

First Reading: 2/10/15
Second Reading: _____

2015-001
Frank Goodwin/
Hard Luck Land & Cattle Company
District No. 1
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 500 WHITEHALL ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE TO RZ-1 ZERO LOT LINE RESIDENTIAL 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 500 Whitehall Road, more particularly described herein:

Lot 1 of Riverpoint Subdivision, Plat Book 78, Page 152, R.O.H.C., being part of the property described in Deed Book 7121, Page 1, R.O.H.C. Tax Map No. 135C-A-001.01.

and as shown on the maps attached hereto and made a part hereof by reference, from R-3 Residential Zone to RZ-1 Zero Lot Line Residential Zone.

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

- (1) One curb cut/access point only; and
- (2) Parking shall be located to the side or rear of each dwelling.

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: _____

2015-001
Frank Goodwin/
Hard Luck Land & Cattle Company
District No. 1
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 500 WHITEHALL ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE TO RZ-1 ZERO LOT LINE 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 500 Whitehall Road, more particularly described herein:

Lot 1 of Riverpoint Subdivision, Plat Book 78, Page 152, R.O.H.C., being part of the property described in Deed Book 7121, Page 1, R.O.H.C. Tax Map No. 135C-A-001.01.

and as shown on the maps attached hereto and made a part hereof by reference, from R-3 Residential Zone to RZ-1 Zero Lot Line 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

2015-001 City of Chattanooga
January 12, 2015

RESOLUTION

WHEREAS, Frank Goodwin/Hard Luck Land & Cattle Company 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-3 Residential Zone to RZ-1 Zero Lot Line Residential Zone, property located at 500 Whitehall Road.

Lot 1 of Riverpoint Subdivision, Plat Book 78, Page 152, R.O.H.C., being part of the property described in Deed Book 7121, Page 1, R.O.H.C. Tax Map 135C-A-001.01 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on January 12, 2015,

AND WHEREAS, the Planning Commission held a public hearing on this petition on January 12, 2015,

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 January 12, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to: 1) One curb cut/access point only; and 2) Parking shall be located to the side or rear of each dwelling.

Respectfully submitted,

John Bridger
Secretary

PLANNING COMMISSION CASE REPORT

Case Number: 2015-001

PC Meeting Date: 01-12-15

Applicant Request

Rezone from R-3 Residential Zone to RZ1 Zero Lot Line Residential Zone

Property Location:	500 Whitehall Road
Property Owner:	Hard Luck Land & Cattle Company
Applicant:	Frank Goodwin

Project Description

- Subdivide the 0.87-acre site into five lots and construct a single family home on each lot.
- Four of the lots are proposed to be 40 feet wide and the fifth lot is proposed to have 120 feet of road frontage.

Site Analysis

Site Description

- The site is currently vacant and overlooks Highway 27 and the Tennessee River.
- This section of Whitehall Road contains a mixture of residential types (apart.
- The River Point Condominiums, with approximately 12 to 15 units, are adjacent to the north.
- A single-family home is adjacent to the south and appears to have an access easement for a driveway through the property requesting the rezoning.
- A single-family home is located across the street. The home sits on two 100-foot wide parcels. There are four 50-foot wide lots of record within those parcels plus two more 50-foot wide lots adjacent on the south.
- Whitehall Road has a limited site distance along this section of road.

Zoning History

- This property has been zoned R3 residential since the 1970's.
- In 2002, a request was made to rezone the property to the RT1 Residential Townhouse Zone, but was withdrawn by the applicant.
- There has been no recent zoning activity.

Plans/Policies

- There are currently no adopted land use plans for this area.

Key Findings

- The proposal falls within the range of development densities and uses of the area (more intense than some of the large tract single family homes, but less intense than the adjacent Riverpoint Condominiums).
- The proposal would not be an extension of an existing zone. However, the request is for a more restrictive zone (less density).
- The transportation infrastructure is capable to absorb additional traffic capacity. However, there is concern for the proposed multiple (4) curb cuts along this section of road.

Staff Recommendation

Approve, subject to:

- One curb cut/access point only.
- Parking shall be located to the side or rear of each dwelling.

