First Reading:_____
Second Reading:_____

2014-077
Allen Jones/Watkins Street Project, LLC
District No. 9
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1700 AND 1800 WATKINS STREET AND 2461 EAST 18TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE, M-1 MANUFACTURING ZONE, AND M-2 LIGHT INDUSTRIAL ZONE TO UGC URBAN GENERAL COMMERCIAL 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 properties located at 1700 and 1800 Watkins Street and 2461 East 18th Street, more particularly described herein:

> Block 10 and Lot 14 and the West 27 feet of C. Smith's Subdivision of Block 9 of the Dodds Place in Ridgdale Subdivision, Plat Book 2, Page 13, ROHC, and Lots 15 thru 30 of the Huddle Place Subdivision, Plat Book 2, Page 17, ROHC, being the properties described as Tracts Eight (8), Ten (10), and Thirteen (13) in Deed Book 6792, Page 225, ROHC. Tax Map Nos. 156F-A-002, 156F-B-026, and 156F-H-017.

and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone, M-1 Manufacturing Zone, and M-2 Light Industrial Zone to UGC Urban General Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That this rezoning shall be subject to Auto-oriented Uses, as described in Section 38-201 of the City of Chattanooga Zoning Ordinance, are prohibited.

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

First Reading:_____
Second Reading:_____

2014-077
Allen Jones/Watkins Street Project, LLC
District No. 9
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1700 AND 1800 WATKINS STREET AND 2461 EAST 18TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE, M-1 MANUFACTURING ZONE, AND M-2 LIGHT INDUSTRIAL 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 properties located at 1700 and 1800 Watkins Street and 2461 East 18th Street, more particularly described herein:

> Block 10 and Lot 14 and the West 27 feet of C. Smith's Subdivision of Block 9 of the Dodds Place in Ridgdale Subdivision, Plat Book 2, Page 13, ROHC, and Lots 15 thru 30 of the Huddle Place Subdivision, Plat Book 2, Page 17, ROHC, being the properties described as Tracts Eight (8), Ten (10), and Thirteen (13) in Deed Book 6792, Page 225, ROHC. Tax Map Nos. 156F-A-002, 156F-B-026, and 156F-H-017.

and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone, M-1 Manufacturing Zone, and M-2 Light Industrial 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

/mem

2014-077 City of Chattanooga
August 11, 2014

RESOLUTION

WHEREAS, Allen Jones/Watkins Street Project, LLC 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-2 Residential Zone, M-1 Manufacturing Zone and M-2 Light Industrial Zone to UGC Urban General Commercial Zone, properties located at 1700 & 1800 Watkins Street & 2461 East 18th Street.

Block 10 and Lot 14 and the West 27 feet of C. Smith's Subdivision of Block 9 of the Dodds Place in Ridgdale Subdivision, Plat Book 2, Page 13, ROHC, and Lots 15 thru 30 of the Huddle Place Subdivision, Plat Book 2, Page 17, ROHC, being the properties described as Tracts Eight (8), Ten (10), and Thirteen (13) in Deed Book 6792, Page 225, ROHC. Tax Maps 156F-A-002, 156F-B-026, and 156F-H-017 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on August 11, 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 August 11, 2014, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to Auto-oriented Uses, as described by Section 38-201 of the City of Chattanooga Zoning Ordinance, are prohibited.

Respectfully submitted,

John Bridger
Secretary

Chattanooga-Hamilton County Regional Planning Agency

ZONINGAPPLICATION FORM

CASE NUMBER:	2014-077	Date Submitted: 07-09-2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
1 Applicant Request		
Zoning	**From: R-2/M-1/& M-2**	**To: UGC**
	Total Acres in request area: 5.95	
2 Property Information		
Property Address:	1700 & 1800 Watkins Street & 2461 East 18th Street	
Property Tax Map Number(s):	156F-A-002, 156F-B-026, & 156F-H-017	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Convert the abandoned Standard Coosa Thatcher Mill into a live-work apartment development for artisans	
4 Site Characteristics		
Current Zoning:	R-1/M-1/M-2	
Current Use:	Abandoned Manufacturing facility and/undeveloped	
Adjacent Uses:	R-1/M-1/M-2	

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: Allen Jones		Address: 832 Georgia Avenue, Suite 221	
Check one:	I am the property owner	x	I am **not** the property owner
City: Chattanooga	State: TN	Zip Code: 37402	Email: ajones@asaengineeringinc.com
Phone 1: 423-805-3700	Phone 2: 919-793-4077	Phone 3:	Fax:

