Street Number & Street Name) 530 Cherokee Boulevard & 335 Stringer Street	Tax Map No: 135C-L-007 & 015
	Plat Book/Page No. 2-17 & 14-9
Current Use: Office	Adjacent Uses: Office, Commercial & Residential

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	John Wise		
Address:	1610 Carroll Lane		
City	Chattanooga	State:	TN
Zip Code:	37405		
Daytime Phone:	423-593-1040		
Cell Phone:			
Other Phone:	423-634-1900		
Email:	jwise@wiselivingonline.com		
Fax:			

Name:	June Jones
Address:	P.O. Box 4181
	Chattanooga, TN 37405
Phone:	423-580-8855

CHECKLIST (OFFICE USE ONLY)

- ☒ Application Complete
- ☒ Ownership Verification
- ☒ Tax Map Printout Letter
- ☒ Map showing property to be rezoned
- ☒ Site Plan, if applicable
- ☒ Total acres to be considered: 0.5
- ☒ Filing Fee: 635.00
- ☒ Deeds for property to be rezoned
- Deed Book: 8645-584 2748-764
- ☒ Copy of Plats, if applicable
- Plat Book/Page: 2-17, 14-9
- ☒ Notice Signs: How Many? 2
- ☐ Cash
- Check No.: 2146

Accepted by: Marcia Parker
Date: 03-05-2013

Chattanooga-Hamilton County Regional Planning Agency

RPA STAFF RECOMMENDATION

PLANNING COMMISSION ACTION:
Deny

Case Number:	2013-045	PC Meeting Date: 4-8-2013
STAFF RECOMMENDATION:	**APPROVE**	
Land Use & Transportation Comments		
Planning Staff:	**Applicant Request Overview** The applicant, John Wise, proposes rezoning 0.79 acres located at 530 Cherokee Boulevard and 335 Stringer Street from R-1 Residential, C-2 Convenience Commercial and O-1 Office Zones to C-7 North Shore Commercial/Mixed Use Zone for a new mixed use development of office space and apartments. **Site Description** The property has one abandoned building on site. 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. **Plans/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 Growth Sector. Urban areas typically offer dense development of a variety of uses. The more compact form dictates an integration of land uses. 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 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 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 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.

