

First Reading: _____
Second Reading: _____

2014-009
Andrew Stone
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 2701 SOUTH BROAD STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO UGC URBAN GENERAL COMMERCIAL 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 2701 South Broad Street, more particularly described herein:

Proposed Lot 1 of Tract 4 as drawn by Betts Engineering, Drawing #12097-1Plat-207, being part of a Re-subdivision of Tract 4, Combustion Engineering Inc. Subdivision on Sidney Street, Plat Book 60, Page 17, ROHC, being part of the property described in Deed Book 6443, Page 684, ROHC. Tax Map No. 155C-A-006 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to UGC Urban General Commercial 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

2014-009 City of Chattanooga
January 13, 2014

RESOLUTION

WHEREAS, Andrew Stone petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning M-1 Manufacturing Zone to UGC Urban General Commercial Zone, property located at 2701 South Broad Street.

Proposed Lot 1 of Tract 4 as drawn by Betts Engineering, Drawing #12097-1Plat-207, being part of a Re-subdivision of Tract 4, Combustion Engineering Inc. Subdivision on Sidney Street, Plat Book 60, Page 17, ROHC, being part of the property described in Deed Book 6443, Page 684, ROHC. Tax Map 155C-A-006 (part) as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on January 13, 2014,

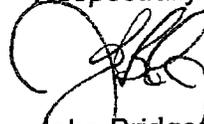
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 January 13, 2014, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,



John Bridger
Secretary

ZONING APPLICATION FORM

CASE NUMBER: 2014-009		Date Submitted: 12-10-2014	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: M-1	To: UGC	
Total Acres in request area: 1.77			
2 Property Information			
Property Address:	2701 South Broad Street (at intersection of West 26 th Street)		
Property Tax Map Number(s):	155C-A-006		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Mixed Use Development		
4 Site Characteristics			
Current Zoning:	M-1		
Current Use:	Warehouse		
Adjacent Uses:	Manufacturing Industrial		
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: Andrew Stone		Address: 2650 Sidney Drive	
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: 37401	Email: andrew.m.stone@gmail.com
Phone 1: 518-331-2124	Phone 2:	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name:		Phone:	
Address:			
Office Use Only:			
Planning District: 8A		Neighborhood: Southside Redevelopment/Alton Park	
Hamilton Co. Comm. District: 6		Chatt. Council District: 7	
Other Municipality:		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
Total Acres to be considered: 1.77			
Deed Book(s): 6443-684			
Plat Book/Page: 60-17		<input checked="" type="checkbox"/>	Notice Signs
Number of Notice Signs: 2		<input checked="" type="checkbox"/>	Check
<input checked="" type="checkbox"/>	Filing Fee:	Cash	Check Number: 9488
Planning Commission meeting date: 1/13/2014		Application processed by: Marcia Parker	

