

5/14/13

First Reading: _____
Second Reading: _____

2013-044
Habitat for Humanity Greater
Chattanooga Area/Linda Sneary
District No. 8
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE,
PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO
REZONE PROPERTY LOCATED AT 1129 EAST 14TH
STREET, MORE PARTICULARLY DESCRIBED HEREIN,
FROM M-1 MANUFACTURING ZONE TO R-3 RESIDENTIAL
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 property located at 1129 East 14th
Street, more particularly described herein:

Lots 316, 317 and part of 318, Orange Grove Subdivision, Plat
Book 3, Page 39, ROHC, being the property described as Tract 1
in Deed Book 9786, Page 782, ROHC. Tax Map No. 146P-D-021.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1
Manufacturing Zone to R-3 Residential 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

2013-044 City of Chattanooga
April 8, 2013

RESOLUTION

WHEREAS, Habitat for Humanity Greater Chattanooga Area/Linda Sneary 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 R-3 Residential Zone, property located at 1129 East 14th Street.

Lots 316, 317 and part of 318, Orange Grove Subdivision, Plat Book 3, Page 39, ROHC, being the property described as Tract 1 in Deed Book 9786, Page 782, ROHC. Tax Map 146P-D-021 as shown on the attached map.

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

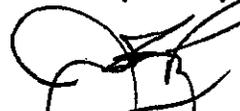
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, 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 April 8, 2013, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,



John Brieger
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: 2013-044

Date Submitted: 03/01/2013

Planning District: 8B

County District: 4

City District: 3

Jurisdiction: Chattanooga

Neighborhood: None

Staff Action:

PC Action/Date:

Legis. Action/Date:

From: M-1	To: R-3
Proposed Development or Use: Single Family Homes	

Address: (Street Number & Street Name)	Tax Map No: 146P-D-021
1129 East 14th St	Plat Book/Page No. 3/39
Current Use: Vacant	Adjacent Uses: Residential, Manufacturing, 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	Habitat for Humanity Greater Chattanooga Area**	
Address:	1201 E. Main St	
City	Chattanooga	State: TN
Zip Code:	37408	
Daytime Phone:	423-756-0507 ext 17	
Cell Phone:	423-653-7897	
Other Phone:		
Email:	lsneary@habichatt.org	
Fax:	423-756-0509	** Attn: Linda Sneary