C-7 Zone Overview

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

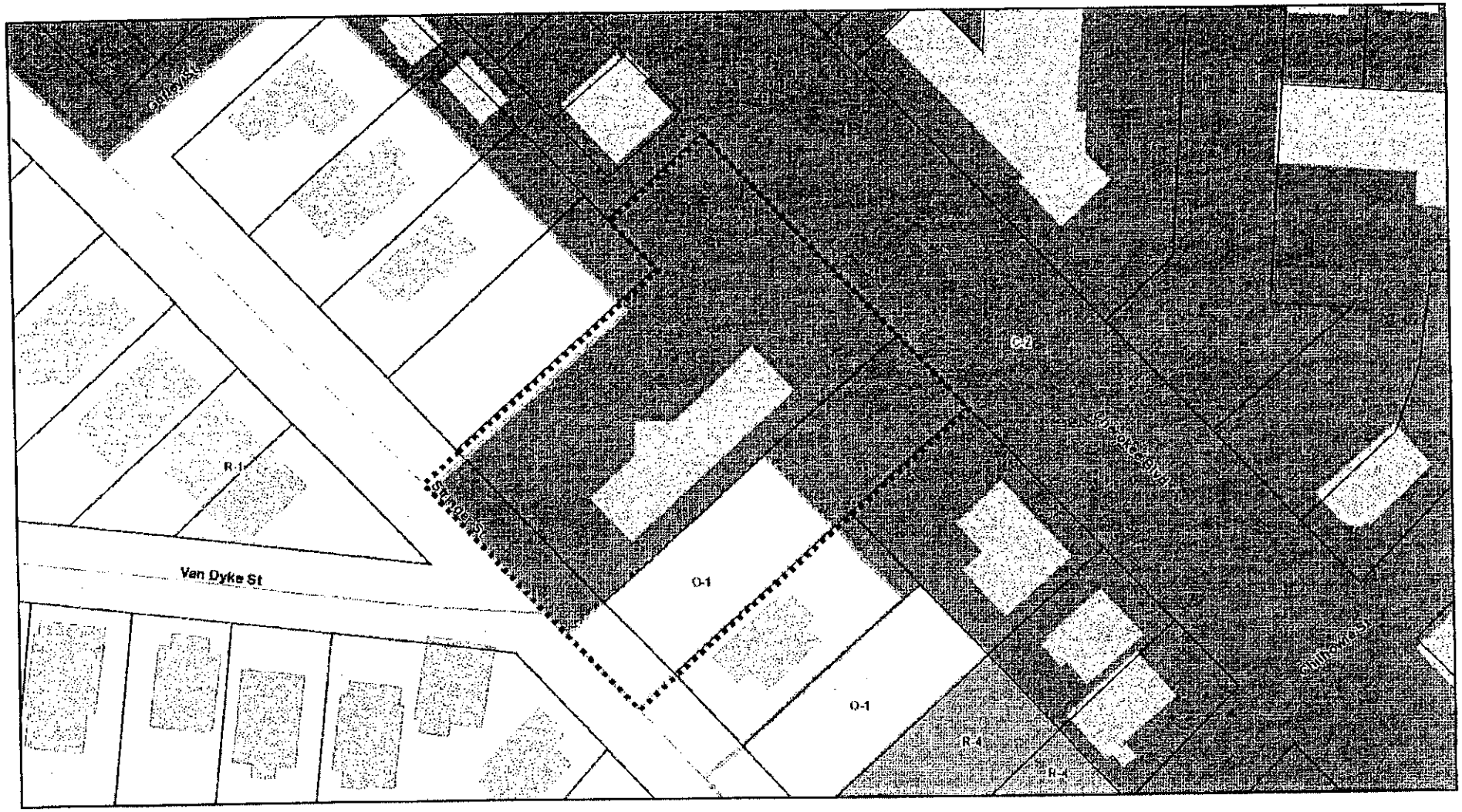
	the rear. The goals of the C-7 zone are: • Promote a mix of uses within the North Shore Commercial Zone • Allow greater latitude in design than what is provided for by existing zoning requirements • Encourage investment in the Zone • Bring most daily activities within walking distance, giving the elderly 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 an 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. The need for contiguity of C-7 zoning was recently removed from the ordinance. **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 and Land Development Offices. Approval of the C-7 rezoning request with the associated design review process will ensure the development's compatibility with the surrounding area.
Infrastructure & Operational Comments	
Public Works Staff:	All land development projects are reviewed by City Engineering & Water Quality staff, Traffic Engineering & Operations staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

Additional requirements, if needed, are indicated by department below either as comments or as conditions recommended to be attached to the final ordinance.

Water Quality
Developer will need to submit a retention plan before permitting. Call 643-5877 for more information.

Traffic Engineering & Operations
The driveways on Stringer Street are substandard and will need to be at least 30'. Call 643-5950 for more information.

Land Development Office
The existing 20' buffer between O-1/ R-1 will not meet the buffer requirements for R-1/ C-7. Call 643-5800 for more information.