PLANNING COMMISSION ACTION:
Approve

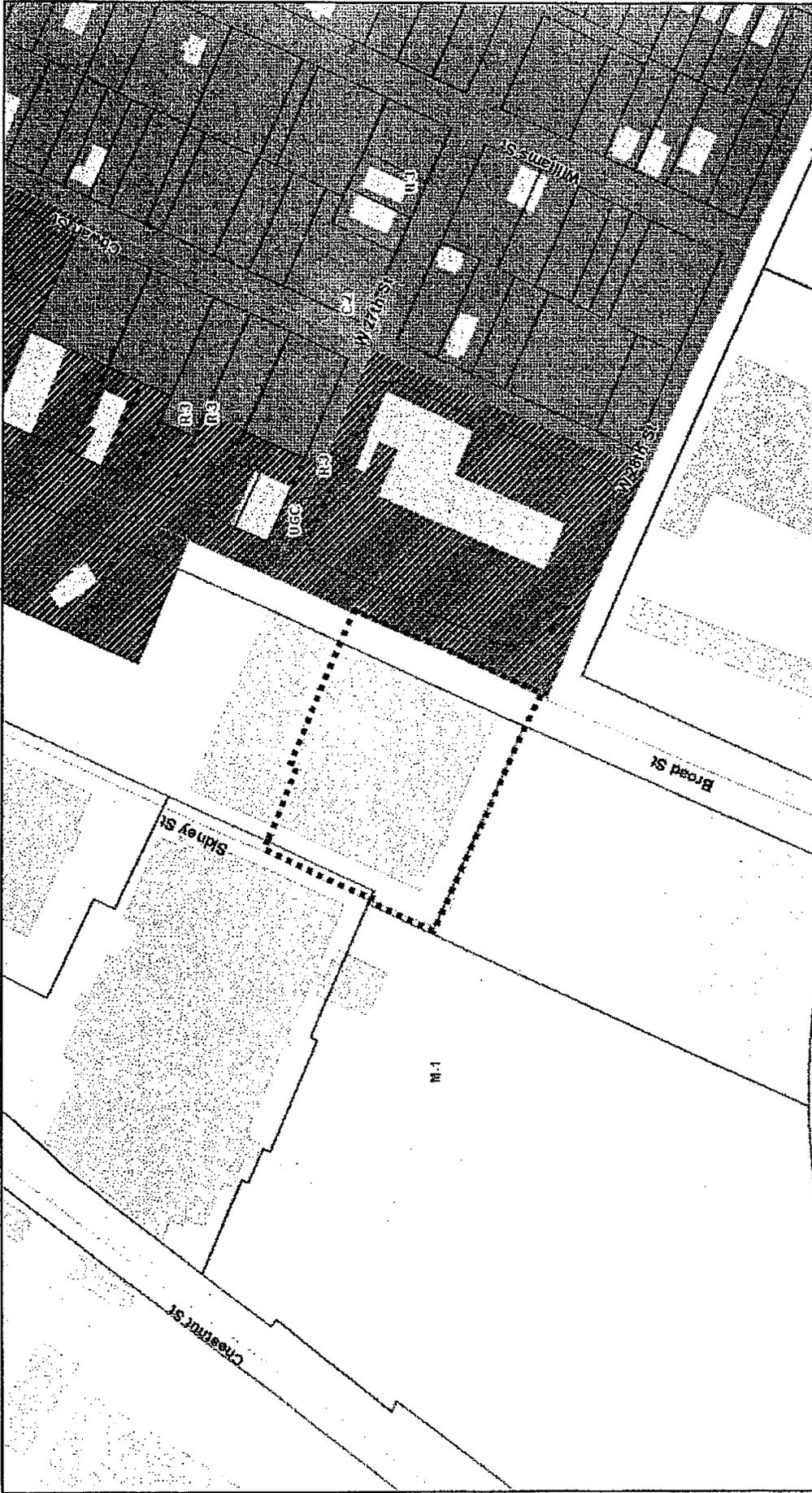
Chattanooga-Hamilton County Regional Planning Agency

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-009	PC Meeting Date: 01-13-2014
STAFF RECOMMENDATION:	APPROVE	
Land Use & Transportation Comments		
Planning Staff:	<p><u>Applicant Request Overview</u> The applicant is requesting to rezone 1.77 acres at the corner of South Broad Street and West 28th Street from M-1 Manufacturing to UGC Urban General Commercial. The applicant intends to renovate an existing warehouse/manufacturing building for mixed office and retail uses.</p> <p><u>Site Description</u> The site is part of the former Wheland Foundry plant. It is currently occupied by a vacant warehouse/manufacturing type structure. Immediately to the north is an existing building that will remain, to be used for light manufacturing. To the west are similar warehouse and manufacturing structures. Across Broad Street is the Ace Hardware store. The property is otherwise surrounded by vacant lots that were used for industrial or warehouse purposes.</p> <p>There is a slight grade to the property that slopes down along West 28th Street towards Sydney Street to the west.</p> <p><u>Zoning History</u> The site and property around the site are zoned M-1 Manufacturing. The Ace Hardware across the street, and property fronting the Broad Street corridor north of the site, are zoned UGC Urban General Commercial.</p> <p>The property was part of a 2007 zoning study that recommended rezoning to UGC Urban General Commercial. That study resulted in the rezoning of the properties fronting the Broad Street corridor north of this site. At the request of the applicant, and in light of the master planning efforts in which the property owner was engaged at that time for the overall Wheland site, their property was left out of the final rezoning.</p> <p>The property was also part of a 2010 zoning study that recommended rezoning to UGC Urban General Commercial. That study was not adopted and did not result in any property being rezoned.</p> <p><u>Plans/Policies</u> The South Broad Redevelopment Plan recommends office uses for this site, and mixed use for the properties immediately surrounding. The Downtown Plan recommends mixed use redevelopment for this area. Since the applicant is proposing office and retail uses, their plan is consistent with the South Broad Plan and the Downtown Plan.</p>	

