

First Reading: _____
Second Reading: _____

2013-074
Roy Williams/Nathaniel and Linda Long
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 1113 EAST 11TH
STREET, MORE PARTICULARLY DESCRIBED HEREIN,
FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL 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 1113 East 11th
Street, more particularly described herein:

Lot 14, Loveman’s Addition to Park Place, Plat Book 1, Page 32,
ROHC, Deed Book 8560, Page 456, ROHC. Tax Map No. 146I-
C-006.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1
Residential Zone to R-4 Special 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

2013-074 City of Chattanooga
June 10, 2013

RESOLUTION

WHEREAS, Roy Williams/Nathaniel and Linda Long petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga rezoning R-1 Residential Zone to R-4 Special Zone, property located at 1113 East 11th Street.

Lot 14, Loveman's Addition to Park Place, Plat Book 1, Page 32, ROHC, Deed Book 8560, Page 456, ROHC. Tax Map 146I-C-006 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on June 10, 2013,

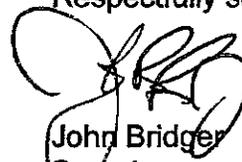
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 June 10, 2013, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,


John Bridger
Secretary

Case Number: 2013-074 **PC Meeting Date:** 06-10-2013

STAFF RECOMMENDATION: APPROVE

**Land Use & Transportation
 Comments**

Planning Staff:

Applicant Request Overview

The applicants are requesting to rezone 0.15 acres of land located at 1113 East 11th Street from R-1 Residential Zone to R-4 Special Zone and combine the property with an existing R-4 Special Zone parcel to provide off-street parking for a proposed sorority.

Site Description

The property contains a single-family residence. The surrounding properties are residential and commercial, and fraternity and sorority uses.

Zoning History

In 2008, neighboring property at 1106 East 11th Street was rezoned (Ordinance No. 12176) from R-1 Residential Zone to R-4 Special Zone to allow for the development of a new fraternity.

Plans/Policies

Development in the subject area is guided by the Comprehensive Plan 2030 (2006), Urban Overlay Zone, and the MLK Community Plan (2009).

The subject property falls within the Urban Infill Development Sector, as identified in the countywide Comprehensive Plan 2030, which is defined by neighborhoods with identifiable edges, denser and primarily residential urban fabric. The plan recommends that new development within this sector follow urban patterns with smaller blocks, connected street grid, alleys, smaller lots and shallow building setbacks.

The subject property also lies within the Urban Overlay Zone. This zone was created to maintain the physical layout of this older urban area. The overlay zone is a tool to deal with special requirements and is placed over the existing zoning to alter some of the regulations. Under certain conditions, a reduction in required parking for both residential uses may be applied within the overlay zone.

The approved land use plan for this area is the MLK Community Plan adopted by Chattanooga City Council in 2009. The following development policies from the MLK Community Plan are the most applicable to the proposed development:

- The area between 10th and 11th Streets has been approved for fraternity and sorority houses.
- Any new fraternity housing in this area should be designed to allow a transition from group housing to market rate housing

RPA STAFF RECOMMENDATION

	<p>such as condos, apartments or townhouses in the future.</p> <ul style="list-style-type: none">• To achieve the city's goal of a 15% tree canopy cover in the urban areas, surface parking lots shall be landscaped with a minimum of one tree for every five parking spaces. <p>Staff Recommendation Staff recommends approval of this rezoning request as the applicant's proposed use was found to meet the intent of the Comprehensive Plan, the adopted land use plan, and to be compatible with adjacent and surrounding land uses.</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>

ZONING APPLICATION FORM**CASE NUMBER: 2013-074**

Date Submitted: 05-09-2013

(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)

1 Applicant Request

Zoning	From: R-1 Residential Zone	To: R-4 Special Zone
Total Acres in request area: 0.15 Acres		

2 Property Information

Property Address:	1113 East 11 th Street
Property Tax Map Number(s):	146I-C-006

3 Proposed Development

Reason for Request and/or Proposed Use:	Sorority Housing
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4 Site Characteristics

Current Zoning:	R-1 Residential Zone
Current Use:	Single Family Residence
Adjacent Uses:	R-4 (Fraternity) R-4 (Vacant Lot)

5 Applicant Information

All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.

