

First Reading: _____
Second Reading: _____

2013-128
Aaron White/Vulcan Lands, Inc.
District No. 7
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 556 MOLLY LANE, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO C-3 CENTRAL BUSINESS 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 556 Molly Lane, more particularly described herein:

An unplatted tract of land located at 556 Molly Lane, being the property described in Deed Book 9894, Page 661, ROHC. Tax Map No. 135N-A-004.

and as shown on the map attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to C-3 Central Business Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to the applicant submitting an urban grid street network plan to the Transportation Department for review and approval indicating the public and/or private street network planned for the site; and subject to the standard C-3 conditions as follows:

Standard C-3 Conditions

1. Review.

The following review shall be required to promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than two (2) units, and excluding all interior renovations:

- (1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.
- (2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.
- (3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.

B. For any activity requiring a residential building permit for new construction:

- (1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

2. Setbacks.

A. For new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a zero building setback is required along the street frontage.

- (1) To accommodate outdoor pedestrian activities including a park, plaza, or outdoor dining, a greater setback is permitted if a street edge delineating the public and private space is provided in accordance with Condition 6.A.

- B. For new single-family detached, duplex, townhome, and multi-family structures less than three (3) stories in height, building setbacks shall be consistent with the existing setbacks on the same side of the street.
 - C. For properties fronting the Tennessee River, a public easement a minimum of forty (40) feet in width shall be provided along the river for the continuation of the Riverwalk.
3. Height Requirements.
- A. The minimum height of new non-residential buildings shall be eighteen (18) feet.
 - B. The maximum height of all new non-residential buildings and new multi-family buildings shall be five (5) stories.
4. Access to sites and buildings.
- A. New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.
 - B. Alleys, where they exist, shall be used as the principal vehicular access.
 - C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.
 - D. Shared drives should be used wherever possible.
 - E. The primary pedestrian entrance to new buildings shall be provided from the primary street.
 - F. The Owner shall provide a minimum of six (6') feet between the proposed condominium cottage units, instead of the minimum distance of ten (10') feet specified in Section 38-228.(1) of the Chattanooga City Zoning Ordinance.

5. Off-street parking.
 - A. New off-street parking shall not be permitted between a building and the primary street frontage.
 - B. For new construction of a primary building, or improvements altering more than 25% of the parcel that is covered in pavement (including gravel, impervious surfaces, and pavers), the following is required:
 - (1) Off-street parking fronting a public street shall be screened from the right-of-way with a street edge in accordance with Condition 6.A. Front end in or parallel parking along alleys is exempt from this requirement.
 - (2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every five (5) parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.
 - C. Garages for new residential dwellings shall be located behind the primary building.
 - D. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:
 - (1) Proximity to transit stops;
 - (2) Provision of bicycle facilities;
 - (3) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking;
 - (4) Type of uses and hours of operation;
 - (5) Square footage of commercial uses or number of residential units; and
 - (6) Fire Department access.
6. Street Frontage.
 - A. Where a street edge is required, it shall be provided as follows:

- (1) The street edge shall have a minimum height of three (3) feet and a maximum height of four (4) feet above grade and shall consist of:
 - a. Brick, stucco, or stone walls (concrete block is permitted if faced with said materials);
 - b. A decorative metal fence with landscaping a minimum of three (3) feet in height at maturity, providing a year-round near opaque screen;
 - c. An evergreen hedge, with a minimum height at maturity of three (3) feet; and
 - d. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
- (2) Ground floor openings (doors and windows) shall constitute a minimum of fifty (50%) percent of the ground floor façade area for new non-residential buildings.
- (3) No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.
- (4) All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

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: _____

2013-128
Aaron White/Vulcan Lands, Inc.
District No. 7
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 556 MOLLY LANE, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO C-3 CENTRAL BUSINESS ZONE.

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and as shown on the map attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to C-3 Central Business 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

2013-128 City of Chattanooga
October 14, 2013

RESOLUTION

WHEREAS, Aaron White/Vulcan Lands, Inc. 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 C-3 Central Business Zone, property located at 556 Molly Lane.

An unplatted tract of land located at 556 Molly Lane, being the property described in Deed Book 9894, Page 661, ROHC. Tax Map 135N-A-004 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 applicant submitting an urban grid street network plan to the Transportation Department for review and approval indicating the public and/or private street network planned for the site; and subject to the standard C-3 conditions as follows:

Standard C-3 Conditions

1. Review.

The following review shall be required to promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

- A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than 2 units, and excluding all interior renovations:

- (1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.
- (2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.
- (3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.

