

First Reading: _____
Second Reading: _____

2013-156
Yuriy Liashevskiy
District No. 4
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED IN THE 7700 BLOCK OF SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO RT-1 RESIDENTIAL TOWNHOUSE 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 in the 7700 block of Shallowford Road, more particularly described herein:

Lots 13 and 14, Block B, of the Drake Forest Subdivision, Plat Book 25, Page 119, ROHC, being the properties described in Deed Book 10080, Pages 394 & 397, ROHC. Tax Map Nos. 149-J-B-018 and 149J-B-019.

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

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

- 1) Parking shall be located behind the development;
- 2) No more than eight (8) units total will be allowed across the re-zoned parcels;
- 3) No more than four (4) townhouses may be in a single massed building; and
- 4) A single curb-cut will be allowed for the re-zoned parcels.

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: _____

2013-156
Yuriy Liashevskiy
District No. 4
Applicant Version

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Passed on second and final reading: _____

CHAIRPERSON

APPROVED: ____ DISAPPROVED: ____

MAYOR

/mms

2013-156 City of Chattanooga
December 9, 2013 (Deferred)
January 13, 2014 (Action Taken)

RESOLUTION

WHEREAS, Yuriy Liashevskiy 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 RT-1 Residential Townhouse Zone, property located in the 7700 block of Shallowford Road.

Lots 13 and 14, Block B, of the Drake Forest Subdivision, Plat Book 25, Page 119, ROHC, being the properties described in Deed Book 10080, Pages 394 & 397, ROHC. Tax Maps 149-J-B-018 and 149J-B-019 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on December 9, 2013, at which time action was deferred until 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, subject to: 1) Parking shall be located behind the development; 2) No more than eight (8) units total will be allowed across the re-zoned parcels; 3) No more than four (4) townhouses may be in a single massed building; and 4) A single curb-cut will be allowed for the re-zoned parcels.

Respectfully submitted,

John Bridger
Secretary

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2013-156	PC Meeting Date: 01-13-2014
STAFF RECOMMENDATION:	APPROVE, with conditions noted below	
Land Use & Transportation Comments		
Planning Staff:	<p><u>Applicant Request Overview</u> The applicant is requesting two parcels in the 7700 block of Shallowford Road be rezoned from R-1 Residential to RT-1 Townhome Residential.</p> <p><u>Site Description</u> The site consists of two vacant wooded parcels, located along the northeastern edge of the Drake Forest Subdivision fronting along Shallowford Road. Shallowford Road is currently being expanded from two lanes to five lanes. The parcels lack any direct internal access to the Drake Forest subdivision.</p> <p>The Drake Forest Subdivision that surrounds the site on three sides is zoned R-1 Residential Zone with single family detached dwelling units. Across Shallowford Road from the site is an approved assisted living complex zoned R-4 Special Zone conditioned with an Institutional Planned Unit Development. The Institutional Planned Development has a maximum allowable density of 8 units an acre.</p> <p><u>Zoning History</u> The property is currently zoned R-1 Residential. There appears to be no zoning history associated with this property.</p> <p><u>Plans/Policies</u> The Comprehensive Plan places the site in the Outer Suburban Growth development sector. This development sector is accepting of medium-density residential.</p> <p>The Hamilton Place Community Plan places the site in the low-density residential district. The goal of this portion of Shallowford Road is to step down intensity from the heavy commercial uses on Gunbarrel Road to the low-density residential east along the road.</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</p>	