6 Property Owner Information (if not applicant)

Name: Watkins Street Project LLC/Jackie Fillers	Phone: 423-314-1682
Address: 2420 East Main Street Chattanooga, TN 37404	

Office Use Only:

Planning District: 8C	Neighborhood: N/A	
Hamilton Co. Comm. District: 4	Chatt. Council District: 9	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:

Checklist

x	Application Complete	x	Ownership Verification	x	Map of Proposed Zoning Area with dimensions		
x	Site Plan, if required	x	Total Acres to be considered: 5.95	x	Deeds	x	Plats, if applicable
Deed Book(s): 6792-225							
Plat Book/Page: 2-13, 2-17				x	Notice Signs	Number of Notice Signs: 3	
x	Filing Fee: 705.00		Cash	x	Check	Check Number: 41890	
Planning Commission meeting date: 8-11-2014				Application processed by: Marcia Parker			

Chattanooga-Hamilton County Regional Planning Agency

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-077	PC Meeting Date: 08-11-14
Applicant Request:	**Rezone from R-2 Residential Zone, M-1 Manufacturing Zone and M-2 Light Industrial Zone to UGC Urban General Commercial Zone**	
Property Location:	**1700 & 1800 Watkins Street and 2461 East 18th Street**	
Property Owner:	**Watkins Street Project LLC/Jackie Fillers**	
Applicant:	**Allen Jones, ASA Engineering & Consulting, Inc.**	
Staff Recommendation:	**APPROVE with condition**	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to convert the former Standard Coosa Thatcher Mill into a mixed-use live-work apartment development for artisans (residential/artist studios/retail). The site plan shows 170 residential units, 8 buildings ranging from one (1) to five (5) stories, and 256 parking spaces. The residential density is 28.5 units/acre.

Site Description

The 5.95 acre site currently contains the former Standard Coosa Thatcher Mill manufacturing facility. There are several existing brick buildings that may be considered historic based on Chattanooga's industrial heritage and the role of the mill in the community's development.

Zoning History

This site has had no recent zoning changes. The area currently zoned R-2 Residential Zone and most of the area currently zoned M-1 Manufacturing Zone have held that zoning designation since the adoption of zoning in 1937. The area zoned M-2 Light Industrial Zone and a section of the area zoned M-1 Manufacturing Zone were rezoned in 1984 (case 1984-142, Ordinance 8333).

Plans/Policies

This site is within the 2004 Oak Grove Neighborhood Plan boundary. The Plan states the following:

1) Promote new residential growth in areas appropriate for multi-family development while encouraging architectural compatibility with existing styles.

2) Promote new owner-occupied residential growth through infill development.

The plan specifically addresses the Coosa Thatcher site: "Beyond traditional manufacturing and warehousing, the site could also accommodate a sizeable live-work development for artisans and small "boutique" industrial concerns."

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.

