

First Reading: 8/12/14
Second Reading: _____

2014-061
TC Development, LLC/
Trey Stanley
District No. 9
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2506 OCOEE STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-2 RESIDENTIAL 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 2506 Ocoee Street, more particularly described herein:

Lots 1-3 of the A.F. Sherman Addition No.1, Plat Book 2, Page 43, ROHC, being the property described in Deed Book 9943, Page 661, ROHC. Tax Map No. 136M-Q-018.

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

/mem

2014-061 City of Chattanooga
July 14, 2014

RESOLUTION

WHEREAS, TC Development, LLC/Trey Stanley 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 2506 Ocoee Street.

Lots 1-3 of the A.F. Sherman Addition No.1, Plat Book 2, Page 43, ROHC, being the property described in Deed Book 9943, Page 661, ROHC. Tax Map 136M-Q-018 as shown on the attached map.

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

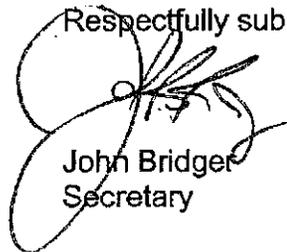
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, opposition was 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 July 14, 2014, recommended to the Members of the City Council of the City of Chattanooga that this petition be denied.

Respectfully submitted,



John Bridger
Secretary

ZONING APPLICATION FORM

CASE NUMBER:	2014-061	Date Submitted: 6-4-2014	
(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: 0.34+ or -		
2 Property Information			
Property Address:	2506 Ocoee Street		
Property Tax Map Number(s):	136M-Q-018		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Construct a Duplex		
4 Site Characteristics			
Current Zoning:	R-1 Residential Zone		
Current Use:	Vacant		
Adjacent Uses:	Residential & Commercial		
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: TC Development, LLC/Trey Stanley		Address: 633 Chestnut Street Suite 630	
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: 37450	Email: trey@re3h.com
Phone 1: 423-243-8404	Phone 2:	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name: Same		Phone:	
Address:			
Office Use Only:			
Planning District: 8B		Neighborhood: Avondale Neighborhood	
Hamilton Co. Comm. District: 5		Chatt. Council District: 9	
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: 0.34	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 9943-661			
Plat Book/Page: 2-43		<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 2
<input checked="" type="checkbox"/> Filing Fee: \$150.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check	Check Number: 3030
Planning Commission meeting date: July 14, 2014		Application processed by: Marcia Parker	

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-061	PC Meeting Date: 07-14-14
Applicant Request:	Rezone from R-1 Residential Zone to R-2 Residential Zone	
Property Location:	2506 Ocoee Street	
Property Owner:	TC Development, LLC/Trey Stanley	
Applicant:	Same	
Staff Recommendation:	DENY	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to construct a two-family dwelling (duplex).

Site Description

The 0.34 acre site is currently vacant. Uses on the adjacent properties to the north and east are residential and commercial on the south and west. Directly across from the site, on Ocoee Street, is a duplex, a vacant home, and a single-family residence. Directly adjacent to the site on the east is a single-family residence and on the south side across Hiwassee Street is vacant property.

Zoning History

In 2004, as part of the Avondale Neighborhood zoning study (Case number 2004-172, Ordinance 11622), multiple properties were rezoned from R-2 Residential Zone and R-3 Residential Zone to R-1 Residential Zone. The requested site was rezoned from R-2 Residential Zone to R-1 Residential Zone at that time.

Plans/Policies

This site is within the 2004 Avondale Neighborhood Plan. The 2004 Avondale Neighborhood Plan recommends single-family residential for this parcel. This land use is defined by the Neighborhood Plan as only detached single-family dwellings.

City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department 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.