B. For any activity requiring a residential building permit for new construction:

- (1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

2. Setbacks.

- A. For new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a zero building setback is required along the street frontage.
 - (1) To accommodate outdoor pedestrian activities including a park, plaza, or outdoor dining, a greater setback is permitted if a street edge delineating the public and private space is provided in accordance with Condition 6.A.
- B. For new single-family detached, duplex, townhome, and multi-family structures less than three (3) stories in height, building setbacks shall be consistent with the existing setbacks on the same side of the street.
- C. For properties fronting the Tennessee River, a public easement a minimum of forty (40) feet in width shall be provided along the river for the continuation of the Riverwalk.

3. Height Requirements.

- A. The minimum height of new non-residential buildings shall be eighteen (18) feet.
- B. The maximum height of all new non-residential buildings and new multi-family buildings shall be five (5) stories.

4. Access to sites and buildings.

- A. New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.
- B. Alleys, where they exist, shall be used as the principal vehicular access.

- C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.
- D. Shared drives should be used wherever possible.
- E. The primary pedestrian entrance to new buildings shall be provided from the primary street.

5. Off-street parking.

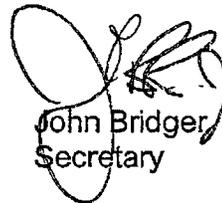
- A. New off-street parking shall not be permitted between a building and the primary street frontage.
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 - (2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every five (5) parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.
- C. Garages for new residential dwellings shall be located behind the primary building.
- D. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:
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 - (4) Type of uses and hours of operation
 - (5) Square footage of commercial uses or number of residential units
 - (6) Fire Department access

6. Street Frontage.

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 - c. An evergreen hedge, with a minimum height at maturity of 3 feet.

- d. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
- (2) Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new non-residential buildings.
- (3) No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.
- (4) All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

Respectfully submitted,



John Bridger
Secretary

MEMORANDUM

TO: City Council

FROM: John Bridger, Executive Director of RPA

SUBJECT: Re-zoning Request for 556 Molly Lane

DATE: October 18, 2013

This letter is to state that the RPA has no objection to allowing a minimum distance of six (6) feet between the proposed condominium cottage units, instead of the minimum distance of ten (10) feet as specified in Section 38-228.(1) of the Chattanooga City Zoning Ordinance.



City of Chattanooga

Land Development Office

MEMORANDUM

DATE: 21 October 2013

TO: Heather Shanks, Senior Planner
Regional Planning Agency

FROM: Gary B. Hilbert, AIA
Director

RE: The Landings
Evergreen Realty
556 Molly Lane
Chattanooga, Tennessee

This memorandum shall confirm our conversation concerning the above referenced project. I understand that the Owner wishes to provide a minimum of six feet (6'-0") between buildings in lieu of the 10'-0" specified in the rezoning recommendations.

The Land Development Office does not have a problem with allowing a 6'-0" separation, provided the requirements of Tables 601, 602, and 705.8 of the 2012 International Building Code are met.

I suggest that you contact William Matlock, Fire Marshal, for comments from his office. His contact information is 423.643.5648 or matlock_w@chattanooga.gov.

Please note that this does not constitute final approval. Final approval only will be given after complete review of final construction drawings.