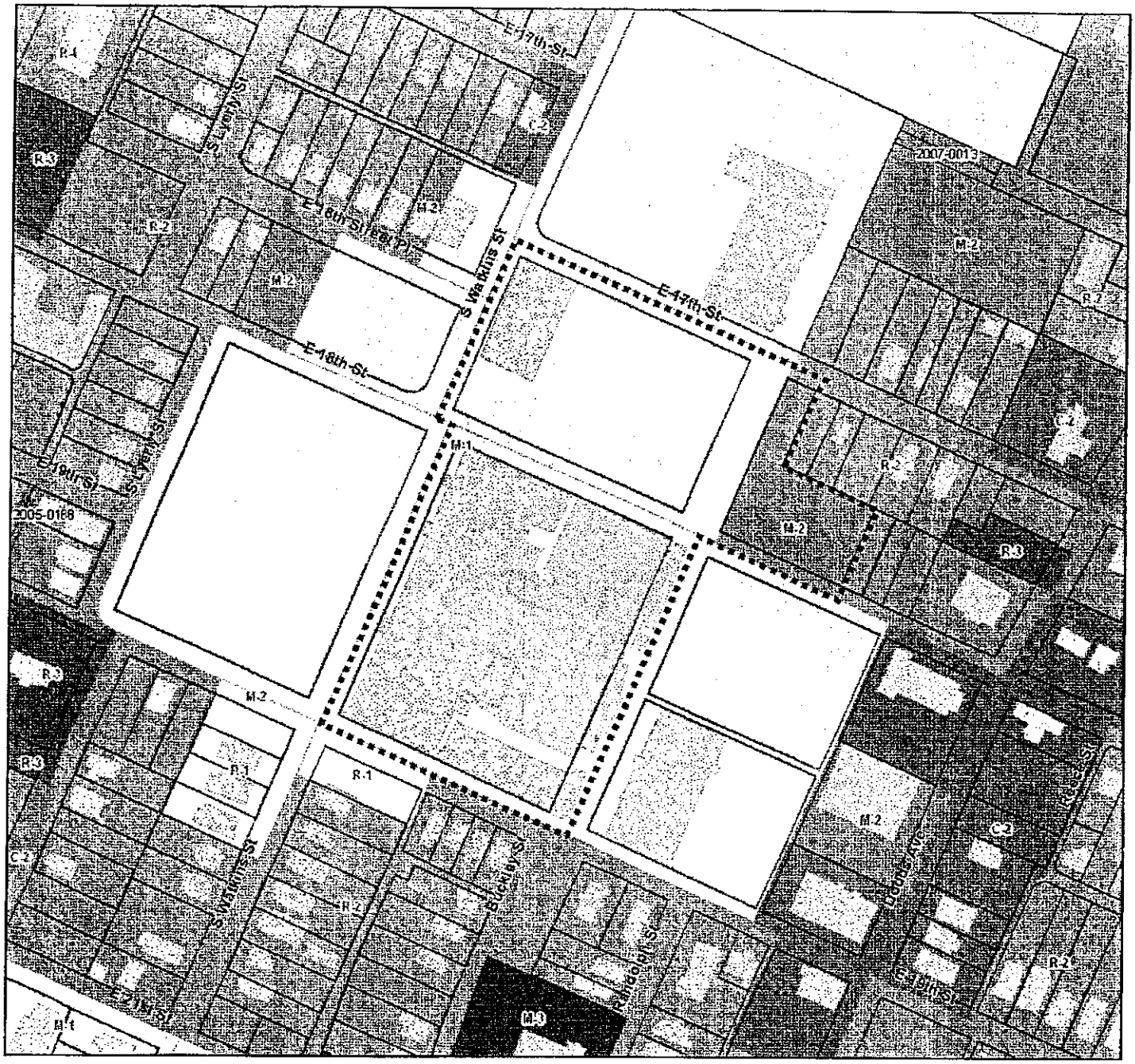
RPA Summary

The proposal is in keeping with Oak Grove Neighborhood Plan and promotes the reuse of an historic industrial mill for an adaptive reuse project that should bring new residents and visitors to the area. The proposed apartments and retail/studio/gallery mix that utilizes the existing buildings could serve as a catalyst for revitalization of the Oak Grove and Ridgedale Neighborhoods. The proposal for the "Standard Coosa Lofts" includes public space, green space and gathering areas that should provide animation and bring "eyes on the street." Additionally, as proposed, plans for parking, sidewalks and biking make good use of the existing street network to create an increased level of pedestrian activity.

Therefore, staff recommends approval of the request to rezone the Standard Coosa Thatcher Mills site to UGC Urban General Commercial Zone as appropriate due to the urban character of the area and the mixed-use aspect of the proposal. Approval to rezone to UGC Urban General Commercial Zone is recommended with the following condition:

Auto-oriented Uses as described by Section 38-201 are prohibited.

The recommendation to prohibit auto-oriented uses is due to the site's location well within an established neighborhood made up of primarily single-family residences as found along Lyerly Street, S. Watkins Street, 21st Street, Buckley Street and parts of 17th and 19thStreets.



