

First Reading: _____
Second Reading: _____

2014-066
Chris Senn
IMI Merchandising Holding, Inc.
District No. 8
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 950 RIVERSIDE DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING 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 at 950 Riverside Drive, more particularly described herein:

Part of Lots 1, 3, 5, 7, 9, and 11 of Riverside Garden Farms, Plat Book 10, Page 2, ROHC, being the property described in Deed Book 9903, Page 700, ROHC. Tax Map No. 136O-A-001.

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

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

- 1) Parking and drive aisles shall not be permitted between a building and the frontage along the Central Avenue extension;

- 2) Where parking fronts any primary street, it shall be screened with a street edge having a minimum height of three (3) feet and a maximum height of four (4) feet above grade. The street edge shall consist of:
 - (a) Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
 - (b) A decorative metal fence with landscaping a minimum of three (3) feet in height at maturity, providing a year-round near opaque screen; or
 - (c) An evergreen hedge, with a minimum height at maturity of three (3) feet;
 - (d) Highway-style guardrail or security fencing (e.g. chain link) is prohibited;
- 3) Sidewalks or other pedestrian walkways shall be provided to create internal pedestrian connectivity linking buildings to each other, to the street, and to recreation trails within the site.
- 4) Buildings shall be located a minimum of sixty feet from the top of the Citico Creek bank, or half the distance of the 100-year flood plain, whichever is greater. Existing vegetated buffers along Citico Creek shall be maintained.

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: _____

2014-066
Chris Senn
IMI Merchandising Holding, Inc.
District No. 8
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE,
PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO
REZONE PROPERTY LOCATED AT 950 RIVERSIDE DRIVE,
MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1
MANUFACTURING ZONE TO R-4 SPECIAL 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 950 Riverside
Drive, more particularly described herein:

Part of Lots 1, 3, 5, 7, 9, and 11 of Riverside Garden Farms, Plat
Book 10, Page 2, ROHC, being the property described in Deed
Book 9903, Page 700, ROHC. Tax Map No. 136O-A-001.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1
Manufacturing 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

2014-066 City of Chattanooga
July 14, 2014 (Deferred)
August 11, 2014 (Deferred)
September 8, 2014 (Action Taken)

RESOLUTION

WHEREAS, Chris Senn/IMI Merchandising Holding, Inc. 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 M-1 Manufacturing Zone to R-4 Special Zone, property located at 950 Riverside Drive.

Part of Lots 1, 3, 5, 7, 9, and 11 of Riverside Garden Farms, Plat Book 10, Page 2, ROHC, being the property described in Deed Book 9903, Page 700, ROHC. Tax Map 136O-A-001 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on July 14, 2014, at which time action was deferred to August 11, 2014, at which time action was deferred to September 8, 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 September 8, 2014, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to: 1) Parking & drive aisles shall not be permitted between a building and the frontage along the Central Avenue extension; 2) Where parking fronts any primary street, it shall be screened with a street edge having a minimum height of three (3) feet and a maximum height of four (4) feet above grade. The street edge shall consist of: (a) Brick, stucco, or stone walls (concrete block is permitted if faced with said materials; or (b) A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or (c) An evergreen hedge, with a minimum height at maturity of 3 feet; (d) Highway-style guardrail or security fencing (e.g. chain link) is prohibited; 3)

Sidewalks or other pedestrian walkways shall be provided to create internal pedestrian connectivity linking buildings to each other, to the street, and to recreation trails within the site. 4) Buildings shall be located a minimum of sixty feet from the top of the Citico Creek bank, or half the distance of the 100-year flood plain, whichever is greater. Existing vegetated buffers along Citico Creek shall be maintained.