Z:\Gary Hilbert\Shanks-The Landings-10-21-13.docx

ZONING APPLICATION FORM

CASE NUMBER: 2013-128		Date Submitted: 09-10-2013	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: M-1	To: C-3	
Total Acres in request area: 11.1 Acres			
2 Property Information			
Property Address:	556 Molly Lane		
Property Tax Map Number(s):	135N-A-004		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Mixed Use Development with Houses, Apartments and Retail		
4 Site Characteristics			
Current Zoning:	M-1		
Current Use:	Abandoned Buildings		
Adjacent Uses:	Industrial, Professional Office, Hotel, Planned Residential		
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: Aaron White		Address: 310 Jefferson Street, Suite 111	
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner	
City: Nashville	State: TN	Zip Code: 37208	Email: aaron@evergreenrealestate.com
Phone 1: 615-498-7168	Phone 2:	Phone 3:	Fax: 615-842-8511
6 Property Owner Information (if not applicant)			
Name: Vulcan Lands Inc.		Phone:	
Address: P.O. Box 385014, Birmingham, Al. 35242			
Office Use Only:			
Planning District: 8a		Neighborhood: N/A	
Hamilton Co. Comm. District: 6		Chatt. Council District: 7	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"/>	Deeds
<input checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 9894-0661			
Plat Book/Page: N/A		<input checked="" type="checkbox"/>	Notice Signs
		Number of Notice Signs: 3	
<input checked="" type="checkbox"/>	Filing Fee: \$705.00	<input checked="" type="checkbox"/>	Cash
		<input checked="" type="checkbox"/>	Check
		Check Number: 14591	
Planning Commission meeting date: 10-14-13		Application processed by: Trevor Slayton	

STAFF RECOMMENDATION (Rezoning, Special Permits & Mandatory Referrals)

Case Number:	2013-128	PC Meeting Date: 10-14-2013
STAFF RECOMMENDATION:	APPROVE, with conditions as noted below	
Land Use & Transportation Comments		
Planning Staff:	<p><u>Applicant Request Overview</u> The applicant is requesting to rezone 11.1 acres at 556 Molly Lane from M-1 Manufacturing to C-3 Central Business Zone for a residential development. The applicant is proposing seventy-one (71) single-family detached cottage units, and two four-story multi-family structures containing 208 multi-family units.</p> <p><u>Site Description</u> The property is the site of the former Vulcan manufacturing facility. It fronts the Tennessee River to the west. To the north is the proposed Cameron Harbor townhome development. To the south is the proposed Martin Luther King trailhead to the Riverwalk. To the east are several warehouse and retail properties. The retail buildings front on Riverside Drive. The property, and much of the land immediately adjacent, appears vacant and overgrown with vegetation.</p> <p><u>Zoning History</u> The property to the north is zoned C-3 Central Business Zone. Other adjacent properties are currently zoned M-1 Manufacturing. However, the area between the river and Riverside Drive appears to be in transition, as adjacent property owners are collaborating with the applicant to discuss future development of the entire area.</p> <p><u>Plans/Policies</u> The Downtown Plan recommends higher density residential and mixed use buildings in this location. The Downtown Plan also recommends that future developments extend the urban street grid from Riverside Drive to the riverfront.</p> <p><u>Staff Recommendation</u> Staff recommends approval of the applicant's request to rezone the property from M-1 Manufacturing to C-3 Central Business Zone. To ensure that the applicant's proposal is consistent with the vision for the future development of downtown, we recommend the following standard C-3 conditions be attached in addition to the following:</p> <ul style="list-style-type: none"> • The applicant will submit an urban grid street network plan to the Transportation Department for review and approval indicating the public and/or private street network planned for the site. <p><u>Standard C-3 Conditions</u></p> <ol style="list-style-type: none"> 1. Review. The following review shall be required to promote compliance 	

STAFF RECOMMENDATION (Rezoning, Special Permits & Mandatory Referrals)

with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

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STAFF RECOMMENDATION (Rezoning, Special Permits & Mandatory Referrals)

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STAFF RECOMMENDATION (Rezoning, Special Permits & Mandatory Referrals)

(2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every five (5) parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.