2014-077 Rezoning from R-2, M-1 and M-2 to UGC

North

200 ft

Chattanooga Hamilton County Regional Planning Agency

RPA

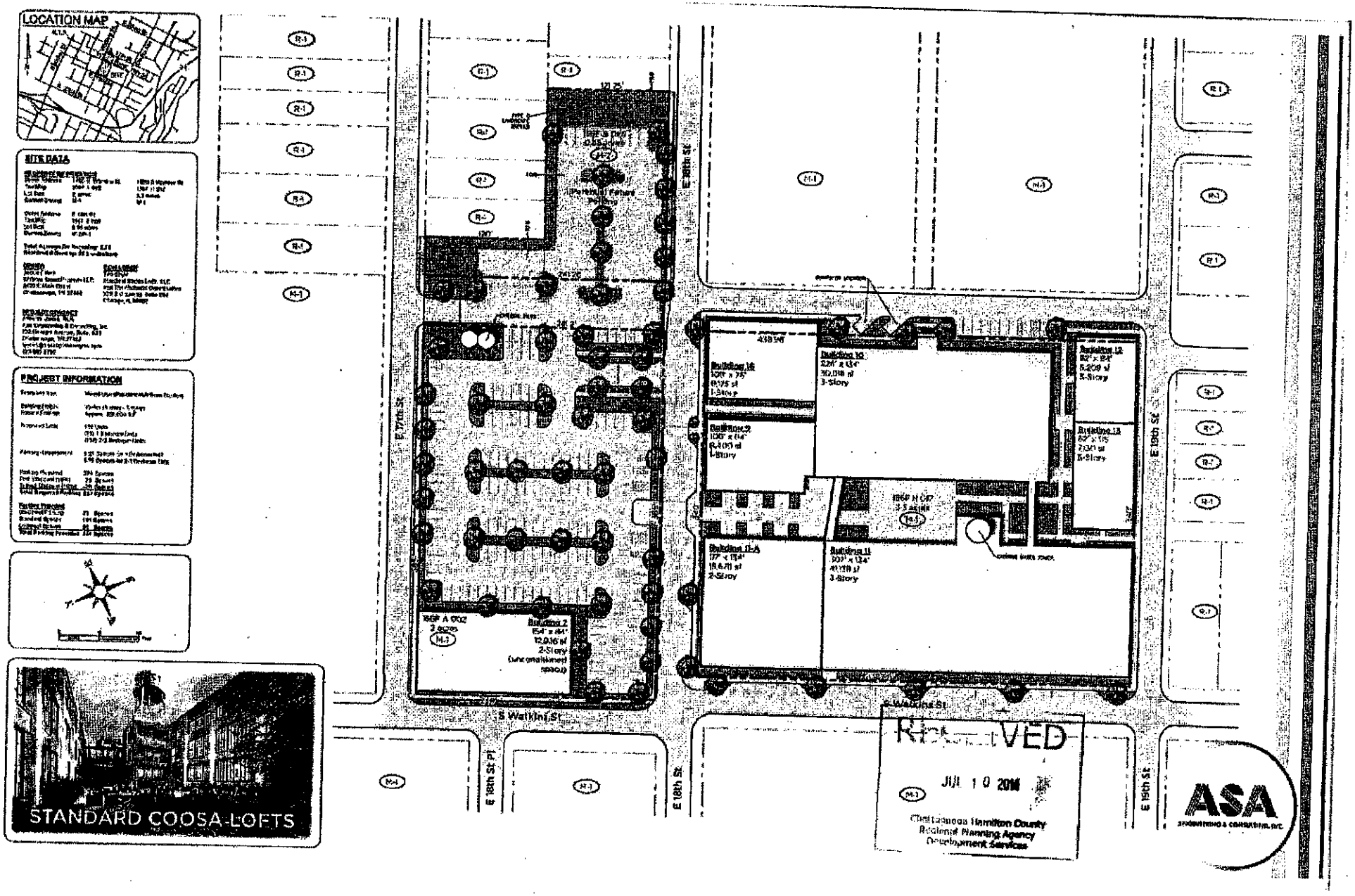
2014-077 Rezoning from R-2, M-1 and M-2 to UGC

