

First Reading: _____
Second Reading: _____

2013-096
Jody Shea/
Shea Properties
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 1800 E. 25TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO M-2 LIGHT INDUSTRIAL 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 1800 E. 25th Street, more particularly described herein:

Lots 309 and 310, Map of Central Park Land Company's Subdivision, Plat Book 6, Page 35, ROHC, Deed Book 9701, Page 35, ROHC. Tax Map No. 156J-A-031.

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

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to the following conditions:

- 1) No storage shall be permitted within the street yard;

- 2) The applicant shall schedule and attend a pre-submittal meeting with the Land Development Office to discuss plans review and landscape provisions; and
- 3) A 30' type "A" landscape buffer shall be provided along the southern and western property lines. The type "A" buffer must consist of evergreen trees and shrubs; as stated in Chapter 38, Article IX Landscape Provisions and approved by the City of Chattanooga Land Development Office.

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: _____

CHAIRPERSON

APPROVED: ____ DISAPPROVED: ____

MAYOR

/mms

First Reading: _____
Second Reading: _____

2013-096
Jody Shea/
Shea Properties
District No. 8
Applicant Version

ORDINANCE NO. _____

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Lots 309 and 310, Map of Central Park Land Company's Subdivision, Plat Book 6, Page 35, ROHC, Deed Book 9701, Page 35, ROHC. Tax Map No. 156J-A-031.

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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

2013-096 City of Chattanooga
July 8, 2013

RESOLUTION

WHEREAS, Jody Shea/Shea 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-2 Light Industrial Zone, property located at 1800 E. 25th Street.

Lots 309 and 310, Map of Central Park Land Company's Subdivision, Plat Book 6, Page 35, ROHC, Deed Book 9701, Page 35, ROHC. Tax Map 156J-A-031 as shown on the attached map.

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

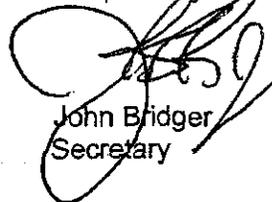
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 July 8, 2013, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to the following conditions: 1) No storage shall be permitted within the street yard; 2) The applicant shall schedule and attend a pre-submittal meeting with the Land Development Office to discuss plans review and landscape provisions; and 3) A 30' type "A" landscape buffer shall be provided along the southern and western property lines. The type "A" buffer must consist of evergreen trees and shrubs; as stated in Chapter 38, Article IX Landscape Provisions and approved by the City of Chattanooga Land Development Office

Respectfully submitted,



John Bridger
Secretary

RPA STAFF RECOMMENDATION

Case Number: 2013-096 **PC Meeting Date:** 07-08-2013

STAFF RECOMMENDATION: APPROVE, subject to the following conditions:

1. No storage shall be permitted within the street yard.
2. The applicant shall schedule and attend a pre-submittal meeting with the Land Development Office to discuss plans review and landscape provisions.
3. A 30' type "A" landscape buffer shall be provided along the southern and western property lines. The type "A" buffer must consist of evergreen trees and shrubs; as stated in Chapter 38, Article IX Landscape Provisions and approved by the City of Chattanooga Land Development Office.

Land Use & Transportation Comments

Planning Staff:

Applicant Request Overview
The applicant is requesting to rezone a parcel of property located at 1800 E. 25th Street, from R-2 Residential to M-2 Light Industrial for a storage area.

Site Description
The property is located at 1800 East 25th Street in the Rossville Boulevard/ East Lake Community. The property is currently a fenced vacant lawn. The applicant's electrical business is located on the property's eastern side. Adjacent uses include a manufacturing facility, single-family dwellings and duplexes.

Plans/Policies
This property is located in the study boundary of the 2004 Rossville Boulevard Community Plan. The plan recommends medium-density residential or heavy business mix for this area. Medium-density residential is defined as single family dwellings, townhouses, patio homes, two, three and four-family dwellings. Heavy business mix is defined as convenience commercial, neighborhood commercial, region-serving planned commercial center, office, residential, light industry, warehouse, wholesale or similar uses.