Respectfully submitted,



John Bridger
Secretary

ZONING APPLICATION FORM

CASE NUMBER:	2014-066	Date Submitted:	06-11-2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: M-1	To: R-4	
Total Acres in request area: 17.7			
2 Property Information			
Property Address:	950 Riverside Drive		
Property Tax Map Number(s):	1360-A-001		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Redevelopment of the property from Manufacturing to Multi-Family Residential		
4 Site Characteristics			
Current Zoning:	M-1 Manufacturing Zone		
Current Use:	Not in Use. Was Cannon IMI plant for shelving Manufacturing		
Adjacent Uses:	Residential, Rail, Water Treatment, Office & Medical		
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: Chris Senn		Address: 2743 Perimeter Parkway Building 100 Suite 370	
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/>	I am not the property owner
City: Augusta	State: GA	Zip Code: 30309	Email: senn@bccommercial.com
Phone 1: 706-722-5565	Phone 2: 706-284-6347	Phone 3:	Fax: 706-722-6960
6 Property Owner Information (if not applicant)			
Name: IMI Merchandising Holding INC		Phone: 612-386-8433	
Address: 101 Broadway Street West # 204 Osseo MN 35369			
Office Use Only:			
Planning District: 8B		Neighborhood: N/A	
Hamilton Co. Comm. District: 4		Chatt. Council District: 8	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: 17.7	<input checked="" type="checkbox"/>	Deeds
<input checked="" type="checkbox"/>	Plats, if applicable	<input checked="" type="checkbox"/>	Notice Signs
Deed Book(s): 9903-700			
Plat Book/Page: 10-2		<input checked="" type="checkbox"/>	Number of Notice Signs: 2
<input checked="" type="checkbox"/>	Filing Fee: 635.00	<input checked="" type="checkbox"/>	Cash
<input checked="" type="checkbox"/>	Check	<input checked="" type="checkbox"/>	Check Number: 33824
Planning Commission meeting date: July 14, 2014		Application processed by: Marcia Parker	

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-066	PC Meeting Date: 09-08-14
Applicant Request:	Rezone from M-1 Manufacturing Zone to R-4 Special Zone	
Property Location:	950 Riverside Drive	
Property Owner:	IMI Merchandising Holding Inc.	
Applicant:	Chris Senn	
Staff Recommendation:	APPROVE, with conditions as noted in RPA Summary below	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to redevelop the property with multi-family residences consisting of 387 units with several three and four-story buildings. The proposed density is approximately 22 dwelling units per acre. The applicant is also proposing a clubhouse and pool, and intends to provide recreation access along Citico Creek.

Site Description

The 17.7 acre site was formerly the Cannon IMI plant for shelving manufacturing but is currently vacant. The site is surrounded by land zoned M-1 Manufacturing Zone. Adjacent property uses are a water treatment plant (Tennessee-American Water Co.) to the west, railroad switchyard to the southeast, Hospital Authority (Erlanger) properties to the south and offices and vacant commercial property to the north. The site has access from Riverside Drive, though there is very little frontage along this road. Additional frontage and access points will most likely be available from the proposed extension of Central Avenue, which is anticipated to cross through the center of the site. The site is also immediately south of Citico Creek, which is an impaired waterway in need of remediation.

Zoning History

There have been no recent zoning changes to this site.

Plans/Policies

According to the countywide 2030 Comprehensive Plan, the site is considered part of the Urban Infill Development Sector. For this sector, the plan recommends residential density to support transit, an interconnected urban street network with buildings fronting on streets, sidewalks, street trees, and access to parks or recreation facilities.

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.

Additional comments are indicated by department below.

Transportation Department

The site plan should indicate the possibility for a road or pedestrian connections from the proposed

STAFF CASE REPORT TO PLANNING COMMISSION

residential development on the eastern side of the property (between the easternmost buildings) to possible future commercial or mixed use development north of Citico Creek.

Land Development Office

The proposed development is immediately adjacent to Citico Creek, an impaired waterway. To avoid additional adverse impacts to the creek, we recommend that buildings be located a minimum of sixty feet from the top of the Citico Creek bank, or half the distance of the 100-year flood plain, whichever is greater. Existing vegetated buffers along Citico Creek should be maintained.

RPA Summary

Consistent with the land use recommendation of the Comprehensive Plan, the applicant is proposing a medium-density residential complex with nearby access to recreation facilities, including the Riverwalk and Lincoln Park. It should be noted that 22 dwelling units an acre is not an achievable density in the R-4 Special Zone as 19 units an acre is the maximum allowable density.