Name: Roy Williams	Address: 1109 Radmoor Lane
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Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner
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City: Chattanooga	State: TN	Zip Code: 37421	Email: chattanoogalohomes@comcast.net
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Phone 1: 423-227-0400	Phone 2:	Phone 3:	Fax:
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6 Property Owner Information (if not applicant)

Name: Nathaniel & Linda Long	Phone: 423-296-0300
Address: 1525 Windstone Drive Ringgold Georgia 30736	

Office Use Only:

Planning District: 88	Neighborhood: MLK Neighborhood Association
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Hamilton Co. Comm. District: 4	Chatt. Council District: 9	Other Municipality:
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Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:
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Checklist

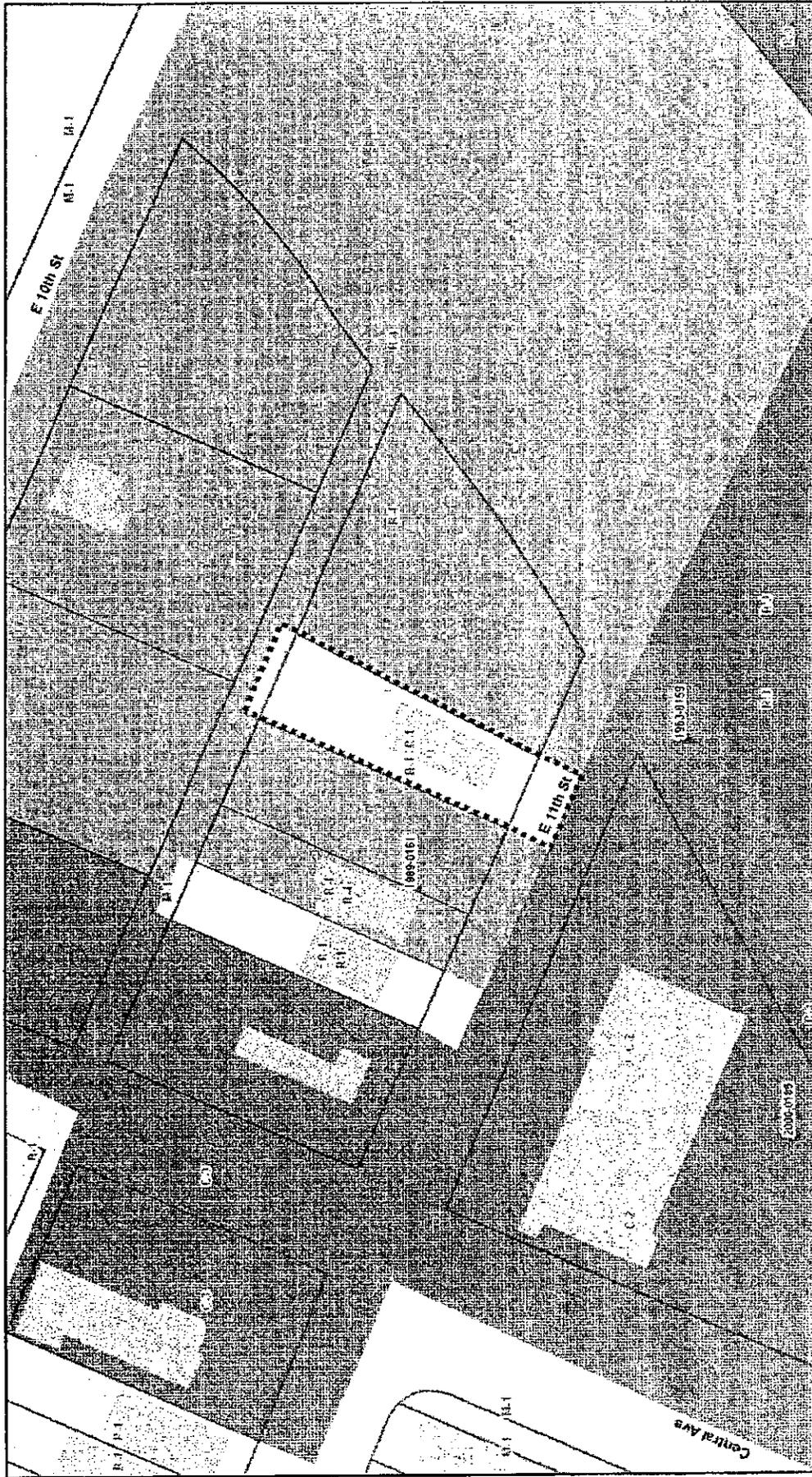
<input checked="" type="checkbox"/>	Application Complete	<input checked="" type="checkbox"/>	Ownership Verification	<input checked="" type="checkbox"/>	Map of Proposed Zoning Area with dimensions		
<input checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Total Acres to be considered: 0.15	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable

Deed Book(s): 8560-456

Plat Book/Page: 1-32	<input checked="" type="checkbox"/>	Notice Signs	Number of Notice Signs: 1
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<input checked="" type="checkbox"/>	Filing Fee: \$150.00	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/>	Check	Check Number: 009130
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Planning Commission meeting date: 6-10-2013	Application processed by: Marcia Parker
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2013-074 Rezoning from R-1 to R-4

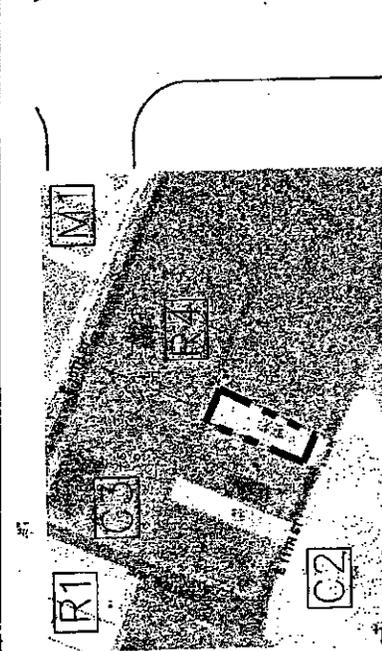
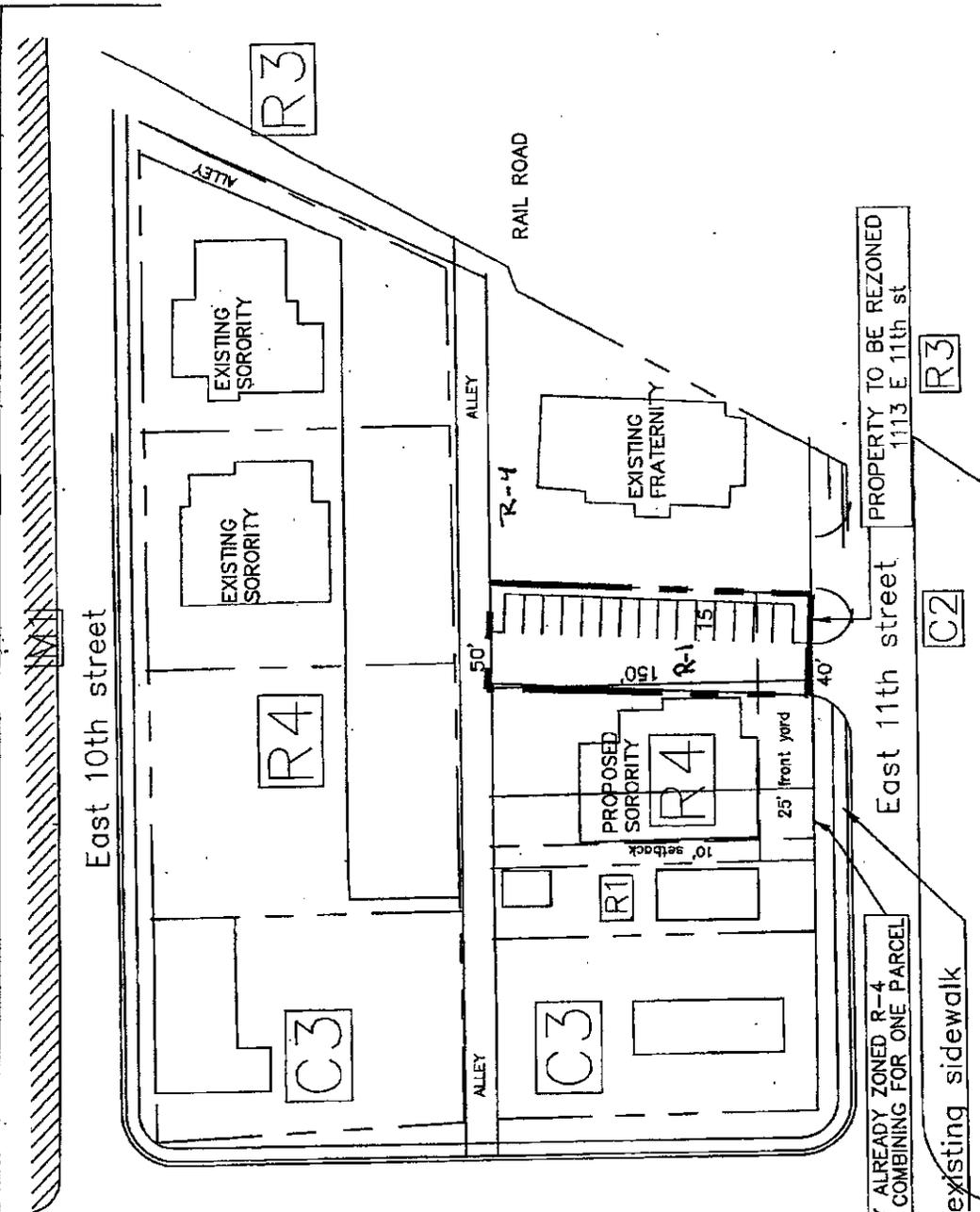
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-074: Approve