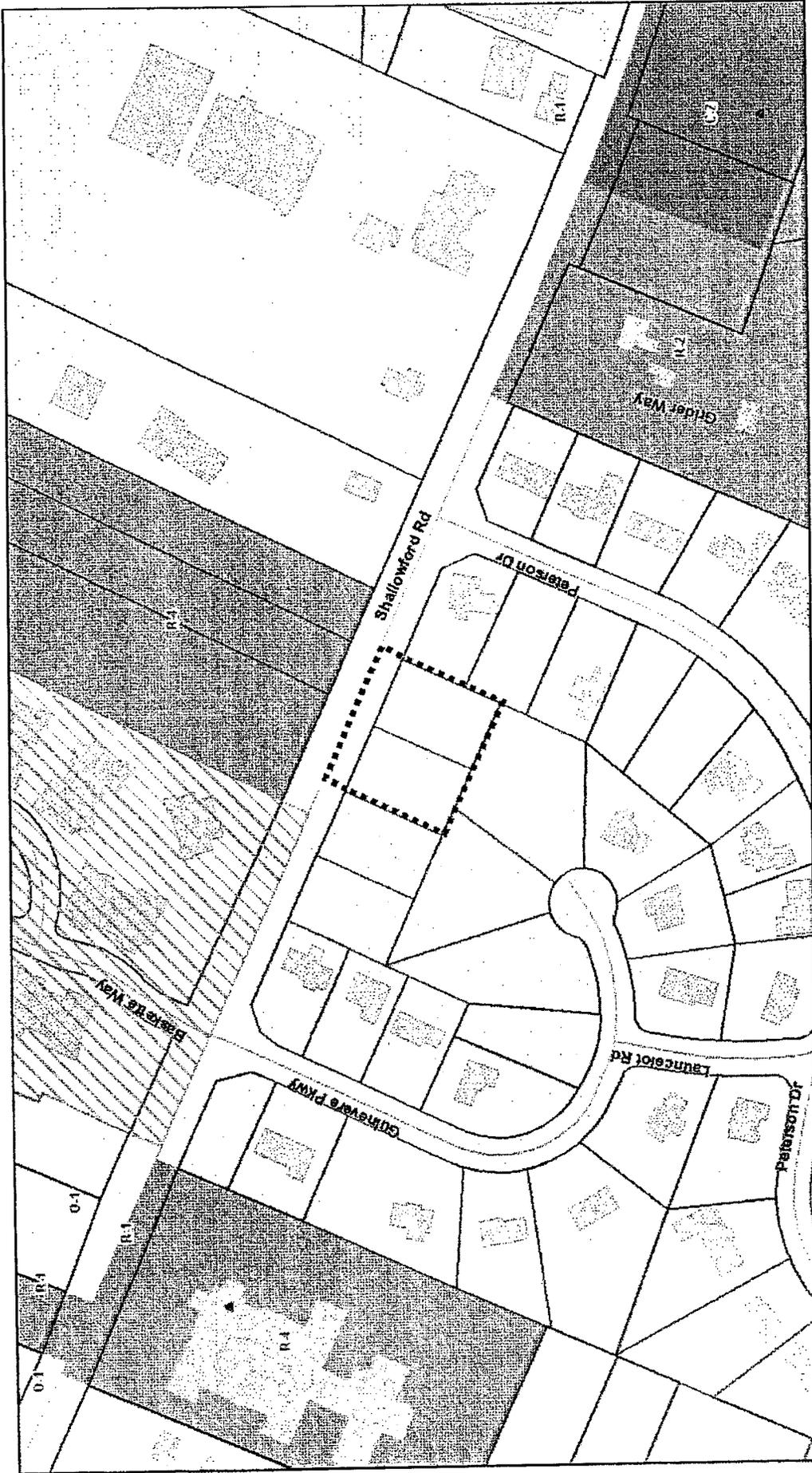
STAFF CASE REPORT TO PLANNING COMMISSION

	the final ordinance.
Transportation Department Staff:	Limiting the site to a single curb cut reduces the number of conflict points between the users of the new development and the pedestrians and vehicles utilizing the street.
Summary	<p>Staff recommends approval with four conditions. Conditions were added to preserve the character of the residential neighborhood surrounding the site.</p> <ol style="list-style-type: none">1) Parking shall be located behind development.2) No more than 7 units total will be allowed across the re-zoned parcels.3) No more than 4 townhouses may be in a single massed building.4) A single curb-cut will be allowed for the re-zoned parcels.