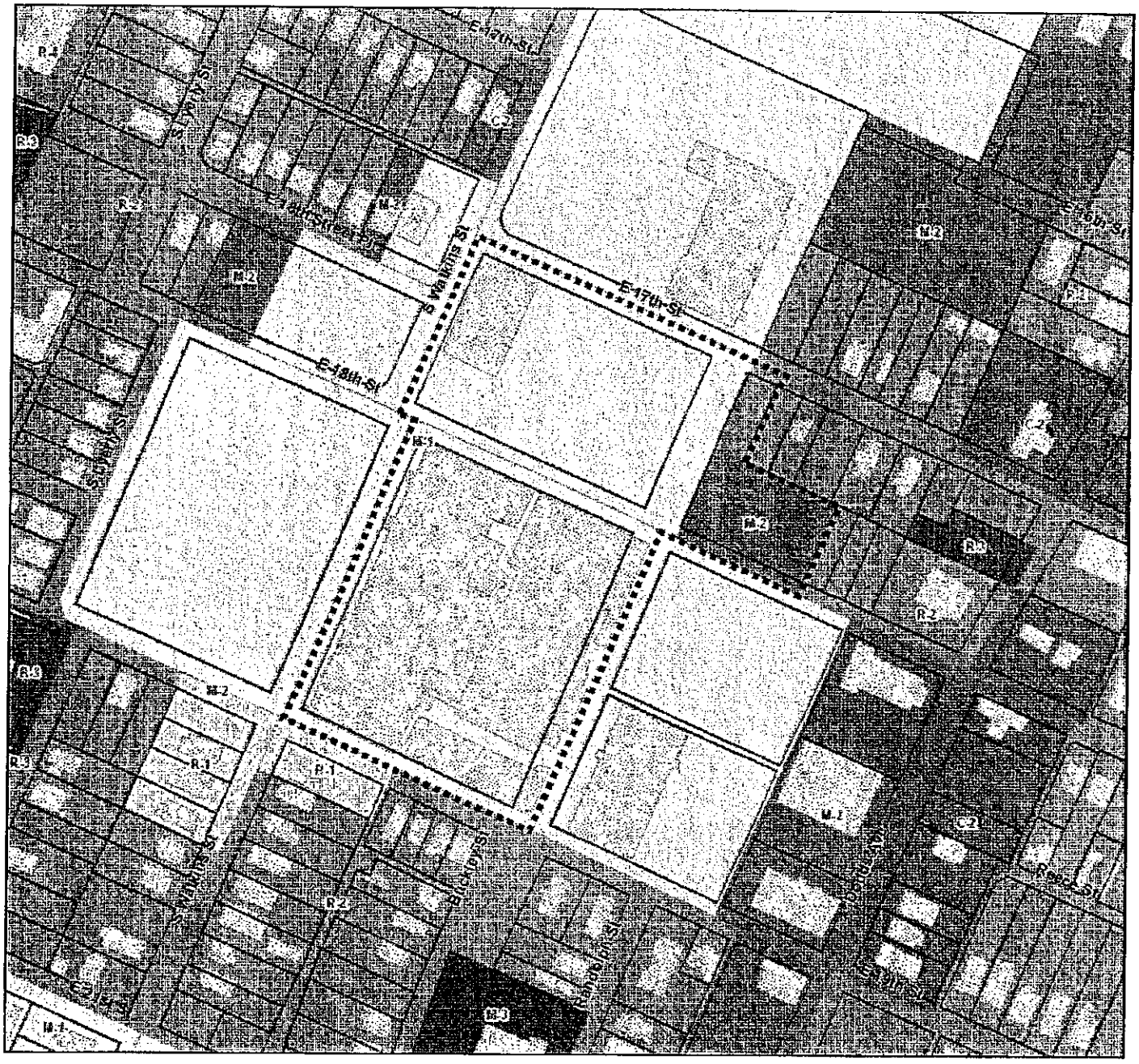
North

200 ft

Chattanooga Hamilton County Regional Planning Agency

RPA


LOCATION MAP
SITE DATA
PROJECT INFORMATION
STANDARD COOSA LOFTS
S Watkins St
E 17th St
E 18th St
E 18th St Pl
E 19th St
Building 10
Building 11
Building 11-A
Building 12
Building 13
Building 16
Building 2
Chattanooga Hamilton County
Regional Planning Agency
Development Services
ASA



2014-077 Rezoning from R-2, M-1 and M-2 to UGC

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-077:
Approve, subject to Auto-oriented Uses, as described by Section 38-201 of the City of Chattanooga Zoning Ordinance, are prohibited.