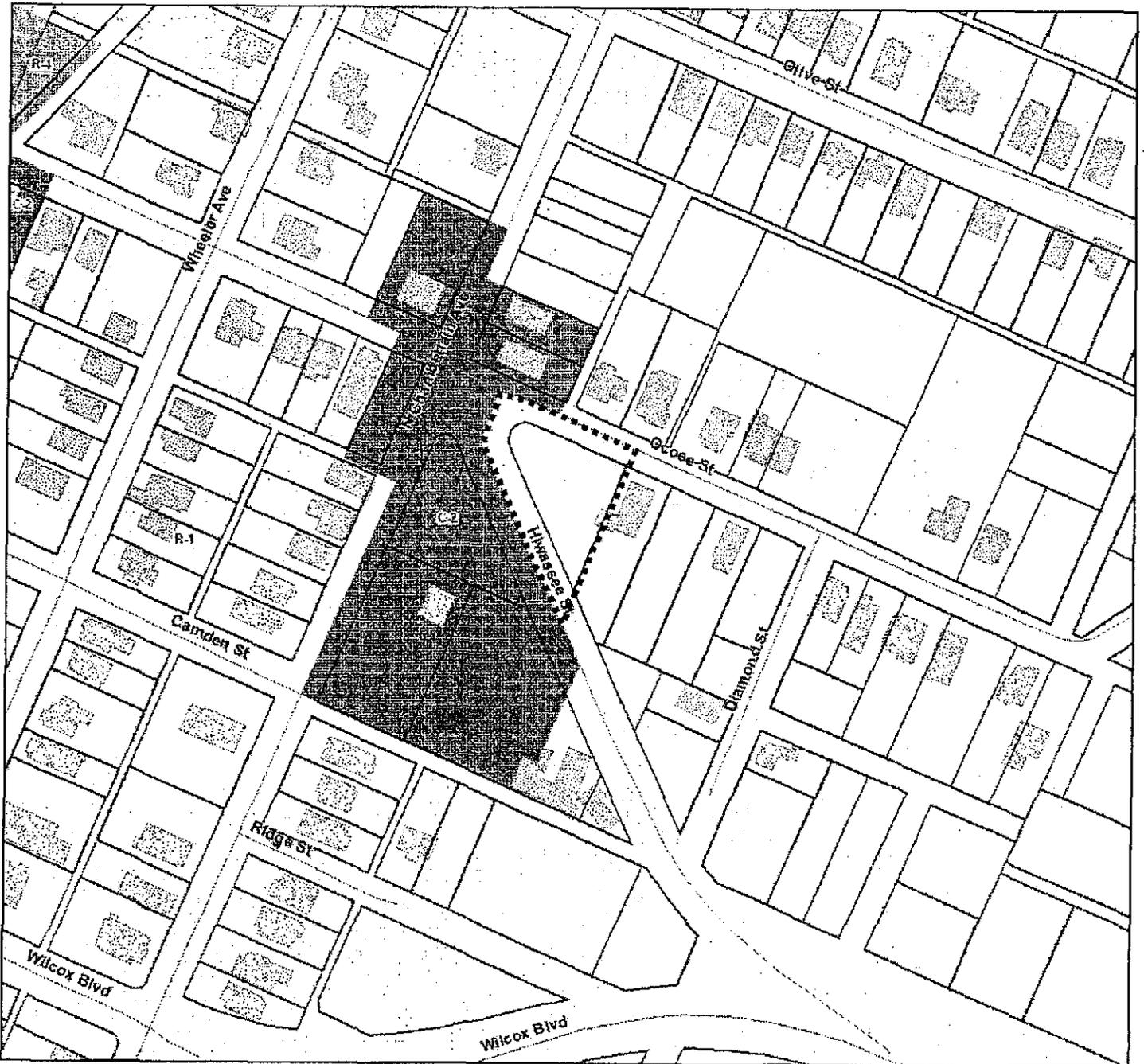
RPA Summary

RPA recommends denying the applicant's request to rezone 2506 Ocoee Street from R-1 Residential Zone to R-2 Residential Zone for a duplex. During the public planning process for the zoning study that rezoned this property to R-1 Residential, local stakeholders consistently voiced concern over the balance of duplex housing and single-family residences in the community. That study emphasized that the Avondale Neighborhood Plan seeks to preserve existing single-family housing while maintaining a balance of housing types and that future duplexes may be recommended in selected areas of the neighborhood. Although the plan does have a recommended land use, that includes duplexes, for certain portions of Avondale, this location is not one of those areas. The adopted 2004 Avondale Neighborhood Plan recommends this lot remain single-family residential. That category is "typified by detached single-family dwellings". This recommendation is intended to maintain the integrity of the

Chattanooga-Hamilton County Regional Planning Agency

STAFF CASE REPORT TO PLANNING COMMISSION

residential neighborhood.



2014-061 Rezoning from R-1 to R-2



173 ft

Chattanooga Hamilton County Regional Planning Agency





2014-061 Rezoning from R-1 to R-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-061: Deny.