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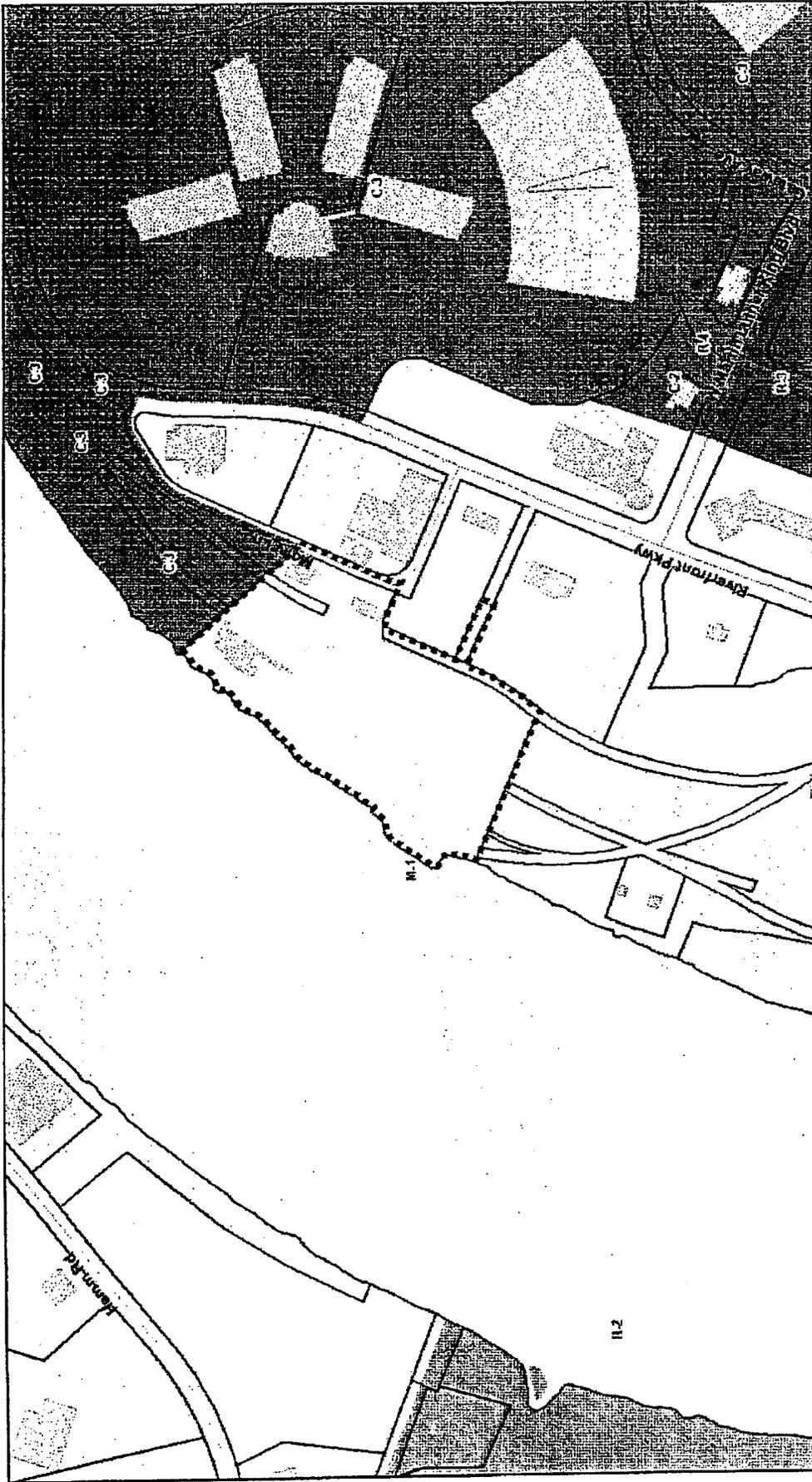
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STAFF RECOMMENDATION (Rezoning, Special Permits & Mandatory Referrals)

	<p>(3) No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.</p> <p>(4) All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.</p>
Infrastructure & Operational Comments	
	<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>