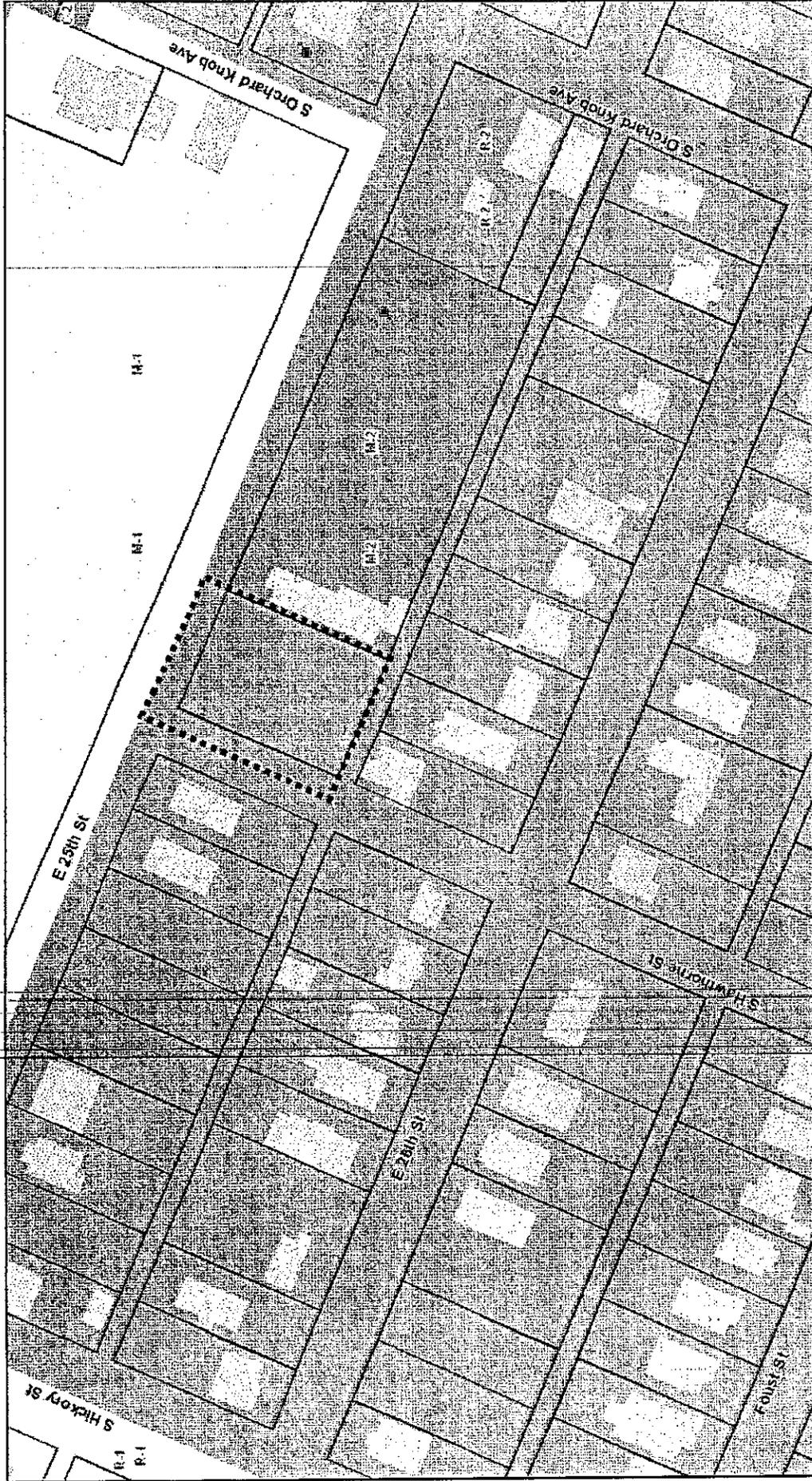
Staff Recommendation
In order to screen any outdoor storage of industrial equipment associated with light industrial uses, staff is recommending approval of the request, subject to several conditions. These conditions are related to landscaping and screening for the adjacent residential properties.

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

ZONING APPLICATION FORM

CASE NUMBER: 2013-096		Date Submitted: 06-10-2013	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: R-2	To: M-2	
Total Acres in request area: 0.30			
2 Property Information			
Property Address:	1800 E. 25 th Street		
Property Tax Map Number(s):	156J A 031		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Adjacent to Business (M-2); Need Storage Area		
4 Site Characteristics			
Current Zoning:	R-2		
Current Use:	None		
Adjacent Uses:	Electrical Business, R/W, Alley		
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: Jody Shea (Shea Properties LLC)		Address: 1522 Dugdale Street	
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner	
City: Chattanooga	State: TN	Zip Code: 37405	Email: jshea@servicelecticco.com
Phone 1: 423-987-1896	Phone 2: 423-847-4787	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name:		Phone:	
Address:			
Office Use Only:			
Planning District: 8C		Neighborhood: East Lake Crime Watch	
Hamilton Co. Comm. District: 4	Chatt. Council District: 8	Other Municipality:	
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:	
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	Total Acres to be considered: 0.30	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 9701-84			
Plat Book/Page: 6-35		<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1
Filing Fee: \$635.00	Cash	<input checked="" type="checkbox"/> Check	Check Number: 1603
Planning Commission meeting date: July 8, 2013		Application processed by: Marcia Parker	