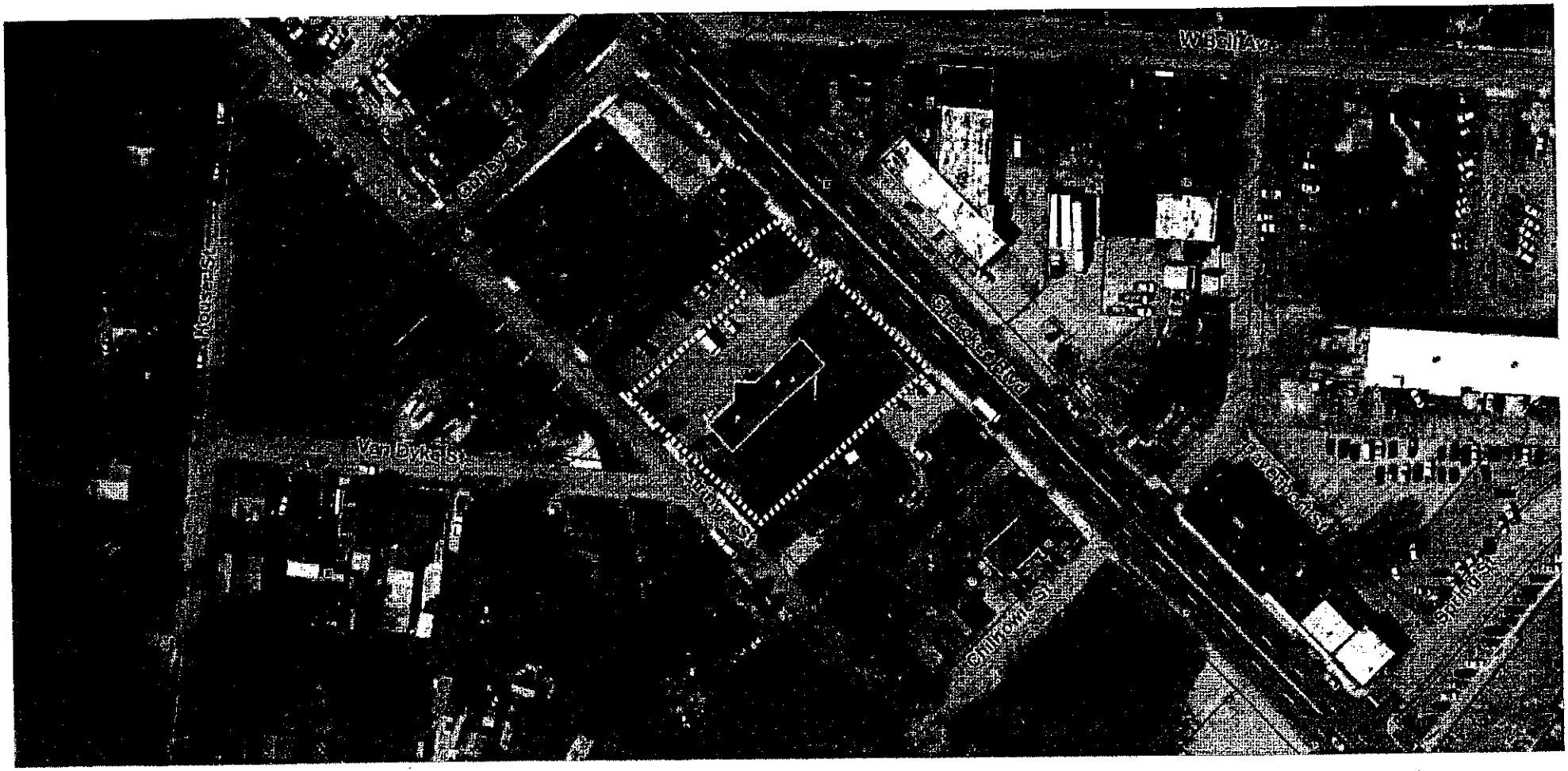
2013-045 Rezoning from C-2, O-1 and R-1 to C-7