STAFF CASE REPORT TO PLANNING COMMISSION

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>
Summary	
	<p>The Applicant's proposal is consistent with the recommendations of the South Broad and Downtown Plans. Renovation and rehabilitation of the existing structures will help retain the history and character of the area, while redevelopment of the site with a mix of retail and office uses could improve the neighborhood and potentially stimulate investment along the Broad Street corridor overall. For these reason, Staff recommends to approve the applicant's request to rezone their property from M-1 Manufacturing to UGC Urban General Commercial.</p>



2014-009 Rezoning from M-1 to UGC

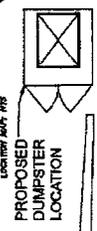
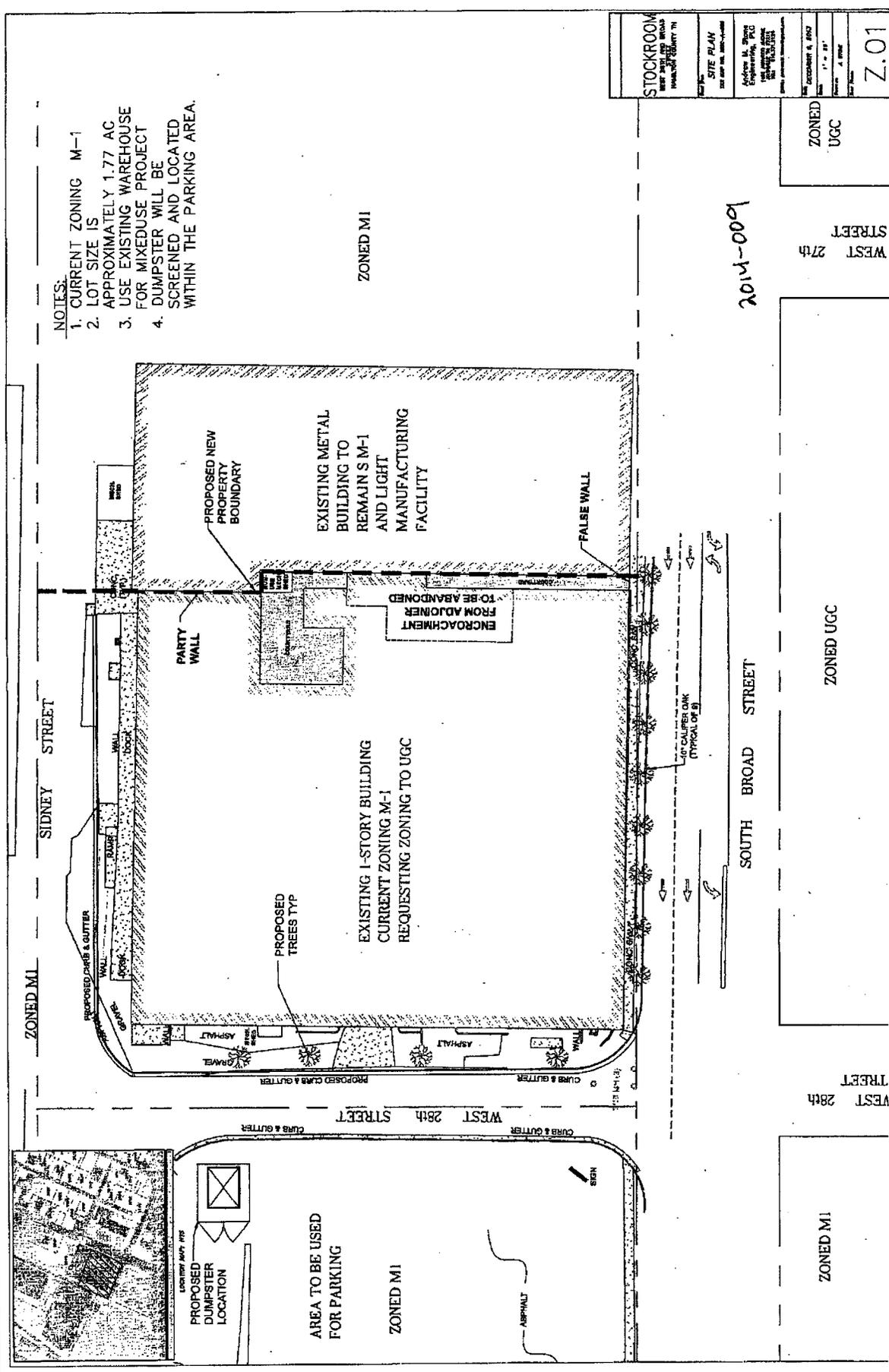


