

First Reading: _____
Second Reading: _____

2014-029
Passpointe Engineering/Jan Pass/
Woodland Park Baptist Church
District No. 6

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED ON THE 6700 BLOCK OF STANDIFER GAP ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE AND R-2 RESIDENTIAL ZONE TO R-4 SPECIAL 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 on the 6700 block of Standifer Gap Road, more particularly described herein:

Lot 1 of the Jim Parker Subdivision, Plat Book 42, Page 359, ROHC, and two unplatted tracts of land located on the 6700 Block of Standifer Gap Road, being the properties described in Deed Book 7075, Page 718, ROHC, and in Deed Book 3875, Page 525, ROHC. Tax Map Nos. 138E-A-001, 001.01, and 138F-B-002.03.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone and R-2 Residential Zone to R-4 Special Zone, subject to approval of the Planned United Development for the above-described property.

SECTION 2. BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That this rezoning be subject to traffic study before going to City Council.

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

/mem

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and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone and R-2 Residential Zone to R-4 Special 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

/mem

2014-029 City of Chattanooga
April 14, 2014

RESOLUTION

WHEREAS, Passpointe Engineering/Jan Pass/Woodland Park Baptist Church 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 & R-2 Residential Zone to R-4 Special Zone, properties located on the 6700 Block of Standifer Gap Road.

Lot 1 of the Jim Parker Subdivision, Plat Book 42, Page 359, ROHC, and two unplatted tracts of land located on the 6700 Block of Standifer Gap Road, being the properties described in Deed Book 7075, Page 718, ROHC, and in Deed Book 3875, Page 525, ROHC. Tax Maps 138E-A-001, 001.01, and 138F-B-002.03 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on April 14, 2014,

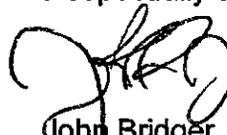
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, there was opposition present 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 April 14, 2014, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to traffic study before going to City Council.

Respectfully submitted,



John Bridger
Secretary

ZONING APPLICATION FORM

CASE NUMBER:		2014-029		Date Submitted: 03/07/2014	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)					
1 Applicant Request					
Zoning		From: R-1 & R-2		To: R-4	
Total Acres in request area: 163.73					
2 Property Information					
Property Address:		Properties in the 6700 block of Standifer Gap Rd			
Property Tax Map Number(s):		138E-A-001, 001.01 & 138F-B-002.03			
3 Proposed Development					
Reason for Request and/or Proposed Use:		Development of Educational Facilities, dormitories, and future senior housing plan			
4 Site Characteristics					
Current Zoning:		R-1			
Current Use:		Church/Institutional			
Adjacent Uses:		Residential, Office (M-3), RR ROW, R-4 Business			
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: Passpointe Engineering/Jan Pass			Address: 2719 Hickory Valley Rd, Suite B		
Check one:		<input type="checkbox"/> I am the property owner		<input checked="" type="checkbox"/> I am not the property owner	
City: Chattanooga		State: TN		Zip Code: 37421	
Phone 1: 423-240-7022		Phone 2: 423-451-6601		Phone 3:	
				Fax:	
6 Property Owner Information (if not applicant)					
Name: Woodland Park Baptist Church			Phone: 423-899-9185		
Address: 6735 Standifer Gap Rd, Chattanooga, TN 37421					
Office Use Only:					
Planning District: 6			Neighborhood: FOEB, BEBCC, Derby Downs		
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: 163.73	<input checked="" type="checkbox"/>	Deeds
				<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 3875/525, 7075/718					
Plat Book/Page: 42/359			<input checked="" type="checkbox"/>		Notice Signs
					Number of Notice Signs: 2
<input checked="" type="checkbox"/>	Filing Fee: 770.00	<input checked="" type="checkbox"/>		Cash	<input checked="" type="checkbox"/>
				Check	Check Number: 36226
Planning Commission meeting date: 04/14/2014			Application processed by: Jennifer Ware		

PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL

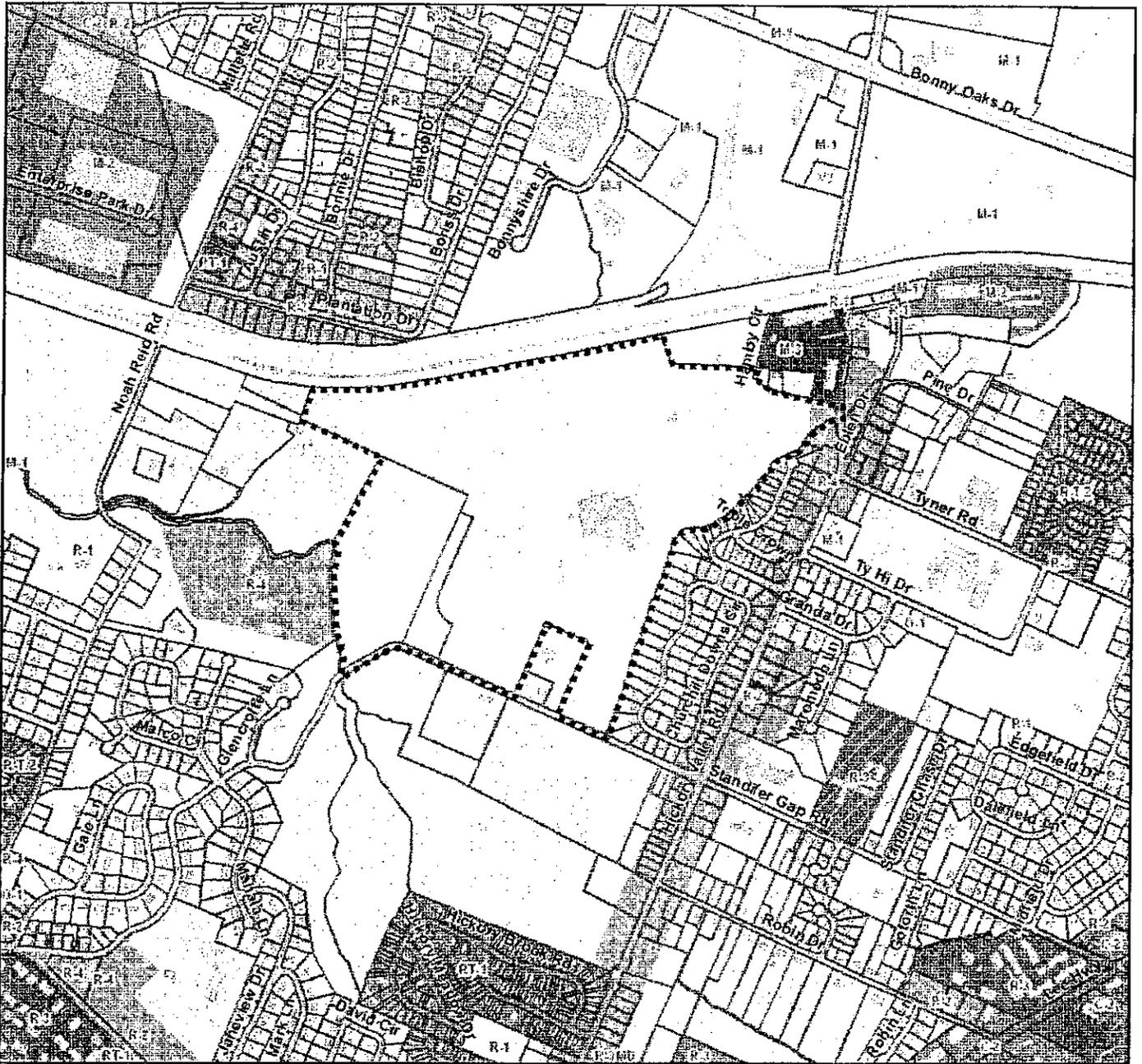
Case Number:	2014-029	PC Meeting Date: 4-14-2014
PC RECOMMENDATION:	APPROVE, subject to completion of a traffic study before going to City Council	
Reason(s) for Recommendation	❖ The R4 Special Zone and the proposed use as illustrated by the Institutional PUD Site Plan is appropriate for this site.	
Notes	❖ The R4 Special Zone is necessary for the accompanying Institutional PUD request (Case 2014-030). ❖ The City Council may want to consider adding a condition that this R4 Special Zone request be subject to the approval of the Institutional PUD per Case 2014-030.	
Applicant Present at PC Meeting?	Yes	
Opposition Present at PC Meeting?	Yes	