ZONING APPLICATION FORM**CASE NUMBER: 2013-156** **Date Submitted: 11-08-2013**

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

1 Applicant Request			
Zoning	From: R-1	To: RT-1	
Total Acres in request area: 0.78			
2 Property Information			
Property Address:	Properties located in the 7700 block of Shallowford Rd		
Property Tax Map Number(s):	149J-B-018 and 019		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Townhome Development		
4 Site Characteristics			
Current Zoning:	R-1		
Current Use:	Vacant		
Adjacent Uses:	Residential R-1 and R-4, Vacant		
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: Yuriy Liashevskiy		Address: 3131 Hackabee Trl	
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner	
City: Apison	State: TN	Zip Code: 37302	Email: residentialhomebuilders@yahoo.com
Phone 1: 423-598-6400	Phone 2: 360-909-2081	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name:		Phone:	
Address:			
Office Use Only:			
Planning District: 10		Neighborhood: FOEB, BECC	
Hamilton Co. Comm. District: 8		Chatt. Council District: 4	
Other Municipality:		Legislative Action/Date/Ordinance:	
Staff Rec:	PG 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: 0.78	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 10080/394 & 397			
Plat Book/Page: 25/119		<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: 2208
Planning Commission meeting date: 12/09/2013		Application processed by: Jennifer Ware	