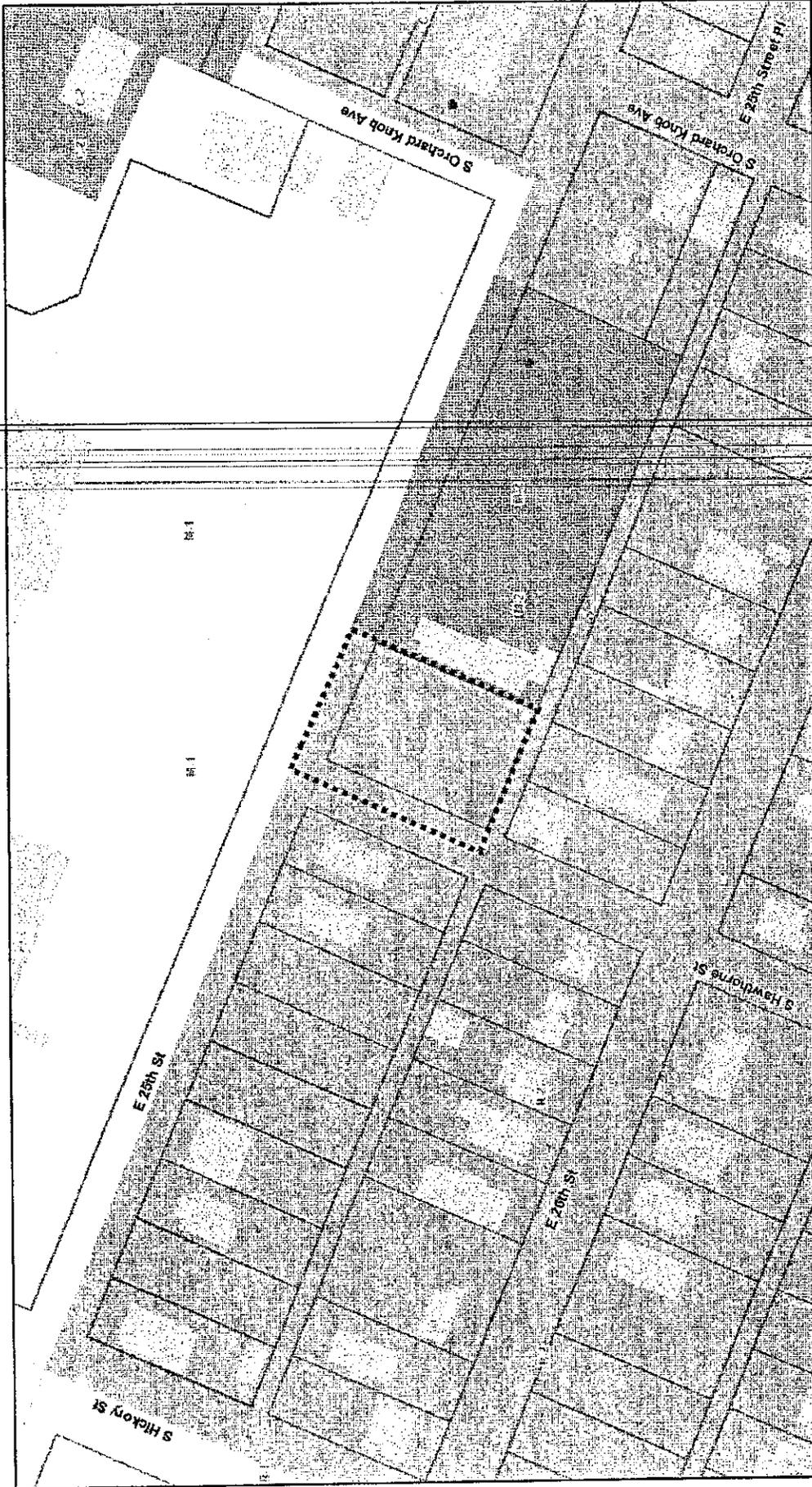
2013-096 Rezoning from R-2 to M-2



110 ft



Charlotte-Randolph County Regional Planning Agency



2013-096 Rezoning from R-2 to M-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-096: Approve, subject to the list of conditions in the Planning Commission Resolution.