The proposal does not meet the Comprehensive Plan recommendation to create an interconnected urban street grid. There are several reasons for this, including the lack of existing development and roads surrounding the property and physical constraints adjacent to the property such as the creek, wetlands, and rail yard. However, the applicant's plan does indicate buildings fronting on the proposed Central Avenue extension, which is anticipated to have pedestrian-oriented features such as sidewalks, bike lanes, and street trees.

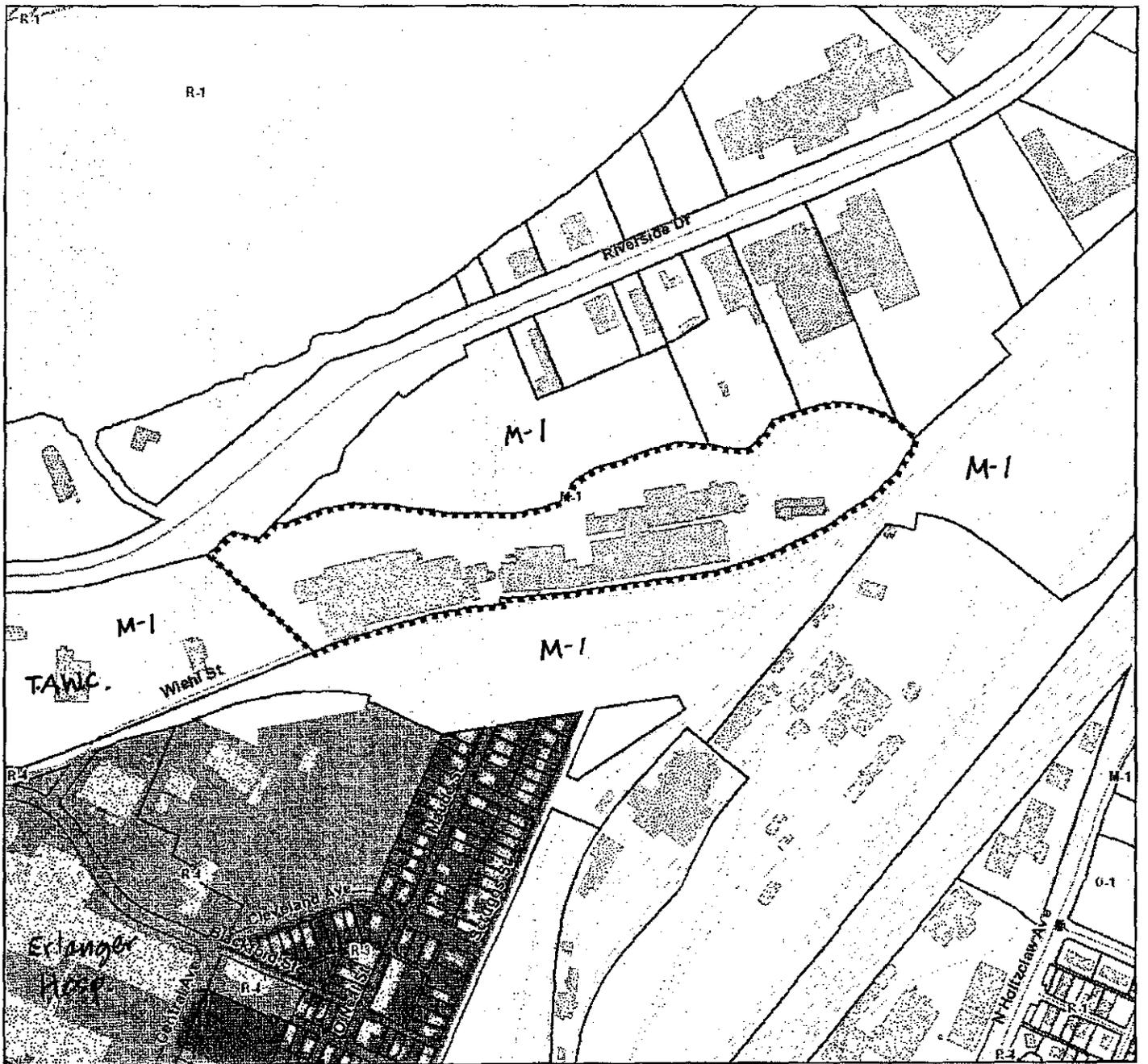
Since the applicant's proposal is consistent with the land use and density recommendations of the Comprehensive Plan, and due to the physical constraints around the property, staff recommends approval of the request to rezone the property from M-1 Manufacturing Zone to R-4 Special Zone. To ensure that design of the development is consistent with the intent of the Comprehensive Plan to create urban neighborhoods in the Urban Infill Development Sector, staff recommends approval subject to the conditions below. In addition, as a portion of this site is covered with the 100-year floodplain and to ensure that Citico Creek is not further adversely impacted by new development, it is recommended that site plans be subject to the new water quality standards as they pertain to riparian buffers and the 100-year floodplain, as stated below.