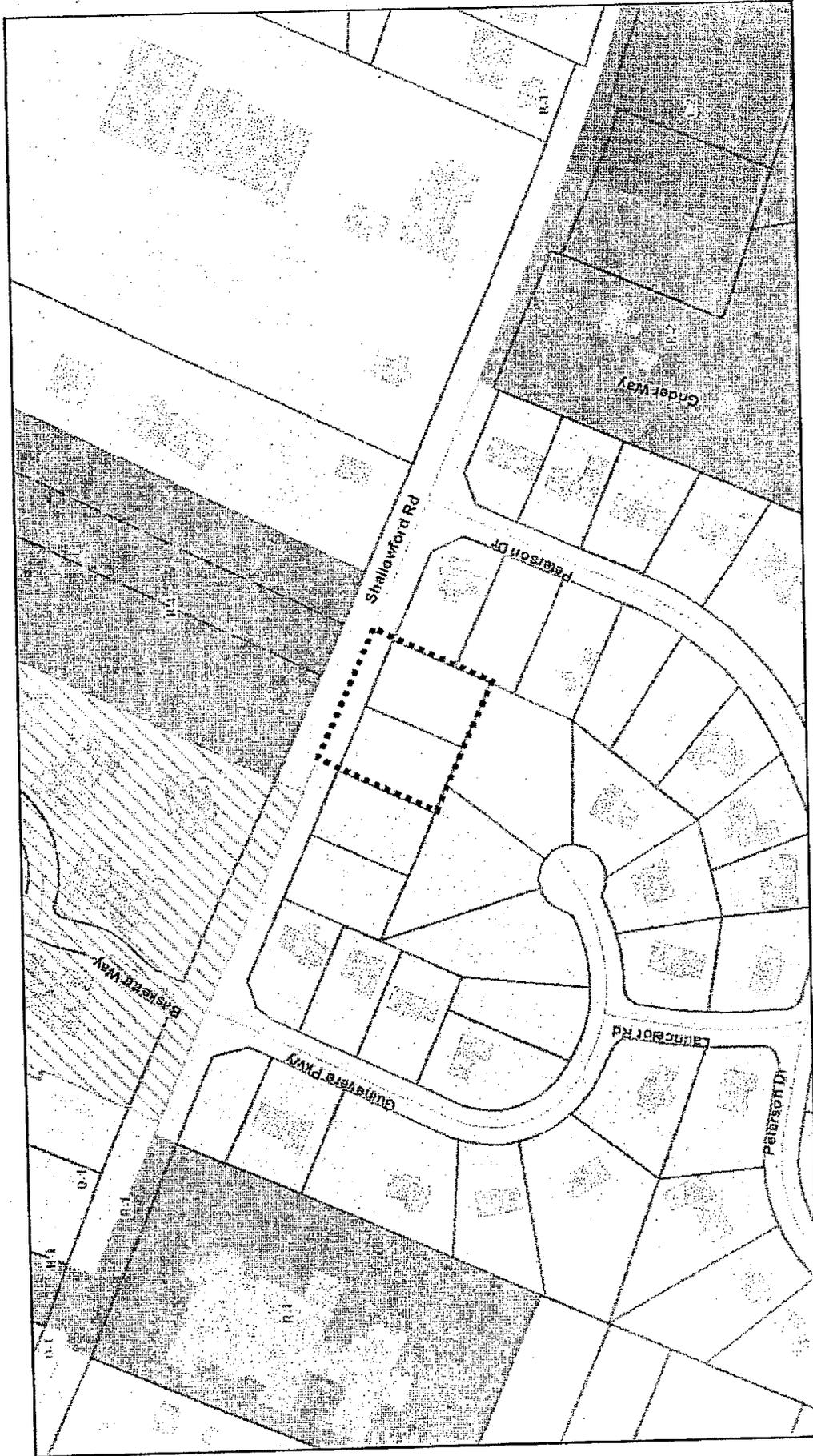
2013-156 Rezoning from R-1 to RT-1



200 ft



Hamilton County Regional Planning Agency



2013-156 Rezoning from R-1 to RT-1



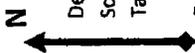
200 ft



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-156: Approve, subject to: 1) Parking being located behind the development; 2) No more than eight (8) units total will be allowed across the re-zoned parcels; 3) No more than four (4) townhouses may be in a single massed building; and 4) A single curb-cut will be allowed for the re-zoned parcels.



Chattanooga Hamilton County Regional Planning Agency



Property Plan

December 13, 2013

Scale: 1/4" = 20'