184 ft

Chattanooga-Hamilton County
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 Regional Planning Agency

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- NOTES:
1. CURRENT ZONING M-1
 2. LOT SIZE IS APPROXIMATELY 1.77 AC
 3. USE EXISTING WAREHOUSE FOR MIXED USE PROJECT
 4. DUMPSTER WILL BE SCREENED AND LOCATED WITHIN THE PARKING AREA.



AREA TO BE USED FOR PARKING

ZONED M1

ASPHALT

SEEN

CURE & GUTTER

WEST 28th STREET

CURE & GUTTER

ZONED M1

SIDNEY STREET

EXISTING 1-STORY BUILDING
CURRENT ZONING M-1
REQUESTING ZONING TO UGC

PROPOSED TREES TYP

PARTY WALL

PROPOSED NEW PROPERTY BOUNDARY

EXISTING METAL BUILDING TO REMAIN S M-1 AND LIGHT MANUFACTURING FACILITY

ENCROACHMENT FROM ADJACENT TO BE ABANDONED

FALSE WALL

40" CALIBER OAK (TYPICAL OF 8)

SOUTH BROAD STREET

ZONED M1

WEST 28th STREET

ZONED UGC

WEST 28th STREET

ZONED UGC

Z.01

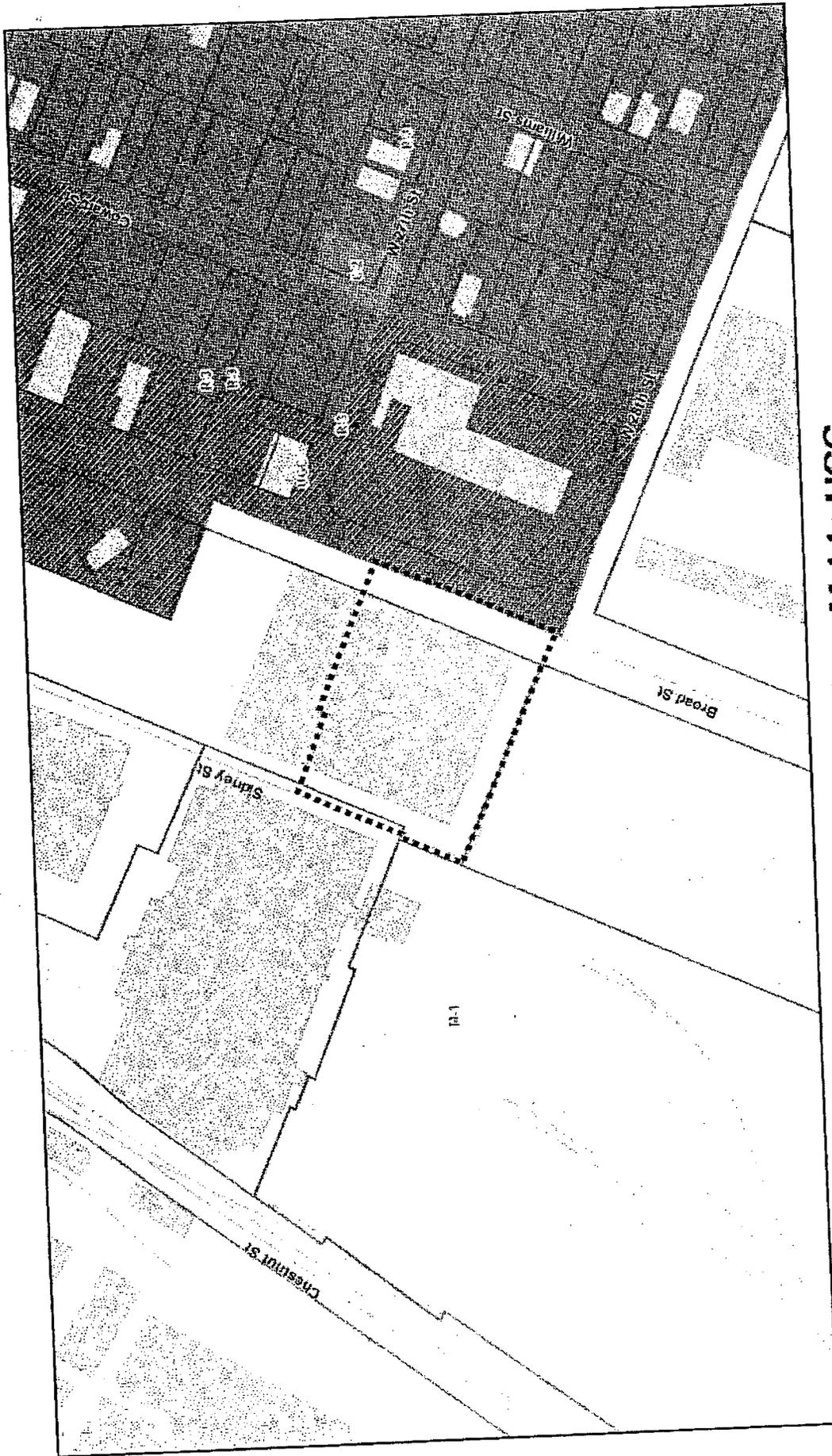
STOCKROOM
WEST 28th AND BROAD
MANUFACTURING FACILITY