2013-128 Rezoning from M-1 to C-3



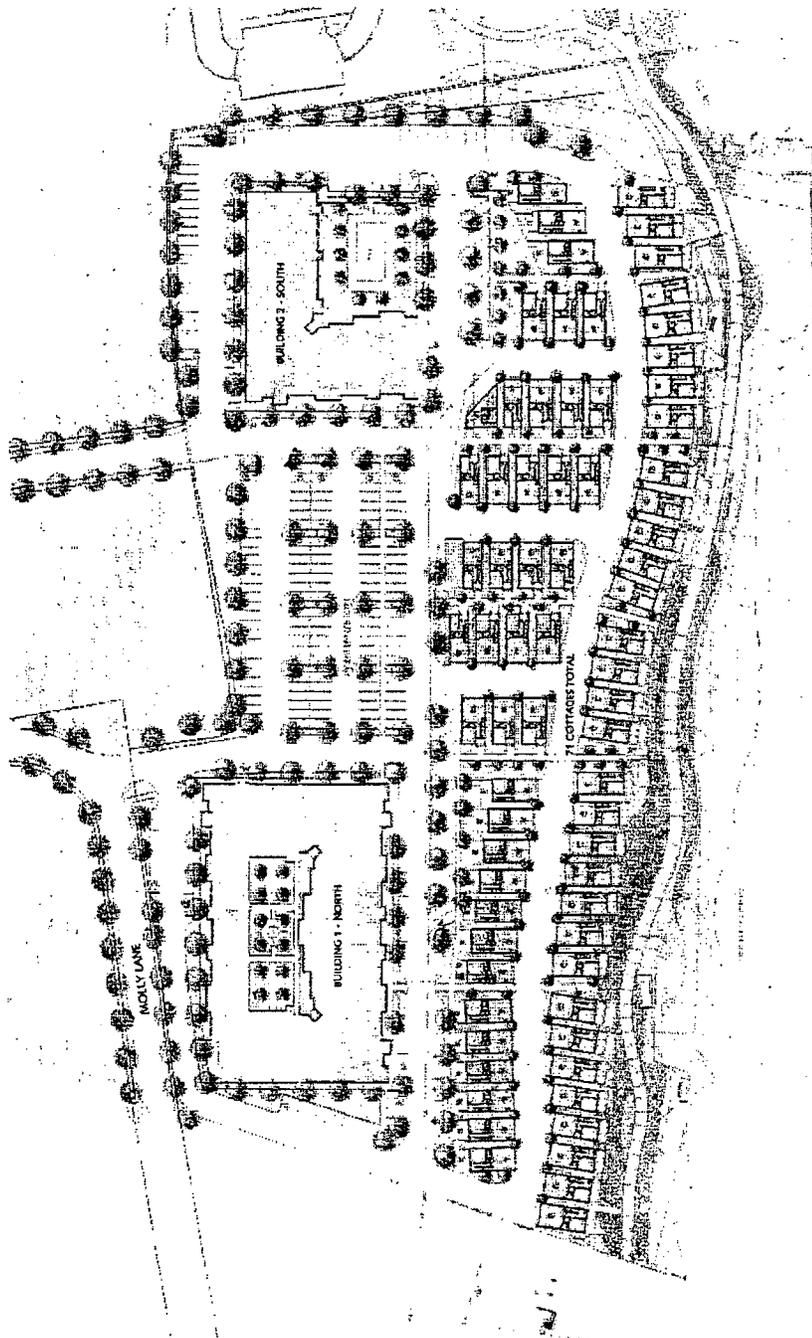
402 ft

Chattanooga-Hamilton County
RPA
Regional Planning Agency

Chattanooga Hamilton County Regional Planning Agency



LOCATION MAP

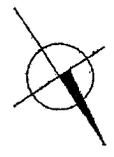


CONTACT INFORMATION	
OWNER:	EVERGREEN REAL ESTATE
CONTACT PERSON:	CRAIG KRONENBERG
ADDRESS:	525 W. MAIN STREET
PHONE:	423-266-3656
EMAIL:	ckronenberg@hkrarchitects.net

PROJECT INFORMATION	
CURRENT PROJECT ZONING:	M-1
TAX MAP ID:	135N 4 004
SITE AREA:	11.1 ACRES
ADDRESS:	556 MOLLY LANE
DWELLING DENSITY:	279 UNITS/25.1 D.U./GROSS ACREAGE

The Landings		SF	
Building 1 - North	6F BRVA Units	Building 2 - South	6F BRVA Units
SZ	547	1/1	2
A1	960	1/1	10
A2	620	1/1	12
A3	733	1/1	40
B1	1,002	2/2	8
B2	1,083	2/2	28
B3	1,050	2/2	16
C1	1,250	3/2	16
			20,000
A1	960	1/1	8
A2	820	1/1	10
A3	733	1/1	28
B1	1,002	2/2	12
B2	1,083	2/2	7
B3	1,050	2/2	3
C1	1,250	3/2	8
			10,000

Cottages	
A	2,030
B	2,030
C	2,280
D	1,400
E	1,200
Project Totals	279
Parking Provided	284 Cars



SITE PLAN
NORTH

SITE SCALE: 1"=100'

SHEET: SITE PLAN
SEPTEMBER 10, 2013

THE LANDINGS
CHATTANOOGA, TN
EVERGREEN REAL ESTATE

HK HEFFERLIN + KRONENBERG ARCHITECTS
UNIVERSITY OF TENNESSEE, CHATTANOOGA, TN 37403
P: 423.266.3656

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