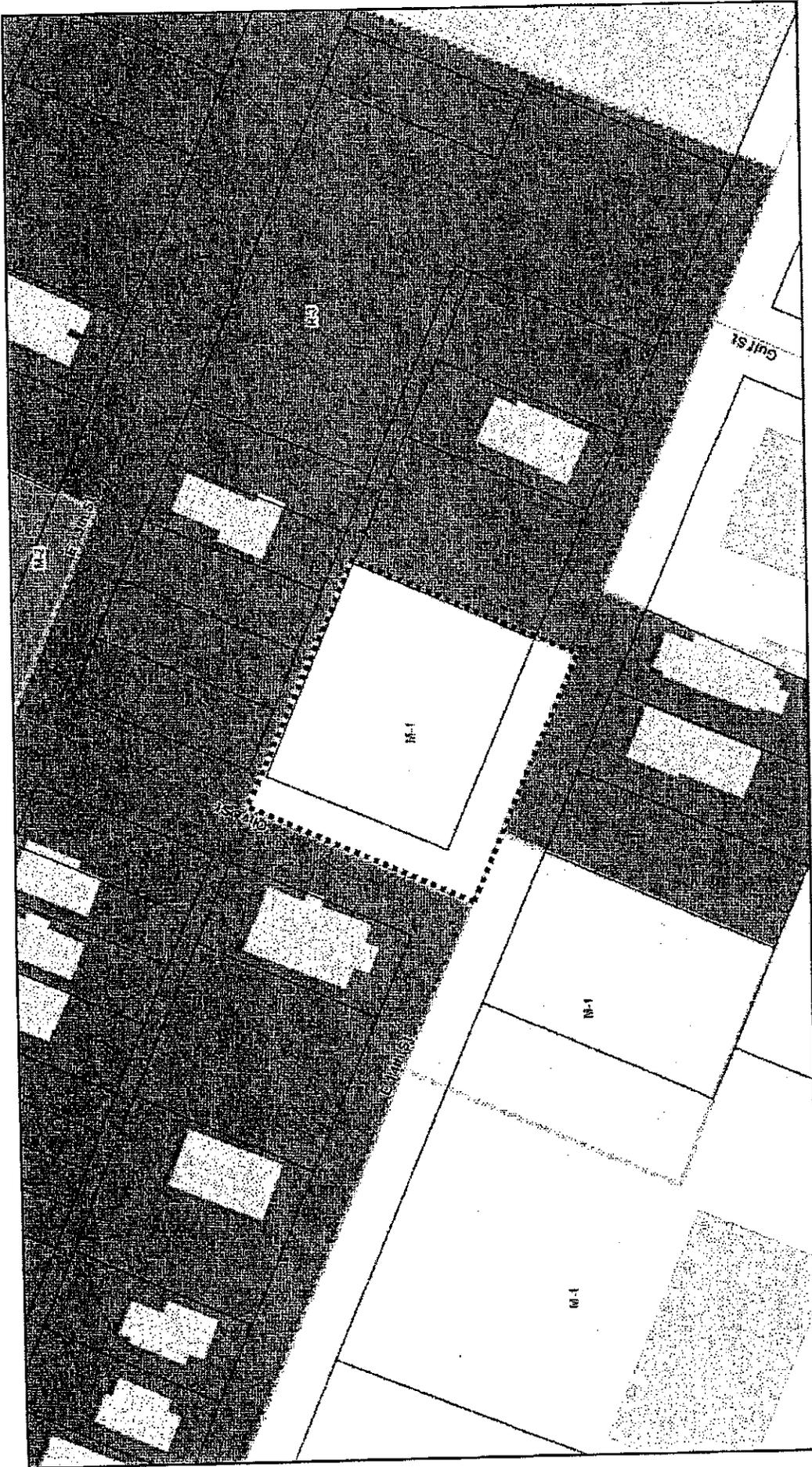
Name:	Same
Address:	
Phone:	
CHECKLIST (OFFICE USE ONLY)	
<input checked="" type="checkbox"/> Application Complete	<input checked="" type="checkbox"/> Deeds for property to be rezoned
<input checked="" type="checkbox"/> Ownership Verified	Deed Book: 3786792
<input checked="" type="checkbox"/> Tax Map Analysis Letter	<input checked="" type="checkbox"/> Copy of plat if applicable rezoned
<input checked="" type="checkbox"/> Map showing property to be rezoned	Plat Book Page: 3/39
<input checked="" type="checkbox"/> Site Plan if applicable	<input checked="" type="checkbox"/> Home Study if applicable
<input checked="" type="checkbox"/> Fee of \$150.00 considered	<input type="checkbox"/> Case Closed No. 24138
<input checked="" type="checkbox"/> Filing Fee: \$50.00	<input type="checkbox"/> Case Closed No. 24138
Accepted by: Jennifer Ware	Date: 03/01/2013