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-029	PC Meeting Date: 04-14-2014
STAFF RECOMMENDATION:	DEFER	
Land Use & Transportation Comments		
Planning Staff:	<p><u>Applicant Request Overview</u></p> <p>The applicant submitted a request to rezone approximately 163.73 +/- acres of land, in the 6700 block of Standifer Gap Road, currently zoned R-1 Residential Zone and R-2 Residential Zone to R-4 Special Zone for the relocation of Tennessee Temple University. Including the development of educational facilities, student housing and athletic fields.</p> <p><u>Site Description</u></p> <p>The site is the home of the Woodland Park Baptist Church, a 3,200 person capacity religious facility, located on Standifer Gap Road, near the Hickory Valley Road intersection in East Brainerd. There is a Railroad Right-of-Way north of the site and protected marshlands to the west. There are two residences to the south and the Derby Downs Subdivision Phases I & II to the east of the property.</p> <p><u>Plans/Policies</u></p> <p>Development in the subject area is guided by the Shallowford Road-Lee Highway Area Plan (2004) and the Hamilton County Comprehensive Plan 2030.</p> <p>The adopted land use plan for this area, the Shallowford Road-Lee Highway Area Plan, recommends low-density residential development at this site. However, these recommendations are used only as part of the decision criteria for a zoning case. It is important to note that that this proposed development abuts an established neighborhood and requires special attention be given to the potential negative impacts to the surrounding residences.</p> <p>The Hamilton County Comprehensive Plan 2030 identifies this area as part of the Outer Suburban Development Sector, which is defined by the distinct separation of residential and non-residential uses.</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>	
Transportation Department Staff:	<p>A traffic study is required for the Tennessee Temple PUD in order to be able to predict the impact the development will have on the existing</p>	

STAFF CASE REPORT TO PLANNING COMMISSION

	<p>transportation system that serves the surrounding neighborhoods. The study should take into account project phasing, future growth of the surrounding areas, and opportunities for and impact of other modes of transportation to serve the proposed site.</p>
Summary	
	<p><u>Staff Recommendation</u></p> <p>The Regional Planning Agency recommends deferral of this rezoning request for several reasons:</p> <ol style="list-style-type: none">1. The relocation of Tennessee Temple University will transfer 344 full time enrolled campus residents from a primarily urban context to a suburban setting. The new location lacks access to transit and Standifer Gap Road, a urban minor arterial, was not designed to absorb the increased density of a now auto dependant student population. A transportation study that demonstrates the impact of this development on the surrounding street network would address these concerns.2. The applicant has indicated that the development will take place in phases, but this is not demonstrated on the site plan. In order to accurately assess the potential impacts to the area, the Regional Planning Agency requests the applicant revise the site plan to reflect the phasing and timing of the development.



2014-029 Rezoning from R-1 and R-2 to R-4

PLANNING COMMISSION RECOMMENDATION OF CASE NO. 2014-029: Approve, subject to completion of traffic study before going to City Council.