75 ft



Chattanooga Hamilton County Regional Planning Agency



Central Avenue

ZONING MAP

NARRATIVE:

The intent of the request is to rezone a single parcel R-1 to R-4 and combine with existing R-4 for special use of sorority for this area.

The adjacent property is already zoned R-4 and currently have two sororities and one fraternity inhabited.

The surrounding property is residential, commercial, fraternity and sororities.

NOTES:

- Tax Map 1461-C-006
- Current Zoning R-1
- 6,750 sf = 0.15 Acres.
- Combine with adjacent R-4
- Demo existing 1 story house
- New Sorority house
- Off-street parking for residence

PROPERTY ALREADY ZONED R-4
PROPOSE COMBINING FOR ONE PARCEL

existing sidewalk

CONCEPTUAL SITE PLAN



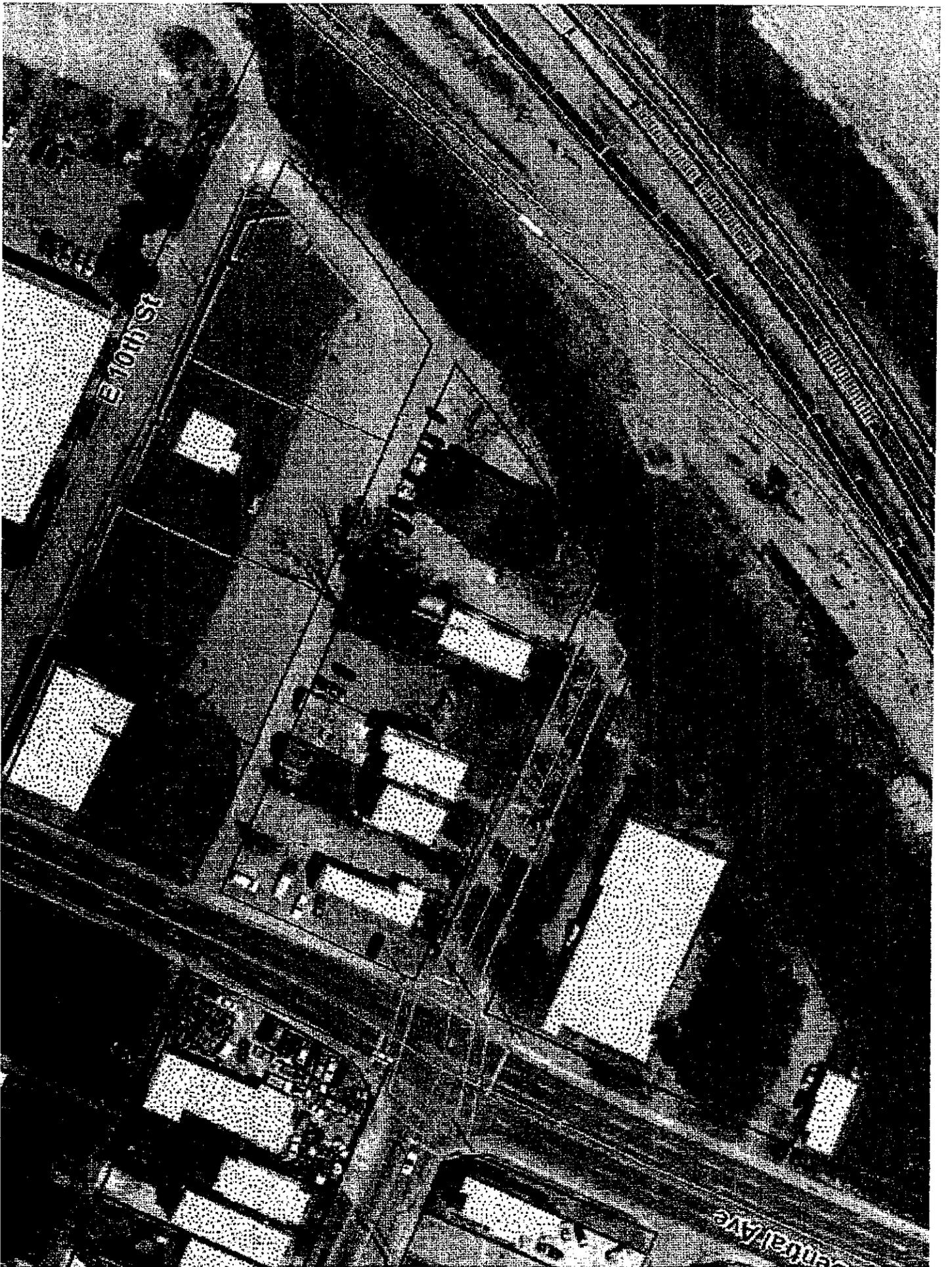
PROPOSED SITE PLAN FOR REZONING
1113 E 11th Street
CHATTANOOGA, TN