SITE PLAN
100' X 100' X 100' X 100'

DATE: 11/11/11
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1" = 10'

PROJECT: [Name]
CLIENT: [Name]
LOCATION: [Name]

2014-009



2014-009 Rezoning from M-1 to UGC

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-009: Approve.



185 ft

Chattanooga Hamilton County
CRPA
 Regional Planning Agency

Chattanooga Hamilton 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:

2013-156 Yuriy Liashevskiy. 7700 block of Shallowford Road, from R-1 Residential Zone to RT-1 Residential Townhouse Zone, subject to certain conditions.

2014-002 City of Chattanooga/Regional Planning Agency. 6400 block of Fairview Road and the 6700 block of Big Ridge Road, from Temporary R-1 Residential Zone to Zoning Plan for Permanent R-1 Residential Zone for Annexed "Area 4C" in Ordinance Nos. 12293 and 12597.

2014-003 City of Chattanooga/Regional Planning Agency. 39 streets between the 6600 to 7000 blocks of Middle Valley Road and the 6500 to 7000 blocks of Hixson Pike, from Temporary R-1 Residential Zone, RT-1 Residential Townhouse Zone, R-2 Residential Zone, R-5 Residential Zone and C-2 Convenience Commercial Zone to Zoning Plan for Permanent Zones R-1 Residential Zone, RT-1 Residential Townhouse Zone, R-2 Residential Zone, R-5 Residential Zone, and C-2 Convenience Commercial Zone for Annexed "Area 4A" in Ordinance Nos. 12292 and 12596.

2014-006 Alan Haniszewski/RTB Holdings. 1814 Madison Avenue, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2014-007 Alan Haniszewski/ALC Holdings. 2000 block of Rossville Avenue, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2014-008 Scenic Land Company, LLC/Jack Lonas. 6300 block of Highway 153 and the 100 block of Dodson Road, from R-1 Residential Zone to R-3 Residential Zone, R-4 Special Zone, and C-2 Convenience Commercial Zone, subject to certain conditions.

2014-009 Andrew Stone. 2701 South Broad Street, from M-1 Manufacturing Zone to UGC Urban General Commercial Zone.

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,

February 11, 2014

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 _____, 2014.

Sandra Freeman
Clerk to the City Council