1. Parking and drive aisles shall not be permitted between a building and the frontage along the Central Avenue extension.
2. Where parking fronts any primary street, it shall be screened with a street edge having a minimum height of three (3) feet and a maximum height of four (4) feet above grade. The street edge shall consist of:
 - a. Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
 - b. A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
 - c. An evergreen hedge, with a minimum height at maturity of 3 feet.
 - d. Highway-style guardrails or security fencing (e.g. chain link) is prohibited.

STAFF CASE REPORT TO PLANNING COMMISSION

3. Sidewalks or other pedestrian walkways shall be provided to create internal pedestrian connectivity linking buildings to each other, to the street, and to recreation trails within the site.

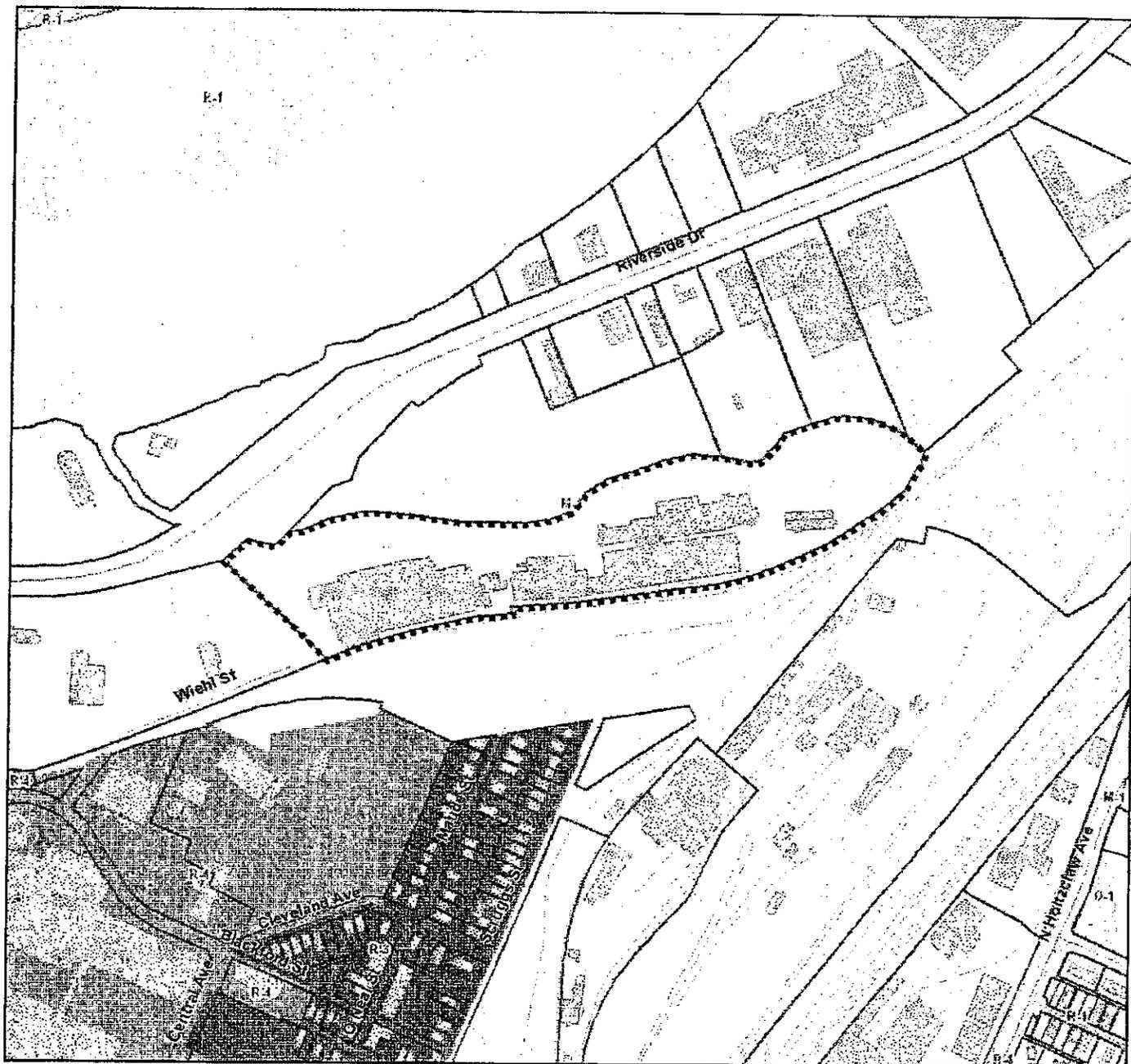
4. Buildings shall be located a minimum of sixty feet from the top of the Citico Creek bank, or half the distance of the 100-year flood plain, whichever is greater. Existing vegetated buffers along Citico Creek shall be maintained.