Tax Map No. 149J-B-018 &

149J-B-019

For: Yuriy Lyashevskiy

3131 Hackabee Trail

Apison, TN 37302

Phone: 423-598-6400

Phone: 360-909-2081

E-mail: Residentallhomesbuilders@yahoo.com

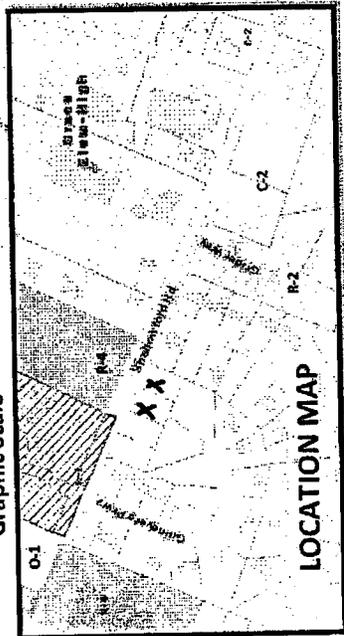
Project Contact Same as Above

Notes

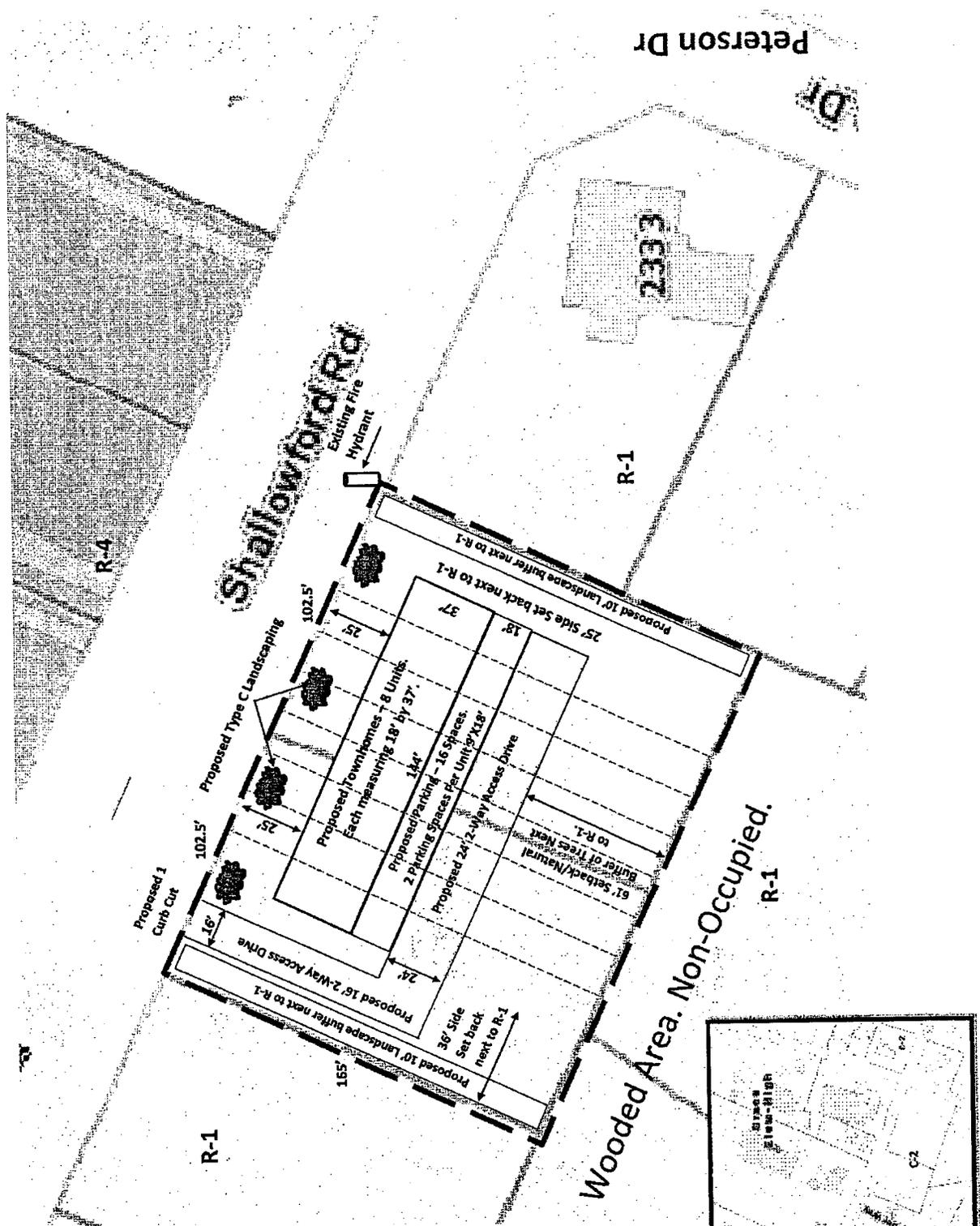
- A. Current Zone R-1
- B. 16,912.5 sq. ft.; .39 acres each; 2 Plots Total: .78 acres
- C. Residential Density: 11 units/acre
- D. Existing Property Line --- ---
- E. Garbage collection pick up day - Wednesday (no dumpsters)
- F. No Landscape Ordinance



Graphic Scale



LOCATION MAP



R-4

R-1

R-1

Wooded Area. Non-Occupied.
R-1

Peterson Dr

Dr

2333

Shallowford Rd
Existing Fire Hydrant

Proposed 1 Curb Cut

Proposed Type C Landscaping

Proposed Townhomes - 8 Units
Each measuring 18' by 37'

Proposed Parking - 16 Spaces
2 Parking Spaces Per Unit (K18)

Proposed 24' 1/2-Way Access Drive

6' Setback/Natural Buffer of Trees Next to R-1

Proposed 16' 2-Way Access Drive

Proposed 10' Landscape buffer next to R-1

165'

35' Side Set back next to R-1

25'

25'

25'

102.5'

102.5'

25' Side Set back next to R-1

Proposed 10' Landscape buffer next to R-1

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