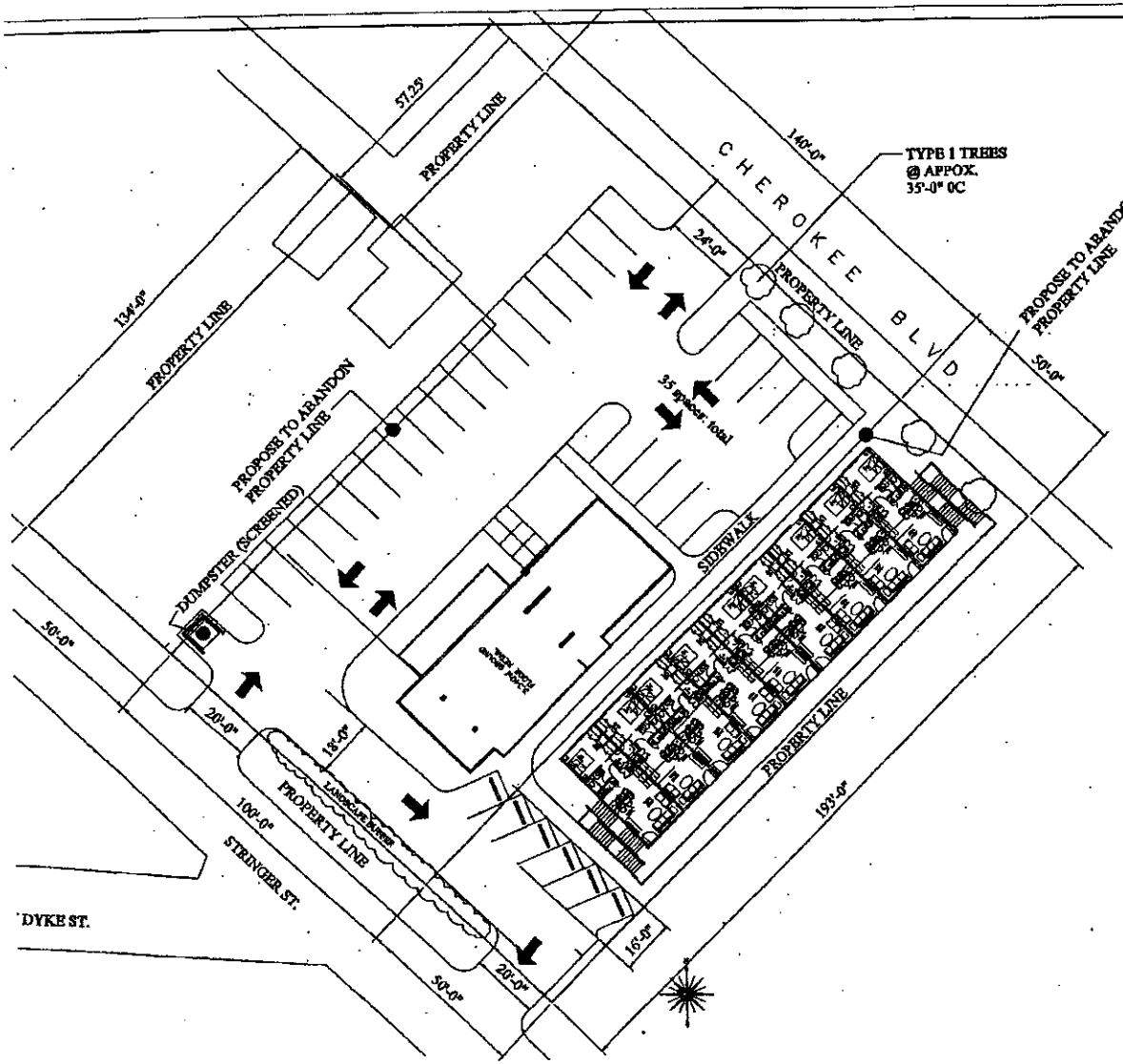
North

68 ft

Chattanooga Hamilton County Regional Planning Agency

Chattanooga-Hamilton County RPA Regional Planning Agency

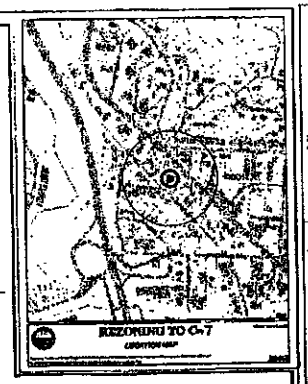

W Bell Av
Van Dyke St
Houser St
Chilhowie St
Spring St

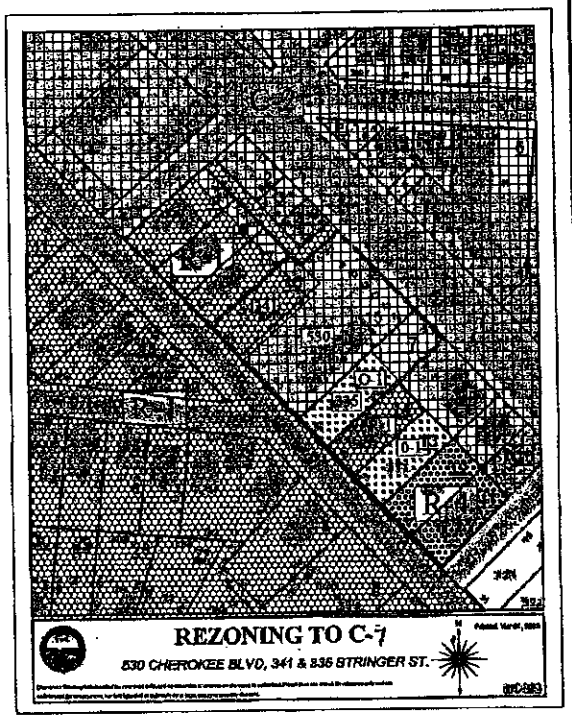


9 MINI'S PER FLOOR
RETAIL: 3,340
TOTAL SF OF PROJECT: 17,140sf
2,450sf EXIST./14,690sf NEW

43.45 PARKING SPACES REQUIRED
46 PARKING SPACES PROVIDED

TAX MAP: 135CL15-135CI7
PLAT BOOK: 2 PAGE OF 17





ZONING CHANGE REQUEST
530 CHEROKEE BLVD., 341 & 335 STRINGER ST.,
SUBMITTED TO REGIONAL PLANNING AGENCY
CHATTANOOGA, TN
WISH PROPERTIES-TN, LLC MR. JOHN S. WISE, III
423-508-1040

Petition of Opposition 2013-045 (30 signatures)

In signing this petition, I am asking the Planning Commission to not change the zoning of the property at