110 ft

CANTONAGE-MAGUIRE CASHBY



Regional Planning Agency

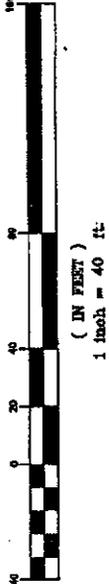
Chattanooga Hamilton County Regional Planning Agency



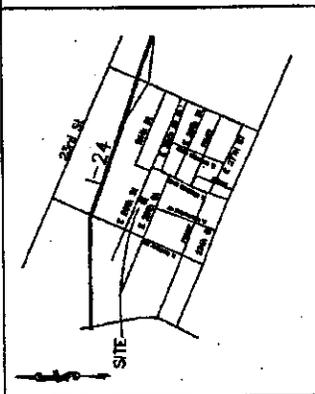
SITE ANALYSIS:
ACRES= 0.30±
RE-ZONING

PROJECT CONTACT PERSON:
JODY SHEA
1522 DUGDALE ST.
Chattanooga Tn 37405
(423) 987-1896

GRAPHIC SCALE



SHEA PROPERTIES LLC
LOTS 309-310 FOUST LAND CO ADDN S/D
PB 6 PG 35 RCHC
TM# 156J A 031
ZONED R-2



LOCATION MAP n.t.s.



EAST 25TH ST.
50' R/W
N67°00'00"W
47.00' 50.00'

UNOPENED R/W
40' R/W

15' ALLEY

EAST 26TH ST.
50' R/W

HAWTHORNE ST.

SHEA PROPERTIES LLC
LOTS 303-308 FOUST LAND CO ADDN S/D
PB 6 PG 35 RCHC
TM# 156J A 032
ZONED M-2

13085.40 sq. ft.
0.30 Acres±

S23°00'00"W
135.00'

S23°00'00"W
135.00'

N67°00'00"W
47.00' 50.00'

RE-ZONING

1800 EAST 25TH STREET
SHEA PROPERTIES LLC
D.B. 9701 PG. 84 R.O.H.C.

CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date : 06/08/13 Drawn : DGC

Scale : 1"=40' Checked : JGC

Copp Engineering Group

1961 NORTHPOINT BLVD. UNIT 120
Hixson, Tn. 37343
423-847-9100 Office

Dwg. Name
1800 EAST 25TH STREET E.25R ST

2013-096

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:

2013-073 John R. Anderson/Dallas and Beverly Bunton, 2910 Silverdale Road, from R-1 Residential Zone to O-1 Office Zone, subject to certain conditions.

2013-089 Jacob Becker/PTC Properties, 503 Hamilton Avenue and 502 North Market Street, from R-4 Special Zone to C-7 Northshore Commercial Mixed Use Zone, subject to certain conditions.

2013-091 Britt Goodson/State of Tennessee, 5528 and 5530 Hwy. 153, from R-2 Residential Zone to C-2 Convenience Commercial Zone.

2013-096 Jody Shea/Shea Properties, LLC, 1800 E. 25th Street, from R-2 Residential Zone to M-2 Light Industrial Zone, subject to certain conditions.

2013-097 David Jones/Hamilton Avenue Properties, 677 Hamilton Avenue, from RT-1 Residential Townhouse Zone to C-7 Northshore Commercial Mixed Use Zone, subject to certain conditions.

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

2013-099 Caressa Martin, 3820 Montview Drive, from R-1 Residential Zone to R-3MD Moderate Density Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following conditions be lifted:

2013-079 Continental 171 Fund, LLC/Ken Liem, Fenella Pinewood, LLC, K&L Enterprises, Inc. 7400 block of Pinewood Drive, lifting Condition #1 of Ordinance No. 12305 from previous Case No. 2009-129 and upon Staff Determination possibly Condition #2 and Condition #5, subject to certain conditions.

4. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following amendments be made to the Chattanooga City Code, Part II, Chapter 38, known as the Chattanooga Zoning Ordinance by:

- (a) Amending Section 38-2, Definitions, by adding "Kennel";
- (b) Amending Section 38-394, Height and area regulations, by deleting items (2) and (3) in their entirety and substituting in lieu thereof;
- (c) Amending Section 38-395, General provisions, by deleting item (1) in its entirety and substituting in lieu thereof;
- (d) Amending Section 38-400, Staging, by adding item (3);
- (e) Amending Section 38-401, Changes and modifications, by deleting same in its entirety and substituting in lieu thereof;
- (f) Amending Section 38-402, Application procedure for planned unit development, by deleting same in its entirety and substituting in lieu thereof;
- (g) Amending Section 38-419, Staging, by deleting same in its entirety and substituting in lieu thereof;
- (h) Amending Section 38-420, Major Changes, by deleting same in its entirety and substituting in lieu thereof; and
- (i) Amending Section 38-421, Application procedure for institutional planned unit development, by deleting same in its entirety and substituting in lieu thereof;

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,

August 13, 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