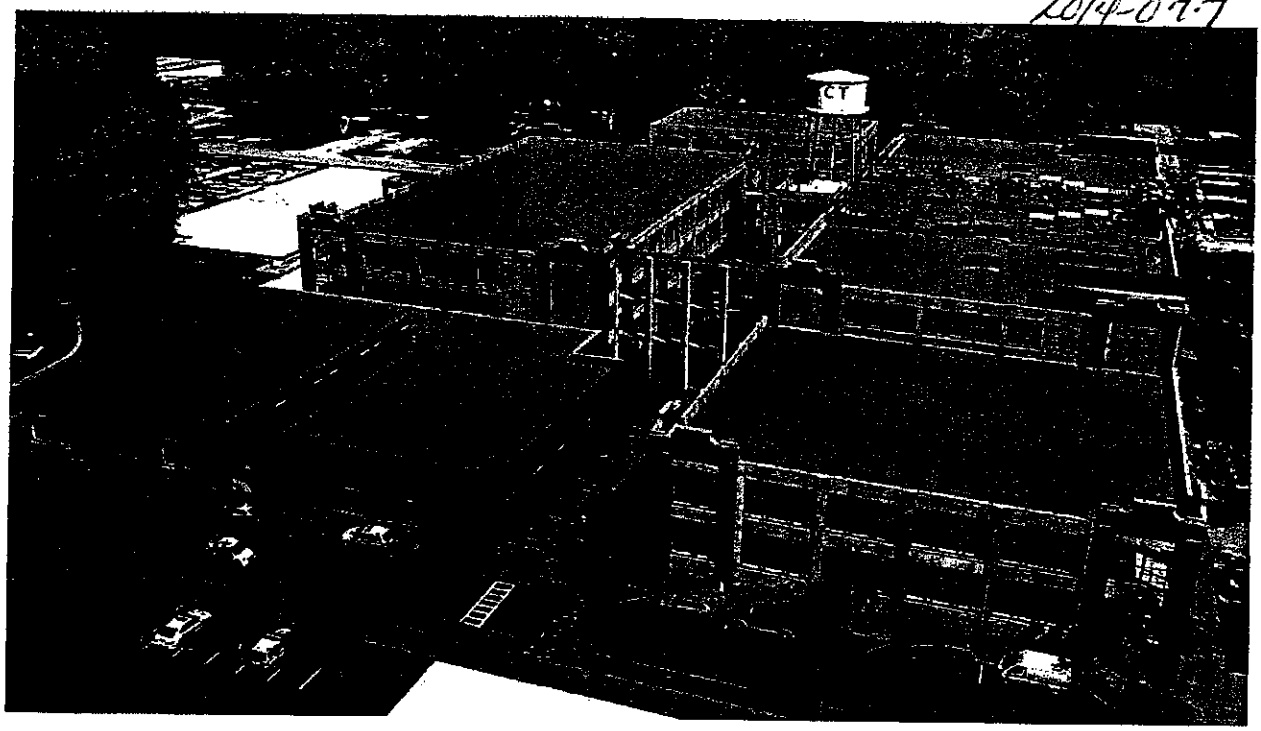
North

200 ft

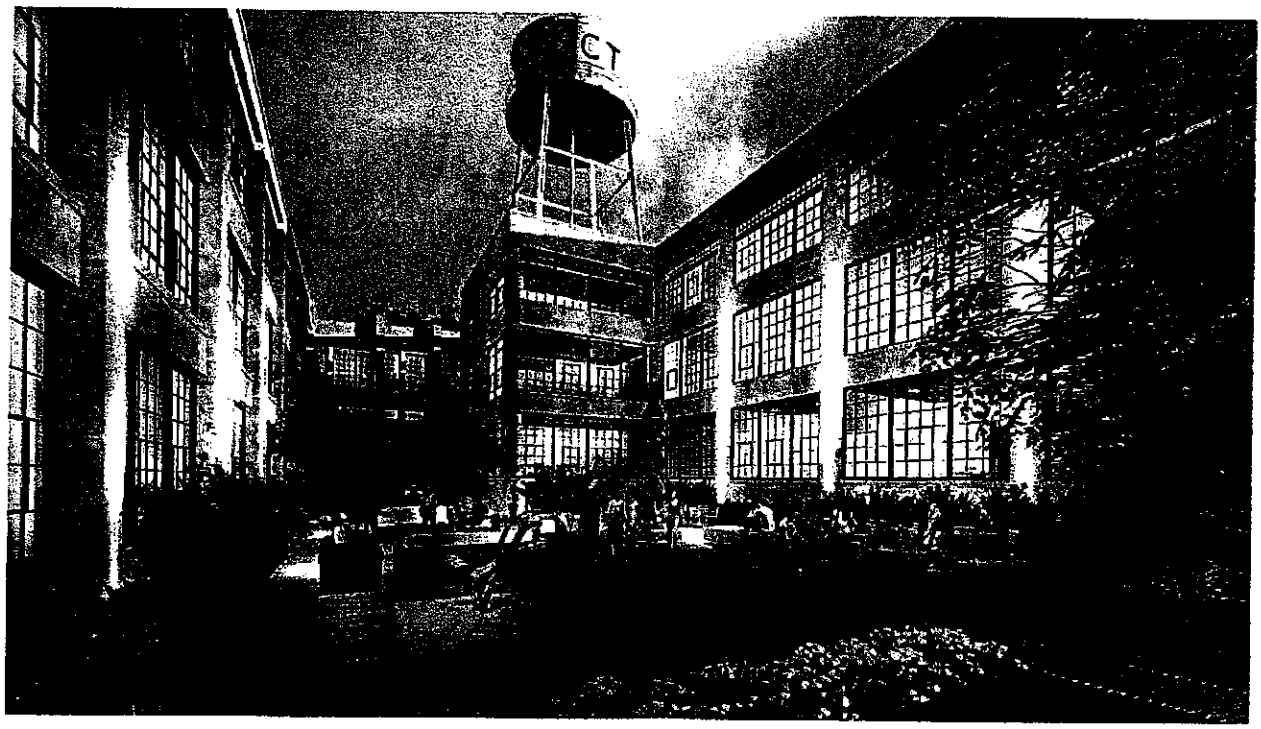
Chattanooga Hamilton County Regional Planning Agency