530 Cherokee Blvd. through to Stringer Street and 335 Stringer Street to C-7.

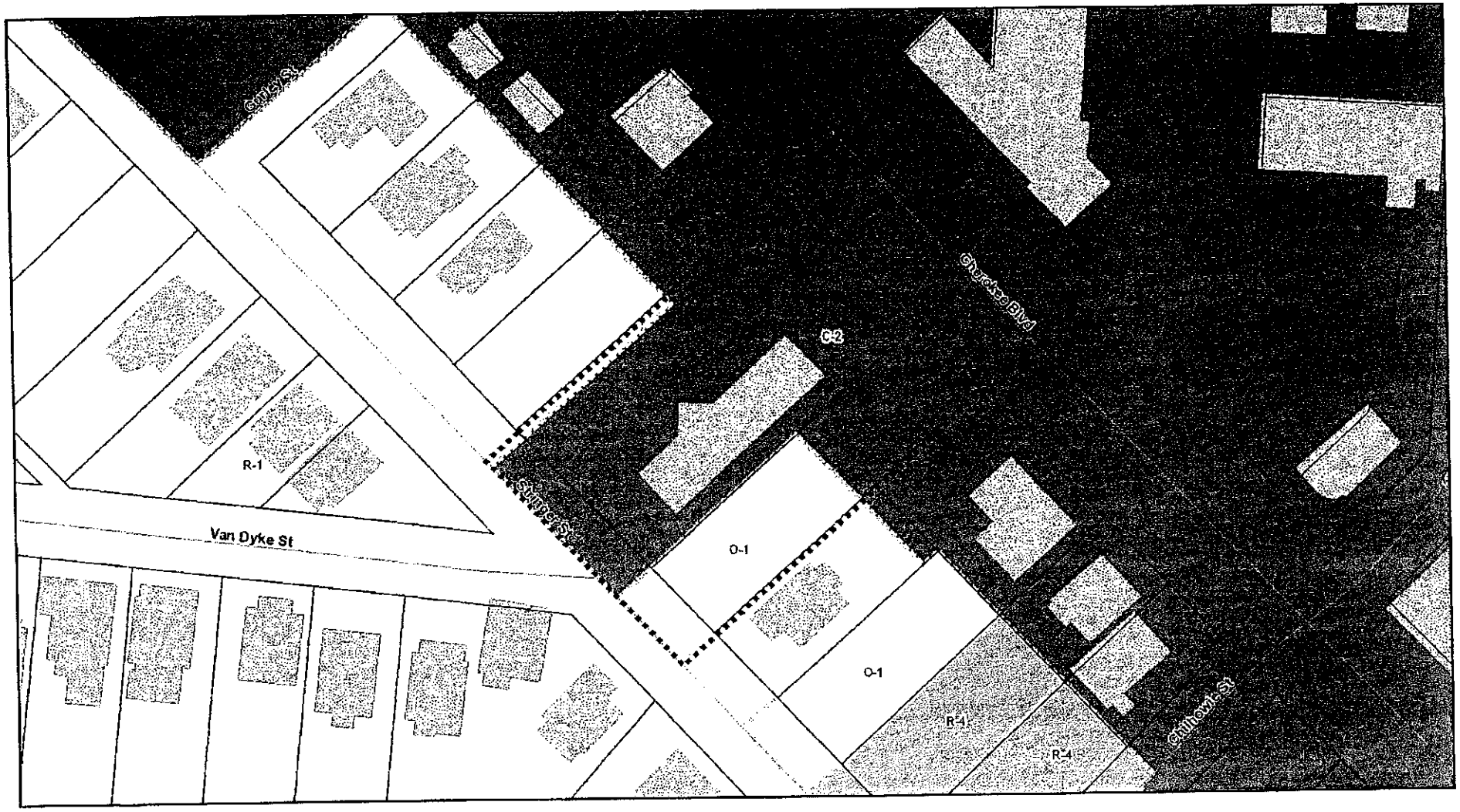
Name (Print)	Signature	Address	Date Signed
1. Karen Reid	Karen Reid	406 Stringer St. Chatt. TN 37405	4-7-13
2. Danny Reid	Daniel Reid	406 Stringer St Chatt. Tn 37405	4-7-13
3. Carlton Wilson	Carlton Wilson	347 Stringer St Chatt. TN. 37405	4-7-13
4. Daniel Waddell	Daniel Waddell	333 Stringer Street	4/7/13
5. Adam Gotzman	[illegible]	345 Stringer St Chattanooga TN 37405	4/7/13
6. Florence Clemons	Florence Clemons	301 Houser Chatta TN 37405	4-7-2013
7. Kris Stubblefield	[illegible]	322 Stringer St	4-7-13
8. Masey Stubblefield	Masey Stubblefield	"	4-7-13
9. Amanda Chambers	Amanda Chambers	318 Stringer St. Chattanooga, TN	4-7-13

10. Alonzo Meek	Alonzo Meek	315 Stringer Street	4-7-13
11. Philip Minor	Philip Minor	314 Stringer Street	4-7-13
12. Stephen Cole	Steve Cole	320 Stringer Street	4-7-13
13. Chris Mangum	Chris Mangum	328 Stringer	4-7-13
14. MELISSA MAYS	[illegible]	402 STRINGER ST	4-7-13
15. James T Bolt	[illegible]	604 Van Dyke St	4/7/13
16. Billy Sanders	Billy Sanders	311 Houser St.	4/7/13
17. Kristi Sanders	Kristi Sanders	311 Houser St.	4/7/13
18. Jessica Hudson	Jessica Hudson	302 Stringer St	4/7/13

19. (FISH) Michael Fisher	[illegible]	" "	" "
20. Judith Sanders	Judith Sanders	606 Van Dyke St	4-7-13