RPA STAFF RECOMMENDATION

Case Number:	2013-044	PC Meeting Date: 4-8-2013
STAFF RECOMMENDATION:	APPROVE	
Land Use & Transportation Comments		
<p>Planning Staff:</p>	<p><u>Applicant Request Overview</u> Linda Sneary on behalf of Habitat for Humanity Greater Chattanooga Area submitted a request to rezone 0.31 acres of land, currently zoned M-1 Manufacturing Zone, to R-3 Residential Zone for the purpose of developing two single-family homes.</p> <p><u>Site Description</u> The site is vacant with residential uses to the north, east and west sides of the property and industrial to the south. The topography is flat and access to the site is good.</p> <p><u>Plans/Policies</u> Development in the subject area is guided by the Hamilton County Comprehensive Plan 2030 and the Urban Overlay Zone.</p> <p>The Urban Infill Development Sector, as identified in the Hamilton County Comprehensive Plan 2030, is defined by neighborhoods with identifiable edges, denser and primarily residential urban fabric. The Comprehensive Plan recommends that new development within the Urban Infill sector should follow <u>urban</u> patterns with smaller blocks, a connected street grid, alleys, smaller lots and shallow building setbacks.</p> <p>Contained within the Comprehensive Plan's general housing policies is a call to support infill development. The action required to support this policy is to target key locations appropriate for residential infill and identify flexible zoning techniques to ease the infill process in terms of permitting, zoning and impact on existing neighborhoods.</p> <p>The two homes proposed in the development are in scale with the existing residential development in the area and would infill what is currently vacant property situated in the center of the block.</p> <p>The subject property also lies within the Urban Overlay Zone. This zone was created to maintain the physical layout of this older urban area, recognizing that downtown Chattanooga and its surrounding neighborhoods have a different development pattern than the rest of the city. The overlay zone is a tool to deal with special requirements and is placed over the existing zoning to alter some of the regulations. The proposed development fits into the physical layout of the area and it overarching character.</p> <p>According Chattanooga Housing Study, adopted in February, nearly one-third of Chattanooga area residents struggle with the cost of housing.</p>	

RPA STAFF RECOMMENDATION

	<p>The study recognizes that the demand for quality affordable homes is increasing, especially in the urban overlay zone. The study proposes several revitalization strategies to confront Chattanooga's housing difficulties; however the study is a report and not a formal policy.</p> <p><u>Staff Recommendation</u></p> <p>The Regional Planning Agency recommends approval of this rezoning request, as the applicant's proposed use was found to meet the intent of adopted plans and policies and is further supported by the Chattanooga Housing Study. The proposed development is an appropriate use of infill residential development which is encouraged the Hamilton County Comprehensive Plan; the approval of two additional units addresses an identified need within the community.</p>
Infrastructure & Operational Comments	
Public Works Staff:	<p>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.</p> <p>Additional requirements, if needed, are indicated by department below either as comments or as conditions recommended to be attached to the final ordinance.</p> <p><u>Land Development Office</u></p> <p>The proposed lots are less than 7500 square feet and will require a variance. Call 643-5800 for more information.</p>