RPA

2014-077



AERIAL PERSPECTIVE



COURTYARD PERSPECTIVE

STANDARD COOSA
ARTISTS LOFTS

Chattanooga, TN

Michaels ORGANIZATION

CITY PROPERTY COMPANY

SMITH DALIA

Standard Coosa Artist Lofts
Chattanooga

"Making Room for Creativity!"

1800 South Watkins Street, Oak Grove neighborhood, Chattanooga, Tennessee.

170 Affordable Live/Work Rental Units for Artists and their families

The units will be designed to accommodate the living and working needs of artists. The Project will also include amenities such as a Gallery Space, Dance Studio, Painting Studio, Music & Rehearsal Studio and Community Space.

Parking will be provided for residents on-site.

The Team: Michaels Development Company (Developer/Owner)
SCAL LLC: Tim Boyle & Tom Nordyke (Developer/Owner)
Smith Dalia Architects (Architects)

PROJECT GOALS

Improve Community & Economic Development:

- **Foster the safety and livability of this neighborhood.**
- **Attract additional artists, arts businesses, organizations and supporting non- arts businesses.**
- **Animate these deteriorated historic structures.**

Create Affordable Housing

Supporting Local and Regional Culture

Neighborhood Transformation & Eliminating Blight

- **Creates opportunities for people of all income levels and backgrounds to thrive in place.**
- **Contributes to a mix of uses and people that makes places more interesting and active.**
- **Fosters connections among people.**
- **Creates a place where business wants to be.**
- **Convinces people that a place can have a different and better future.**

Historic Preservation

Standard Coosa Artist Lofts
StandardCoosaArtistLofts@gmail.com

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:

> 2014-077 Allen Jones/Watkins Street Project, LLC. 1700 & 1800 Watkins Street & 2461 East 18th Street, from R-2 Residential Zone, M-1 Manufacturing Zone, and M-2 Light Industrial Zone to UGC Urban General Commercial Zone, subject to certain conditions.
>
> 2013-145 Gunbarrel Partners. 2515, 2519, and 2527 Gunbarrel Road, from R-1 Residential Zone to C-4 Planned Commerce Center Zone.
>
> 2013-144 Napier Associates & Gunbarrel Partners. 2418, 2424, 2428, and 2440 Elam Lane and 2501, 2511, 2515, 2519, and 2527 Gunbarrel Road, from R-1 Residential Zone and C-4 Planned Commerce Center Zone to MXU Zone, subject to certain conditions.

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

> 2014-083 Carl Buch/Les Lazarus. 319 Pine Ridge Road, from R-1 Residential Zone to R-2 Residential Zone.
>
> 2014-086 MAP Engineers, LLC/Heatec, Inc. 5200 Wilson Road, from M-1 Manufacturing Zone to O-1 Office Zone, and recommends lifting Condition #1 from Ordinance No. 11820 and replacing same.

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) Adding to and Renumbering Section 38-201. Intent;
>
> (b) Deleting Sections 38-207 through 38-213 in its entirety and substituting in lieu thereof; and

(c) Deleting Section 38-473(12) 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,

September 9, 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