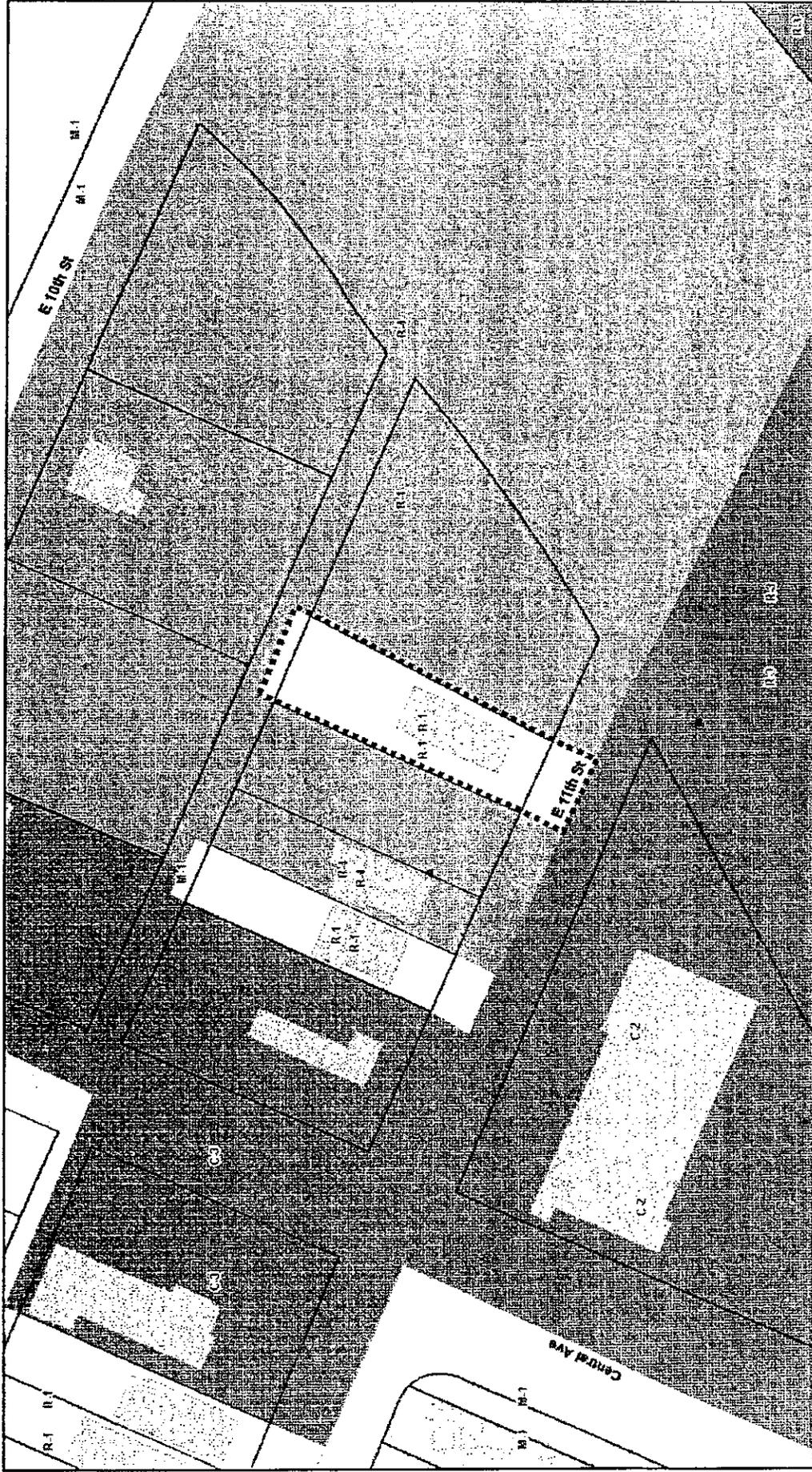
MAY 8, 2013

APP. NO. 13-001
DATE 05-08-13
CP-1

river street architecture
residential development projects, inc.

2013-074





2013-074 Rezoning from R-1 to R-4



75 ft



Chatham 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 petitions to rezone be approved:

2013-072 Walk2Campus Properties c/o Roe Elam/UTC Three, LLC. 863 McCallie Avenue, from C-2 Convenience Commercial Zone to C-3 Central Business Zone, subject to certain conditions.

2013-074 Roy Williams/Nathaniel and Linda Long. 1113 East 11th Street, from R-1 Residential Zone to R-4 Special Zone.

2013-080 Richard W. McCoy/Arlington Properties, Inc. 5300 block of Highway 58, from C-2 Convenience Commercial Zone to R-3 Residential Zone.

2013-086 Independent Healthcare Properties/National Bank of Tennessee. 7715, 7719, and 7721 Shallowford Road, from R-1 Residential Zone to R-4 Special Zone, subject to approval of the Institutional Planned Unit Development of Case No. 2013-085.

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

2013-085 Independent Health Properties/National Bank of Tennessee. 7715, 7719, and 7721 Shallowford Road, for an Institutional Planned Unit Development, subject to certain conditions.

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

2013-066 Marie and Jeff Fisher. 4301 Forest Plaza Drive, for a Residential Home for the Aged.

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,

July 9, 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.

Sandra Freeman
Clerk to the City Council