

First Reading: _____
Second Reading: _____

2014-136
GreenSpaces NextGen, LLC/
Jim Wilson and Hamilton Avenue Partners
District No. 2
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 677 AND 703 HAMILTON AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM C-7 NORTHSORE COMMERCIAL MIXED USE ZONE AND R-2 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE 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 677 and 703 Hamilton Avenue, more particularly described herein:

Lot 7 of Trico's Resubdivision, Plat Book 93, Page 117, ROHC, being the property described in Deed Book 8601, Page 918, ROHC; Lot 23 of the North Chattanooga Land Company Subdivision, Plat Book 1, Page 28, ROHC, being the property described in Deed Book 10194, Page 591, ROHC. Tax Map Nos. 135D-D-012.01 and 135D-D-013.

and as shown on the maps attached hereto and made a part hereof by reference, from C-7 Northshore Commercial Mixed Use Zone and R-2 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line 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

2014-136 City of Chattanooga
December 8, 2014

RESOLUTION

WHEREAS, GreenSpaces NextGen, LLC/Jim Wilson and Hamilton Avenue Partners 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 C-7 Northshore Commercial Mixed Use Zone and R-2 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone, properties located at 677 and 703 Hamilton Avenue.

Lot 7 of Trico's Resubdivision, Plat Book 93, Page 117, ROHC, being the property described in Deed Book 8601, Page 918, ROHC; Lot 23 of the North Chattanooga Land Company Subdivision, Plat Book 1, Page 28, ROHC, being the property described in Deed Book 10194, Page 591, ROHC. Tax Maps 135D-D-012.01 and 135D-D-013 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on December 8, 2014,

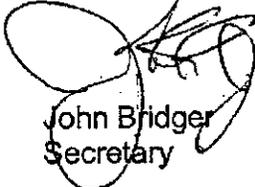
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 December 8, 2014, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,


John Bridger
Secretary

ZONING APPLICATION FORM

CASE NUMBER:	2014-136	Date Submitted:	10/27/2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: C-7 / R-2	To: R-T/Z	
Total Acres in request area: 0.44 Acres			
2 Property Information			
Property Address:	677 + 703 Hamilton Avenue		
Property Tax Map Number(s):	135D-D-012.01 and 135D-D-013		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Residential Development		
4 Site Characteristics			
Current Zoning:	C-7 / R/2		
Current Use:	N/A		
Adjacent Uses:	R-1 Single Family Residential and RT-1 Townhouse Residential		
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: GreenSpaces NextGen LLC		Address: 63 E. Main Street	
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: 37405	Email: Michael@greenspaceschattanooga.com
Phone 1: 423-648-0693	Phone 2: 1-865-250-9711	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name: Jim Wilson and Hamilton Avenue Partners		Phone: 423-280-0503	
Address: P.O. Box 4463, Chattanooga, Tn. 37405			
Office Use Only:			
Planning District: 8A		Neighborhood:	
Hamilton Co. Comm. District: 6	Chatt. Council District: 2	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	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 10194-591 + 8601-918			
Plat Book/Page: 93:117 + 1-28		<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1
<input checked="" type="checkbox"/> Filing Fee: \$150.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check	Check Number: 3729
Planning Commission meeting date: 12-8-2014		Application processed by: Trevor Slayton	

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-136	PC Meeting Date: 12-8-14
Applicant Request:	Rezone from C-7 North Shore Commercial/Mixed Use Zone and R-2 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone	
Property Location:	677 and 703 Hamilton Avenue	
Property Owner:	Jim Wilson and Hamilton Avenue Partners	
Applicant:	GreenSpaces NextGen LLC	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to re-subdivide the existing two lots into four lots and develop four "Net Zero" houses.

Site Description

The two existing lots total 0.44 acres and front both Hamilton Avenue on the east and North Market Street on the west. The lots are currently vacant.

There is a significant grade change across this property with Hamilton Avenue being approximately 50 feet higher than North Market Street. Due to the steepness of the slope, the applicant proposes to access parking with individual drives from Hamilton Avenue. Traffic on this portion of Hamilton Avenue is limited to one-way travel going south. No vehicular access is proposed from North Market Street.

