

First Reading: 11/12/13
Second Reading: _____

2013-119
Jack Edwards
District No. 6
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7630 BONNIE DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-2 RESIDENTIAL 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 7630 Bonnie Drive, more particularly described herein:

All of lot 64 and the south five feet of Lot 63, Austin Farms Section 2, Plat Book 16, Page 53, ROHC, being the property described as Tract Five in Deed Book 9746, Page 770, ROHC. Tax Map No. 129M-B-002.

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

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to no more than two driveways.

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: _____

2013-119
Jack Edwards
District No. 6
Staff Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7630 BONNIE DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-2 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to no more than two driveways and to locate parking to the rear.

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: _____

2013-119
Jack Edwards
District No. 6
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7630 BONNIE DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-2 RESIDENTIAL ZONE.

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

2013-119 City of Chattanooga
October 14, 2013

RESOLUTION

WHEREAS, Jack Edwards 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 to R-2 Residential Zone, Property located at 7630 Bonnie Drive.

All of lot 64 and the south five feet of Lot 63, Austin Farms Section 2, Plat Book 16, Page 53, ROHC, being the property described as Tract Five in Deed Book 9746, Page 770, ROHC. Tax Map 129M-B-002 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on October 14, 2013,

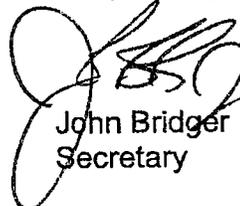
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 October 14, 2013, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to no more than two driveways.

Respectfully submitted,



John Bridger
Secretary

ZONING APPLICATION FORM

CASE NUMBER: 2013-119		Date Submitted: 08-16-2013	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: R-1	To: R-2	
Total Acres in request area: 1.02			
2 Property Information			
Property Address:	7630 Bonnie Drive Chattanooga, Tn. 37421		
Property Tax Map Number(s):	129M-B-002		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Subdivision of 1.02 acre lot into two equal parcels in order to put a duplex on each lot		
4 Site Characteristics			
Current Zoning:	R-1		
Current Use:	Vacant Lot		
Adjacent Uses:	Residential Homes		
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: Jack Edwards		Address: 6420 Waconda Point Road	
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner	
City: Harrison	State: TN	Zip Code: 37341	Email:
Phone 1: 423-827-3761	Phone 2:	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name:		Phone:	
Address:			
Office Use Only:			
Planning District: 6		Neighborhood: Friends of East Brainerd and Brainerd East Brainerd Chamber	
Hamilton Co. Comm. District: 5	Chatt. Council District: 6	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	<input checked="" type="checkbox"/> Total Acres to be considered: 1.02	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 9736-770			
Plat Book/Page: 16-53		<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1
<input checked="" type="checkbox"/> Filing Fee: \$150.00	Cash	<input checked="" type="checkbox"/> Check	Check Number: 100120
Planning Commission meeting date: 10-14-13		Application processed by: Trevor Slayton	

STAFF RECOMMENDATION (Rezoning, Special Permits & Mandatory Referrals)

Case Number:	2013-119	PC Meeting Date: 10-14-2013
STAFF RECOMMENDATION:	<p>APPROVE, subject to the following conditions:</p> <ol style="list-style-type: none"> 1. No more than two driveways. 2. Locate parking to the rear. 	
Land Use & Transportation Comments		
Planning Staff:	<p><u>Applicant Request Overview</u></p> <p>The applicant is requesting to rezone 1.02 acres in Chattanooga, addressed as 7630 Bonnie Drive from R-1 Residential Zone to R-2 Residential Zone in order to subdivide the lot and develop two duplexes. The proposed density is 3.92 units an acre as illustrated on the accompanying site plan.</p> <p><u>Site Description</u></p> <p>The subject property is currently vacant. The properties to the north, east and west of the site are all zoned R-1 Residential, while the property to the south is zoned R-2 Residential. The existing land development pattern in the area consists of single-family homes, manufactured homes, duplexes and an apartment complex.</p> <p><u>Plans/Policies</u></p> <p>The Hamilton County Comprehensive Plan 2030 gives general guidance for development for all of Hamilton County. The Comprehensive Plan recognizes duplexes provide an affordable housing alternative to traditional apartment living. Considered low-density housing, duplexes may be appropriate for many of the same locations as single-family houses; however, they require high quality design to emulate the character of surrounding single-family detached homes.</p> <p>Development in this area is directed by the Highway 58 Community Plan (2002) which addresses a wide range of land use categories and recommends preferred land use patterns and policies to guide future development. The Plan recommends Low Density Residential development for the site. The Low Density Residential classification is defined in the land use plan as intended for detached single-family dwellings, typically 1-4 units per acre. However, the plan also recommends Moderate Density Residential in the surrounding area. This classification includes single, two, three, and four-family dwellings, typically 6 to 8 units per acre.</p> <p><u>Staff Recommendation</u></p> <p>The Regional Planning Agency recommends approval of this rezoning request. Although the land use plan recommends single-family detached housing for the immediate site, the proposed density falls within the plan's density range of Low Density Residential. The neighborhood has an established mix of single family and duplex housing and combined with the plan's recommendation for moderate</p>	

STAFF RECOMMENDATION (Rezoning, Special Permits & Mandatory Referrals)

	<p>density in the surrounding neighborhood; staff finds sufficient support within the plan for the proposed development type at this location. Conditions have been recommended by staff to help ensure the development is compatible with adjacent lower intensity single-family uses.</p> <p>In order to remain consistent with the surrounding area and reduce the number of curb cuts on the street, along with the amount of visible asphalt and impervious surface from a storm water perspective, staff is recommending the following conditions: the applicant should develop no more than two driveways and parking should be located to the rear of the buildings.</p> <p>Additionally, staff suggests the applicant consider developing one shared driveway. A shared driveway is an alternate solution that would further decrease the number of curb cuts and amount of impervious surface.</p>
<p>Infrastructure & Operational Comments</p>	<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>Public Works Staff:</p>	<p>Development will require a drainage easement.</p>



2013-119 Rezoning from R-1 to R-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-119: Approve, subject to no more than two driveways.