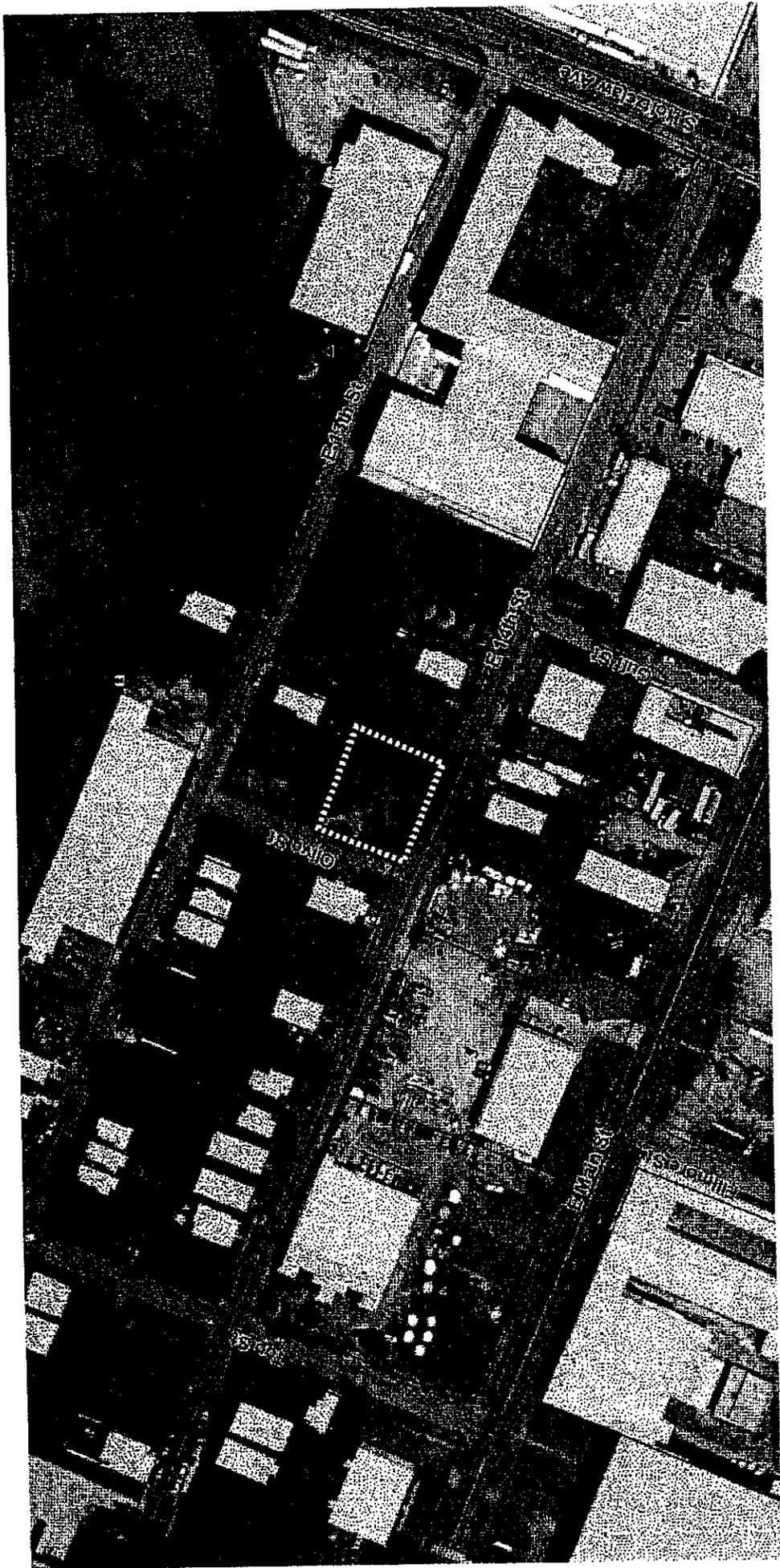
2013-044 Rezoning from M-1 to R-3

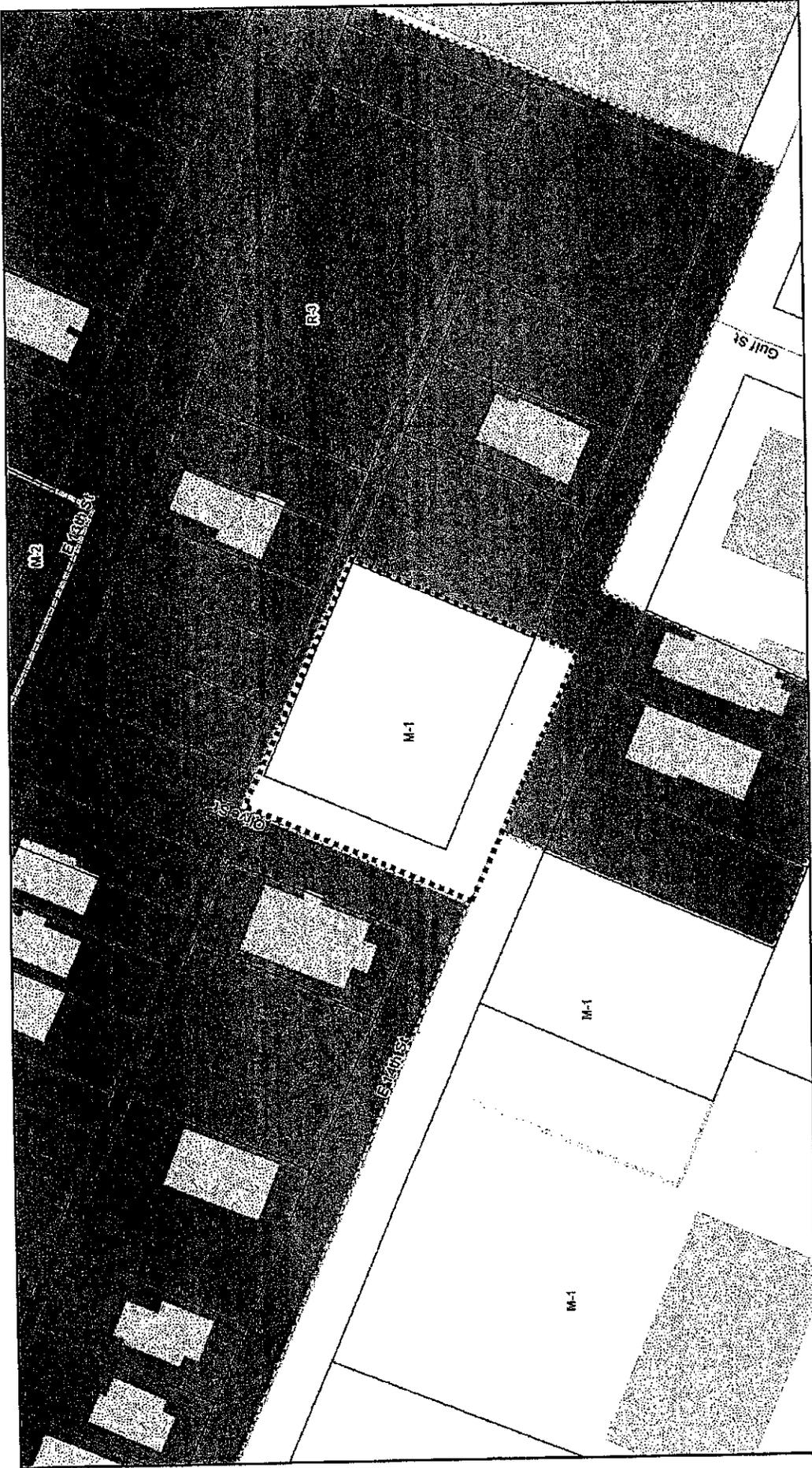


75 ft



Chattanooga Hamilton County Regional Planning Agency



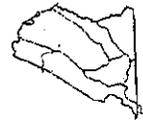


2013-044 Rezoning from M-1 to R-3

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-044: Approve



75 ft



Chattanooga Hamilton County Regional Planning Agency

Surveyors Certification:

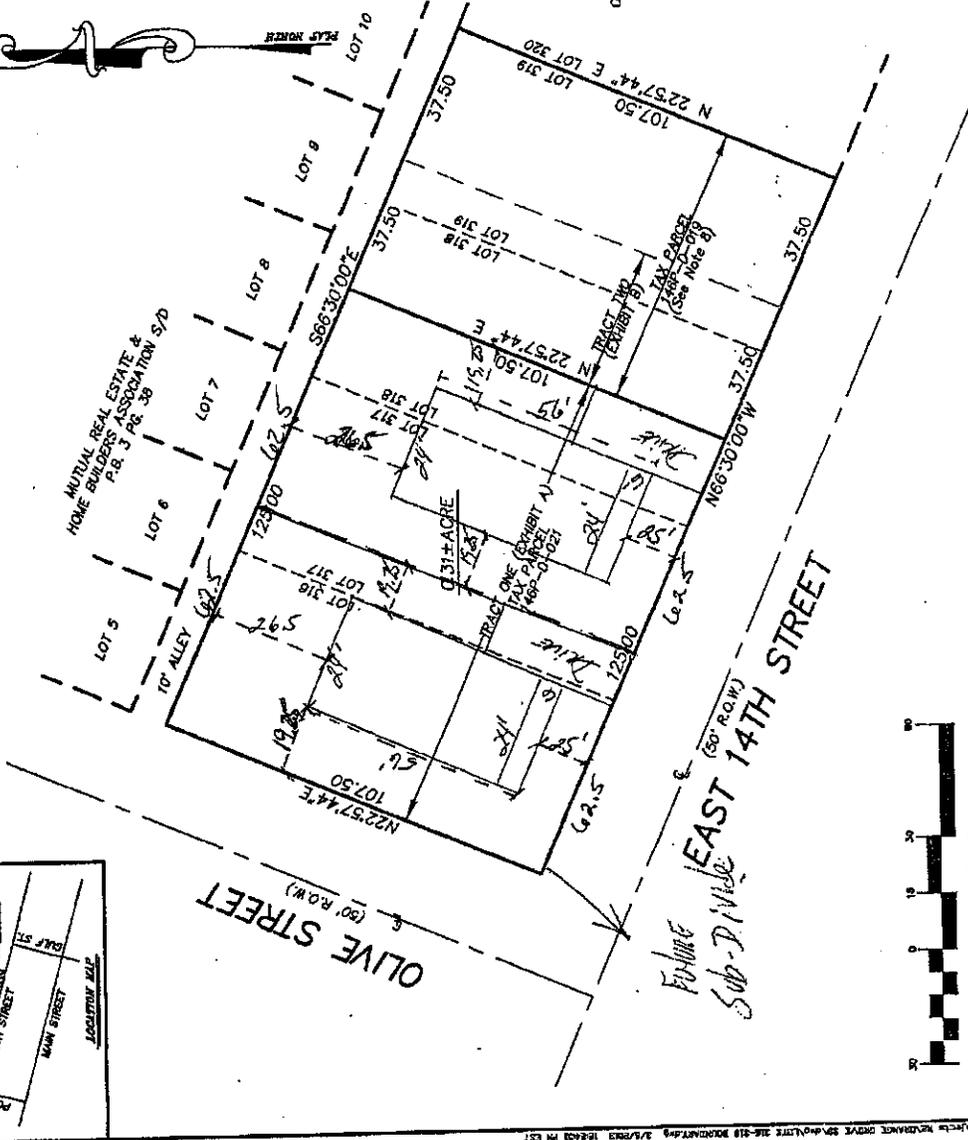
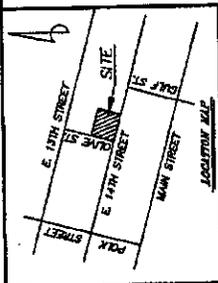
I hereby certify that I have surveyed the property shown herein that this survey is correct to the best of my knowledge and belief and that it is a category "r" survey and that the ratio of precision of the readjusted survey is 1:10000+ as shown herein. (This survey is null and void unless stamped in red ink)

David Mathews PLS#717

General Notes:

1. Tax Map 146 P-D-19 & 21
2. This Survey was performed without the benefit of a Title Commitment.
3. This survey is nontransferable without written permission from the surveyor.
4. Subject to restrictions and easements not referred to by current Deed of record.
5. Any locations of underground utilities of shown herein, are based on aboveground structures and record drawings provided by the locations shown herein. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/ structures. For information regarding these utilities, please contact the appropriate agency.
6. Street address 1728 & 1186 E. Olive Street
7. All corners are true and correct unless otherwise noted.
8. An error in the east 76' strip of lot 319 has been faced along with west strip thus making the parcel 76' in width.

LOT 318
ORANGE GROVE S/D
P.B. 3 PG. 38



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