Land uses to the north and east are single-family residential with attached townhomes to the immediate south. Commercial uses are located to the west, directly across North Market Street.

Adjacent zones include the R-1 Residential Zone to the north and east, RT-1 Residential Townhouse Zone and C-7 North Shore Commercial/Mixed Use Zone to the south and M-1 Manufacturing Zone to the west.

Zoning History

The northern lot is zoned R-2 Residential.

The southern lot was rezoned from R-2 Residential to RT-1 Residential Townhouse Zone in 2009, along with the property to the immediate south, which was subsequently developed with townhomes. In 2013, the same lot was again rezoned from RT-1 Residential Townhouse Zone to C-7 North Shore Commercial Mixed Use Zone, "subject to restricting building height to a maximum of 36 feet, including the parapet and other roof treatments, fronting North Market Street."

These lots are located within the Urban Overlay Zone, which allows a maximum density of 12 units per acre and minimum lot widths of 25 feet for Zero Lot Line units.

Plans/Policies

The property is located within the study boundary of the 2007 North Shore Plan. The North Shore Plan recommends "low-intensity mixed-use" development in this location, however that recommendation

STAFF CASE REPORT TO PLANNING COMMISSION

was based on the assumption that the development of these lots would front North Market Street. The North Shore Plan also recommends a greater mix of housing types with densities of 12 units per acre or greater to support transit and other urban services. The Plan states that such medium density residential uses should provide a transition between commercial uses and single-family residential uses and should be sympathetic to the scale of existing homes.

Regarding zoning, the North Shore Plan recommends the extension of C-7 North Shore Commercial/Mixed Use Zone zoning for all of North Market Street between Frazier Avenue and Peak Street (north of this site), but again that recommendation was based on the assumption that the development of these lots would front North Market Street. The Plan did recognize that development on properties which front both North Market Street and Hamilton Avenue could address either street.

Because of the view of this development from North Market Street, the applicant is encouraged to provide landscaping on the remaining un-built portion of the lots along North Market Street.

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.

Chattanooga Department of Transportation:

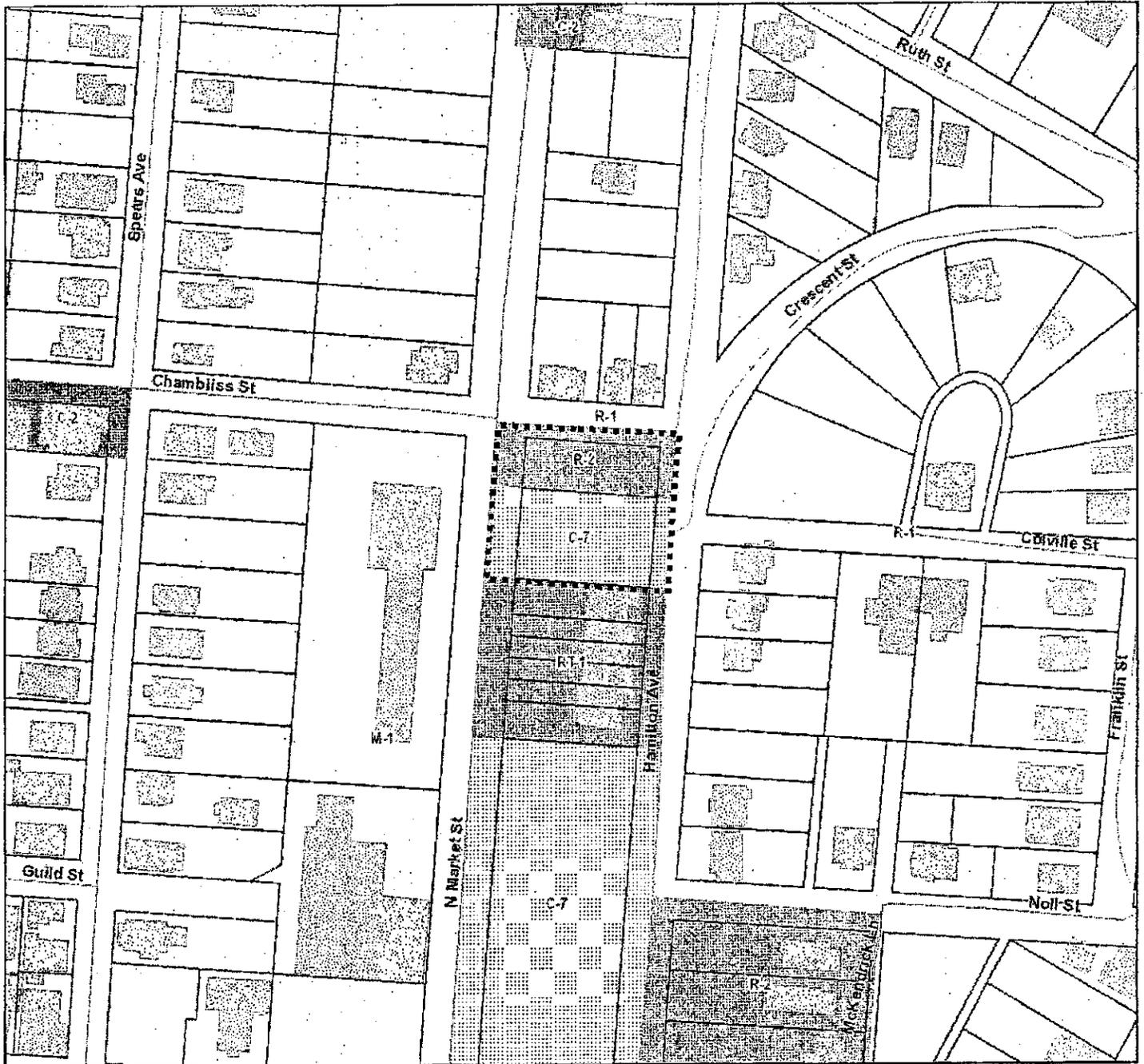
1. Driveways shall have a maximum slope of 15% and a minimum (10) ten-foot deep landing.
2. The slope at the access point of the road shall be a maximum of five percent (5%):
3. A minimum (5) five-foot sidewalk is required parallel to the roadway with a maximum (2%) two percent cross-slope allowed along the entire sidewalk width.

RPA Summary

The proposed development is in keeping with the intent of the R-T/Z Residential Zone to provide "standards which will foster compatibility between R-T/Z development and lower density, standard single-family uses."

The proposed residential use is also supported by the North Shore Plan.

The RPA recommends approval of the applicant's request to rezone from C-7 North Shore Commercial/Mixed Use Zone and R-2 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.



2014-136 Rezoning from R-2 and C-7 to R-T/Z



141 ft

Chattanooga Hamilton County Regional Planning Agency

RPA



2014-136 Rezoning from R-2 and C-7 to R-T/Z

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-136:

Approve

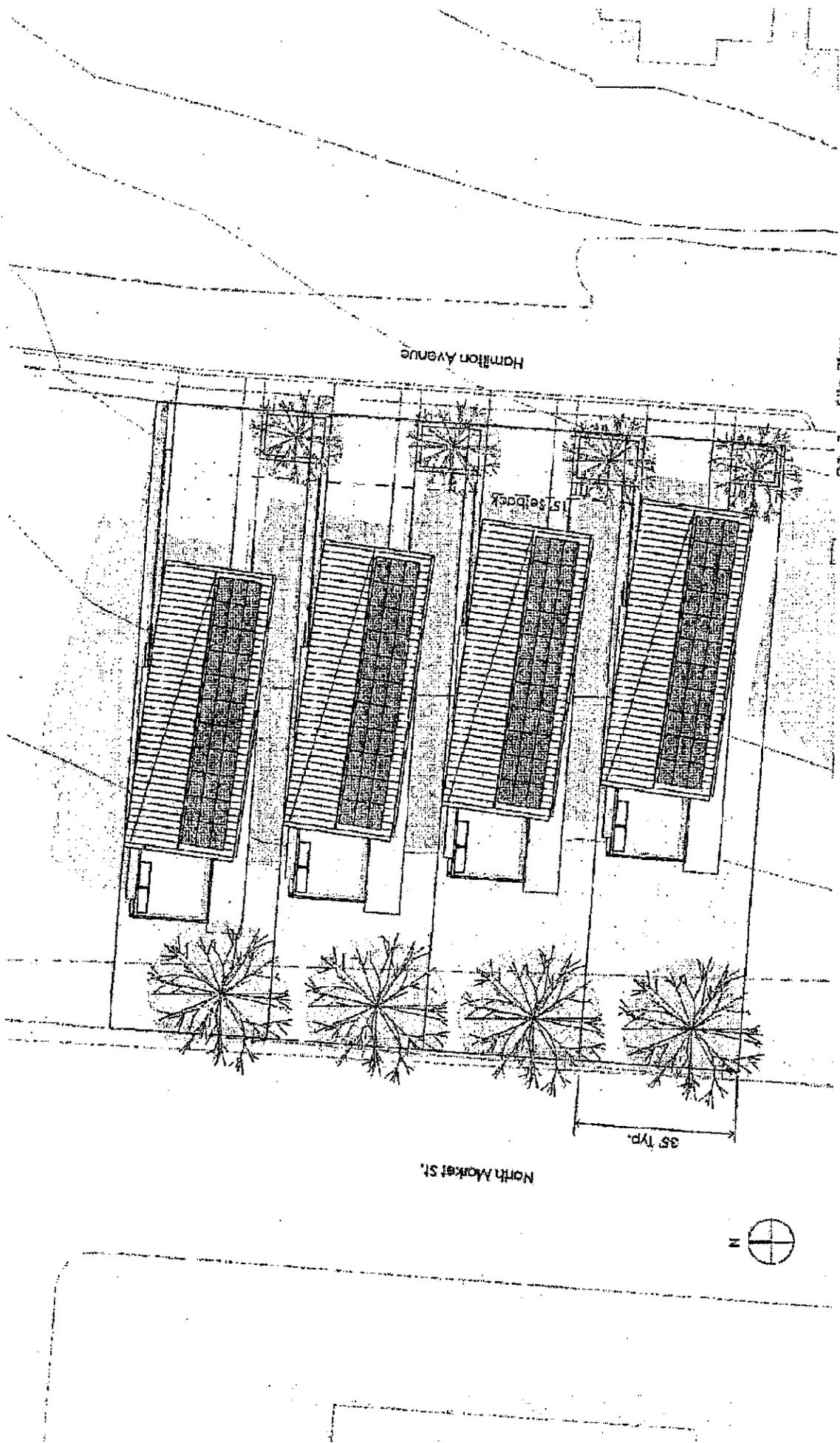


141 ft



Chattanooga Hamilton County Regional Planning Agency





01-1 site plan

1"=20'

Team 210 Greenspaces NextGen Competition | 08.20.14

Proposed Use

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 denied:

2014-127 Charles Campbell Construction/Rajesh Chaudhari. 630 Shallowford Road, from C-5 Neighborhood Commercial Zone to C-2 Convenience Commercial Zone.

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

2014-130 Thomas Johnson. 1437 and 1439 Market Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2014-134 Aaron White/MC Holdings, LLC. 751 Riverfront Parkway, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2014-136 GreenSpaces NextGen, LLC/Jim Wilson and Hamilton Avenue Partners. 677 and 703 Hamilton Avenue, from C-7 Northshore Commercial Mixed Use Zone and R-2 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line 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 in its entirety Section 38-43, Uses Permitted as Special Exceptions by the City Council, Item 4.
- (b) Deleting in its entirety Section 38-524, Special Permit for a Two-Family Dwelling 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,

January 13, 2015

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.

Nicole Gwyn
Clerk to the City Council