238 ft



Chattanooga Hamilton County Regional Planning Agency



2013-119 Rezoning from R-1 to R-2

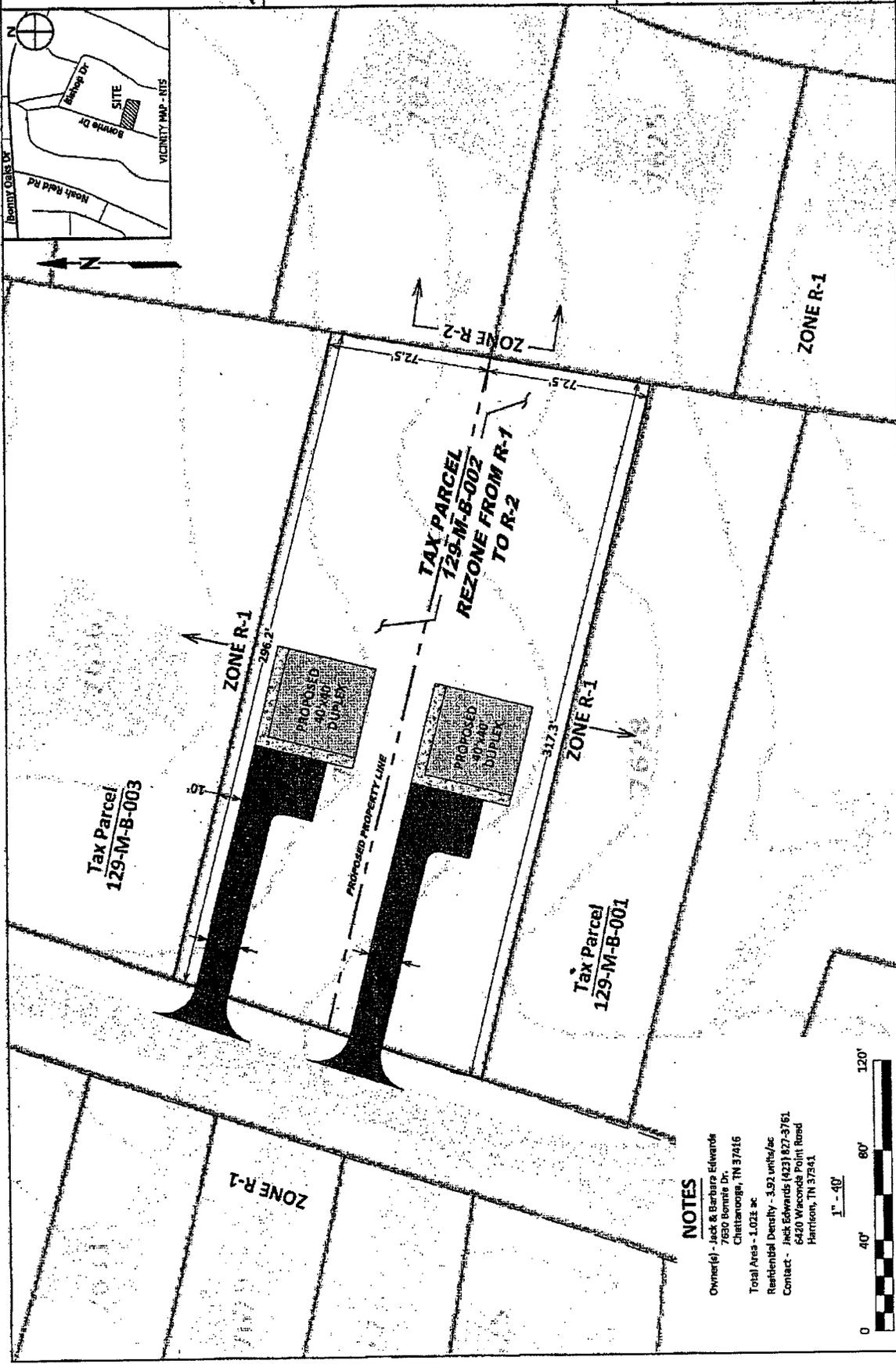


238 ft





Chautauque Hamilton County Regional Planning Agency



NOTES

Owner(s) - Jack & Barbara Edwards
 7630 Bonnie Dr.
 Chattanooga, TN 37416
 Total Area - 1.023 ac
 Residential Density - 3.02 units/ac
 Contact - Jack Edwards (423) 827-3761
 6430 Wacona Point Road
 Harrison, TN 37341



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:

2013-119 Jack Edwards. 7630 Bonnie Drive, from R-1 Residential Zone to R-2 Residential Zone, subject to certain conditions.

2013-128 Aaron White/Vulcan Lands, Inc. 556 Molly Lane, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2013-130 Green Real Estate Group, LLC/David Devaney. 324 Vine Street, from R-4 Special Zone to C-3 Central Business Zone, subject to certain conditions.

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

2013-127 Clara Edwards/Tommye Montgomery. 1503 Taylor Street for a Residential Home for Handicapped and/or Aged Persons Operated on a Commercial Basis.

2013-137 Richard Burbano. 4038 Smith Lane for a Single-Wide Manufactured Home.

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

2013-129 Jack Killian. 2857 Northpoint Boulevard, to lift Conditions 1 and 2 of Ordinance No. 11533 of previous Case No. 2004-031.

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,

November 12, 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