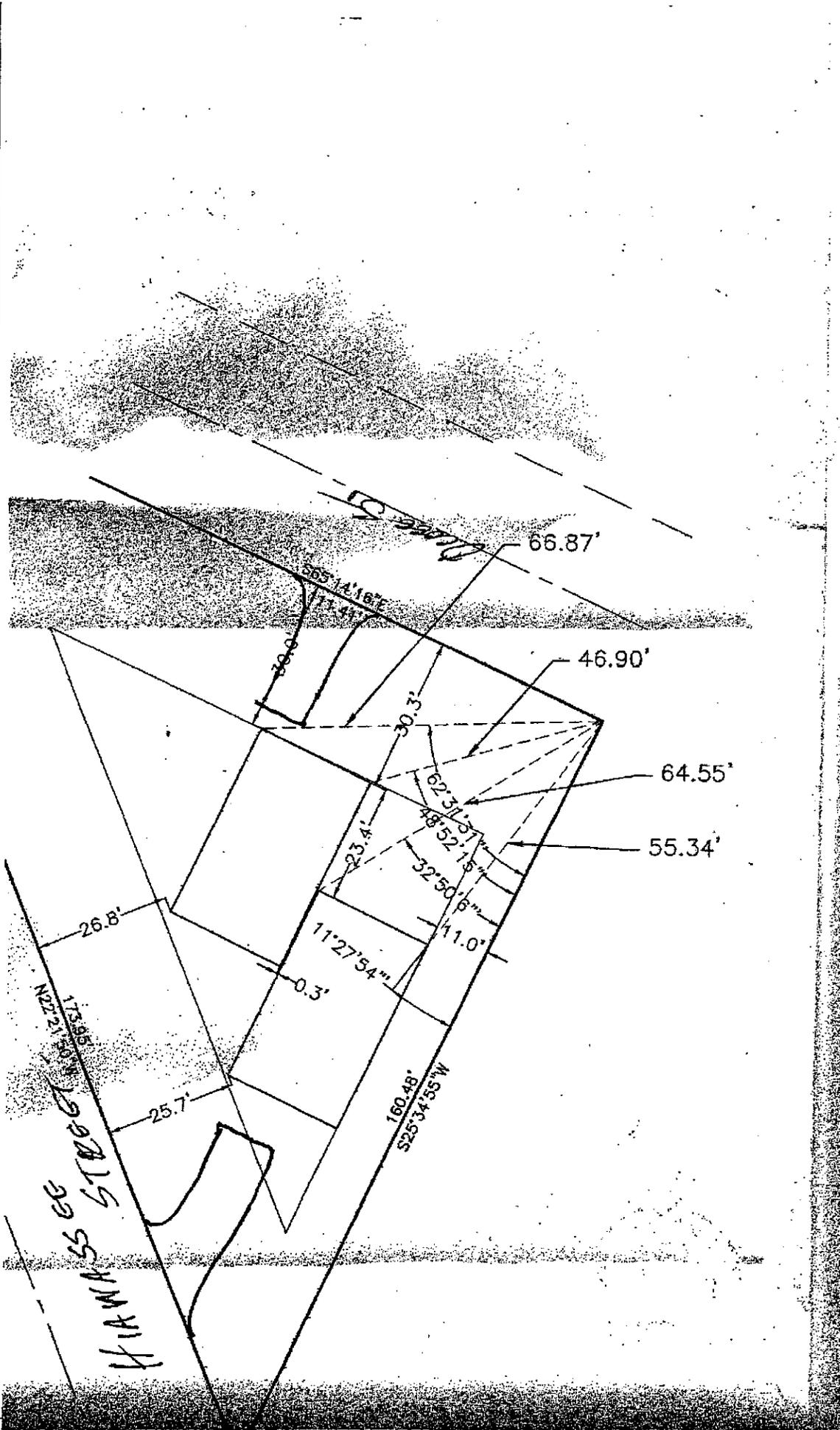


175 ft



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 petition 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.

2014-068 Neuhoff Taylor Architects/YMCA Association of Metro Chattanooga. 7502 Shallowford Road, from R-1 Residential Zone and R-4 Special Zone to C-4 Planned Commerce Center Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied:

2014-061 TC Development, LLC/Trey Stanley. 2506 Ocoee Street, from R-1 Residential Zone to R-2 Residential Zone.

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

- (a) Deleting Item 11 of Article V, Section 38-393, Permitted Uses in all PUDs in its entirety and substituting in lieu thereof; and
- (b) Deleting Article V, Section 38-398, Permitted Density in its entirety and substituting in lieu thereof.

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,

August 12, 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