2014-066 Rezoning from M-1 to R-4

500 ft

Chattanooga Hamilton County Regional Planning Agency



2014-066 Rezoning from M-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-066:
 Approve, subject to the list of conditions in the Planning Commission Resolution.

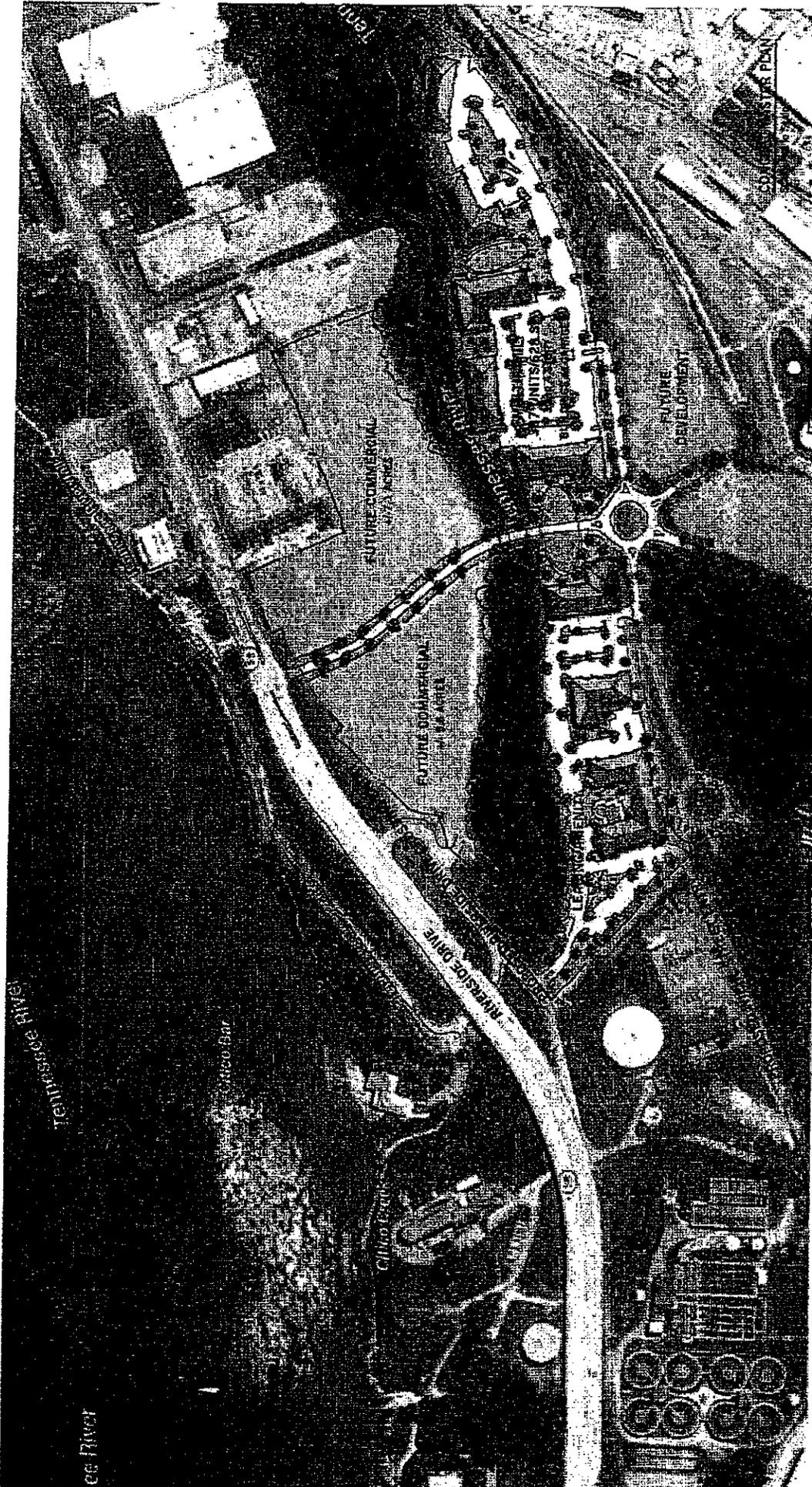


500 ft



Chattanooga Hamilton County Regional Planning Agency





RECEIVED
JUN 11 2014
Chattanooga Hamilton County
Regional Planning Agency
Development Services

BLANCHARD & CALHOUN
CANNON TRACT
CHATTANOOGA, TENNESSEE
JUNE 5, 2014



DAVIS
ARCHITECTS

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:

2014-064 MAP Engineers c/o Mike Price/Valor. 7518 Standifer Gap Road, from R-4 Special Zone to M-3 Warehouse and Wholesale Zone.

2014-066 Chris Senn/IMI Merchandising Holding, Inc. 950 Riverside Drive, from M-1 Manufacturing Zone to R-4 Special Zone, subject to certain conditions.

2014-085 Frank Goodwin. 1400 block of Adams Street, from R-3 Residential Zone to C-3 Central Business Zone, subject to certain conditions.