21. William Nettles Gary Patterson	William Nettles Gary Patterson	606 Van Dyke St. 608 Van Dyke	4/7/13 4-7-13
22. Susan Patterson	Susan Patterson	608 Van Dyke	4-7-13
23. Candy Lockhart	Candy Lockhart	220 Houser St	4-8-13
24. Nancy Wilson	Nancy Wilson	611 Franklin OWNER OF 345-347-349	4-8-13 STRINGER ST
25. Charles D. Wilson	Charles D. Wilson	611 FRANKLIN ST OWNER OF 345-347-349	4-8-13 STRINGER ST
26. NINA G. BAUGHN	Nina G Baughn	305 Houser St owner 423-756-6704	4-8-13
27. Kendall LOCKhart		220 Houser St. 37405 423-475-5164	4/8/13

28. Louveda	ALEXANDER	412 Stringer	4 8 2013
29. RUSS THACKER	Russ Thacker	530 STRINGER	4-8-13
30.			



2013-045 Rezoning from C-2, O-1 and R-1 to C-7

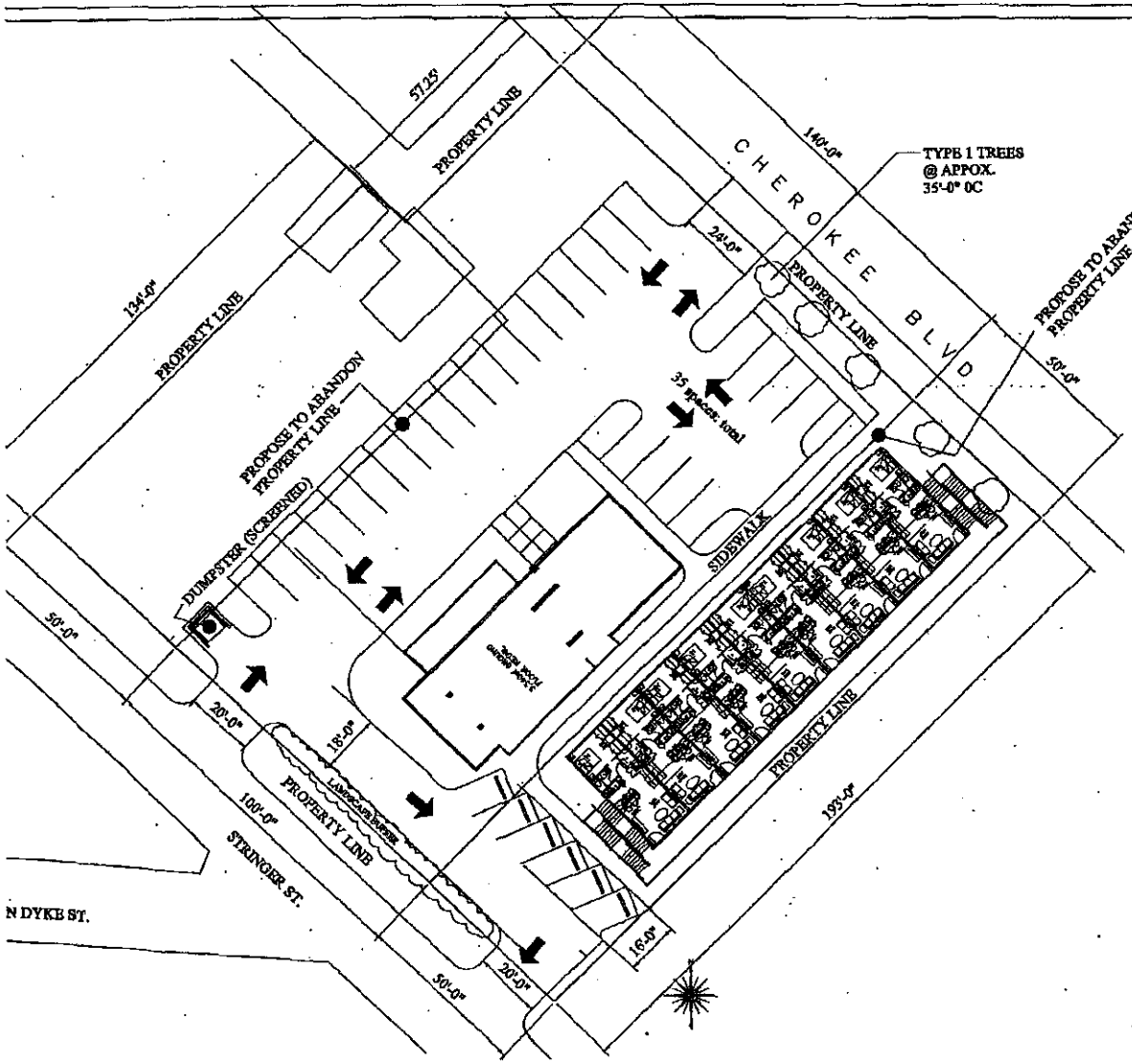
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-045: Approve