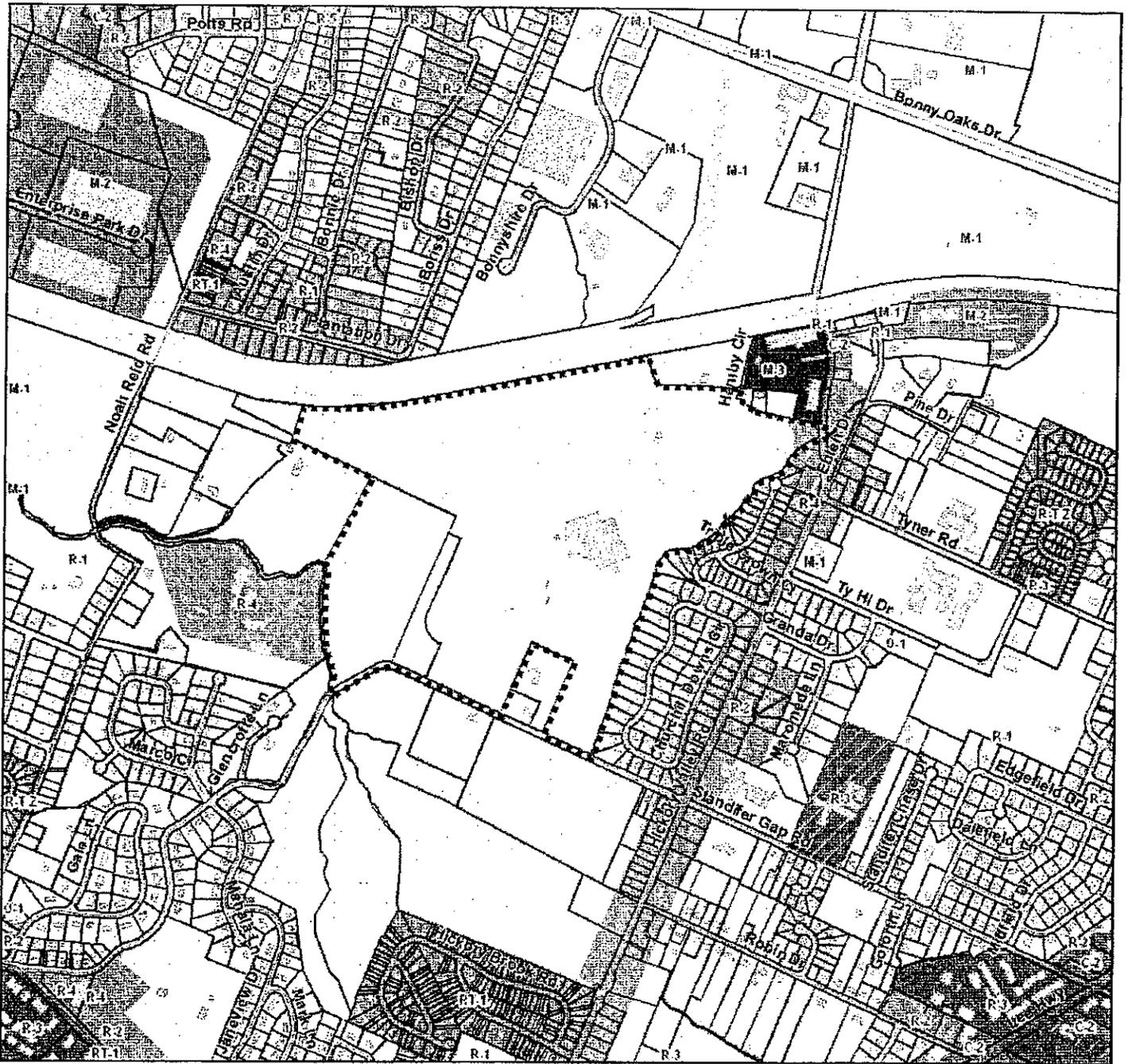


1,100 ft



Chattanooga Hamilton County Regional Planning Agency





2014-029 Rezoning from R-1 and R-2 to R-4



1,100 ft

Chattanooga Hamilton County Regional Planning Agency



NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has 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:

2014-023 Elemi Architecture, LLC/Matt Winget/Paul Teruya/ALC Holdings, LLC. 1690 Silvels Lane, 109 Old Mountain Road, and 1605 W. 39th Street, from R-1 Residential Zone, R-2 Residential Zone, and C-2 Convenience Commercial Zone to UGC Urban General Commercial Zone, as amended per site plan.

2014-025 City of Chattanooga/RPA. 8607, 8613, and 8619 North Hickory Valley Road and 5210 Highway 58, from Temporary R-3 Residential Zone to Permanent R-3 Residential Zone per City Code Article X-11, Section 38-653, Planning Commission Zoning Plan to establish permanent zone for area annexed by Ordinance No. 12803.

2014-026 Dan Dykstra. 332 Sylvan Street, from R-2 Residential Zone to R-3 Residential Zone, as a single family, short term vacation rental only.

2014-029 Passpointe Engineering/Jan Pass/Woodland Park Baptist Church. 6700 block of Standifer Gap Road, from R-1 Residential Zone and R-2 Residential Zone to R-4 Special Zone, subject to certain conditions.

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

2014-028 The Southern Land Company/Obar Investments. 3886 Cummings Road, for a Residential Planned Unit Development, subject to certain conditions.

2014-030 Passpointe Engineering/Jan Pass/Woodland Park Baptist Church. 6700 block of Standifer Gap Road, for an Institutional Planned Unit Development.

2014-031 Lee Hodges/Housing Trust Group/ERB, LLC. 1351 Reserve Way and 7650 East Brainerd Road, for a Residential Planned Unit Development, subject to certain conditions.

4. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following amendment be made to the Chattanooga City Code, Part II, Chapter 38-2, known as the Chattanooga Zoning Ordinance by:

- (a) Deleting the definition of “Building, Height of” in its entirety and substitute in lieu thereof;
- (b) Adding the definition “Grade Plane”.

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,

May 13, 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