2014-094 Global Southern Realty Holdings, LLC/Roy & Vivian Thomas c/o Lorrie Dorsey. 7408 and 7414 Bonny Oaks Drive, from R-1 Residential Zone and R-3 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2014-097 MAP Engineers, LLC/MPL Construction/Gold Bond, Inc. 5485 Old Hixson Pike and 5519 Hixson Pike, from C-2 Convenience Commercial Zone to M-2 Light Industrial Zone.

2014-099 David Harris. 3326 Jenkins Road, from R-4 Special Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2014-100 Travis L. Hulsey/William J. Hulsey. 6115 Mountain View Road, from M-2 Light Industrial Zone to C-2 Convenience Commercial Zone.

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

2014-078 Ivan Mousaw/James Cunningham. 4501 Jersey Pike, from R-2 Residential Zone to R-3 Residential Zone.

2014-080 RSN Group, LLC/Vanessa Knight. 1809 Gunbarrel Road, from O-1 Office Zone to C-2 Convenience Commercial Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied and recommends approval of a Special Exceptions Permit:

2014-093 Carol Page Wnuk, 304 Gillespie Road, from R-1 Residential Zone to R-2 Residential Zone, petition to be denied and recommends approval of a Special Exceptions Permit for a duplex in the R-1 Residential 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,

October 14, 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