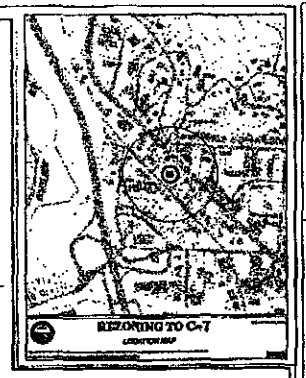
North

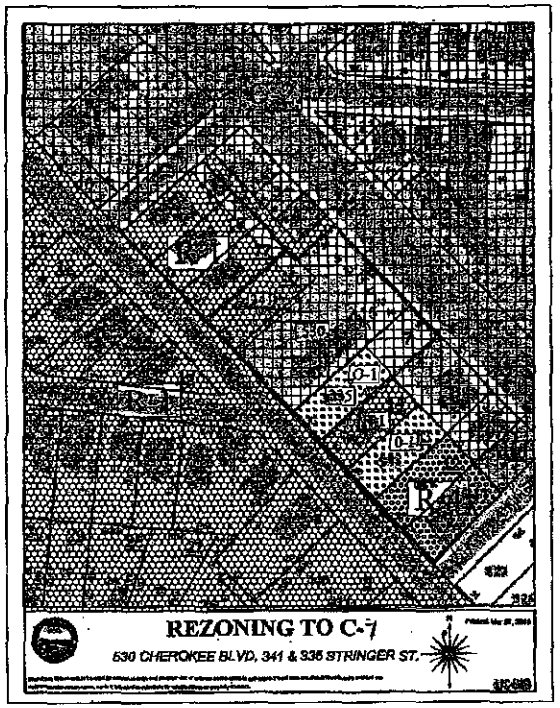
75 ft

Chattanooga Hamilton County Regional Planning Agency

Chattanooga-Hamilton County RPA Regional Planning Agency







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30 0 30 60 90

TAX MAP: 135CL15-135CI7
PLAT BOOK: 2 PAGE OF 17

ZONING CHANGE REQUEST
530 CHEROKEE BLVD., 341 & 335 STRINGER ST.,
SUBMITTED TO REGIONAL PLANNING AGENCY
CHATTANOOGA, TN
WISE PROPERTIES-TN, LLC MR. JOHN S. WISE, III
423-899-1060

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:

> 2013-031 TDK Construction Company, Inc./Tim Keach, CEO. 2216, 2228, 2242, and 2252 Murray Lane and 7608 Shallowford Road, from R-1 Residential Zone to R-3 Residential Zone, subject to certain conditions.
>
> 2013-044 Habitat for Humanity Greater Chattanooga Area/Linda Sneary. 1129 East 14th Street, from M-1 Manufacturing Zone to R-3 Residential Zone.
>
> 2013-049 Alan Haniszewski/PVS MAC II, LLC. 1944 Rossville Avenue, from R-3 Residential Zone and M-1 Manufacturing Zone to C-3 Central Business Zone.

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

> 2013-045 John Wise/June Jones. 530 Cherokee Boulevard and 335 Stringer Street, from R-1 Residential Zone, O-1 Office Zone and C-2 Convenience Commercial Zone to C-7 Northshore Commercial Mixed Use Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended the granting of an Industrial Conditional Permit for a Recycling Processing Center on the following property:

> 2013-048 Taqi Mirza/Robmer Partners. 2108 Chestnut Street.

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,

May 14, 2013

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 _____, 2013.

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