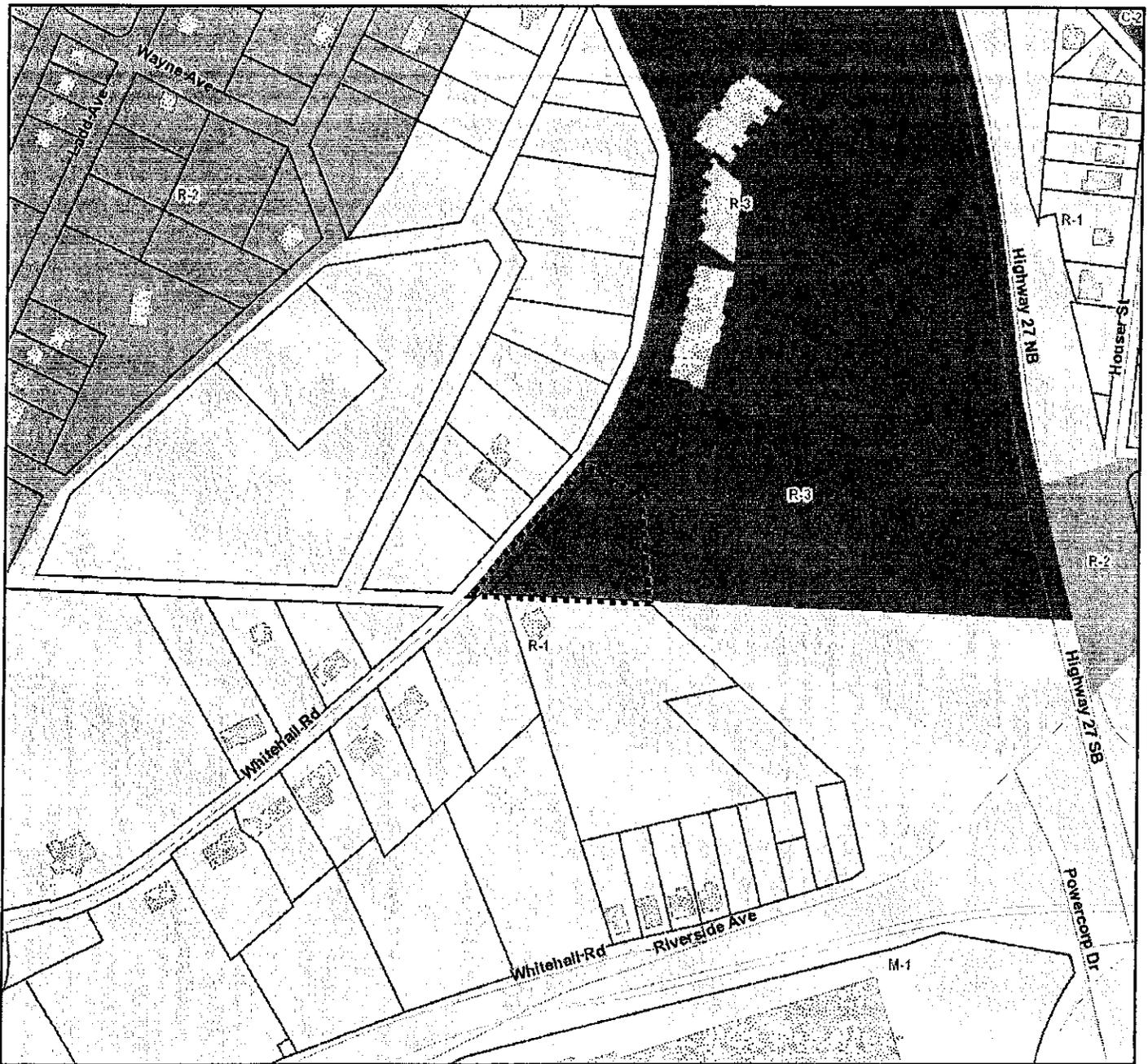
Planning Commission Recommendation

Approve, subject to:

- One curb cut/access point only.
- Parking shall be located to the side or rear of each dwelling.

ZONING APPLICATION FORM

CASE NUMBER:	2015-001	Date Submitted:	10-28-2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: R-3	To: RZ-1	
Total Acres in request area: 0.87 Acre			
2 Property Information			
Property Address:	500 Whitehall Road		
Property Tax Map Number(s):	135C-A-001.01		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Single Family Home		
4 Site Characteristics			
Current Zoning:	R-3		
Current Use:	Vacant		
Adjacent Uses:	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: Frank Goodwin		Address: 3119 Mt. Pisgah Road	
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/>	I am not the property owner
City: Ringgold	State: GA	Zip Code: 30736	Email:
Phone 1: 423-313-4886	Phone 2:	Phone 3:	Fax:
6 Property/Owner Information (if not applicant)			
Name: Hard Luck Land & Cattle Company		Phone: 423-866-1908	
Address: 1807 Taft Hwy Signal Mountain TN 37377			
Office Use Only:			
Planning District 3B		Neighborhood CNAC	
Hamilton Co. Comm. District 3		Graft. Council District 1	
Other Municipality		Other Municipality	
Staff Rec. <input type="checkbox"/>		PC Action/Date: <input type="checkbox"/>	
Legislative Action/Date/Ordinance		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: 0.87	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s) / 121-0001			
Plat Book/Page: 73 (L5)		<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1
<input checked="" type="checkbox"/> Filing Fee: \$50.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check	Check Number: 4135
Planning Commission meeting date: 11/12/2014		Application processed by: Maribel Parker	



2015-001 Rezoning from R-3 to RZ-1

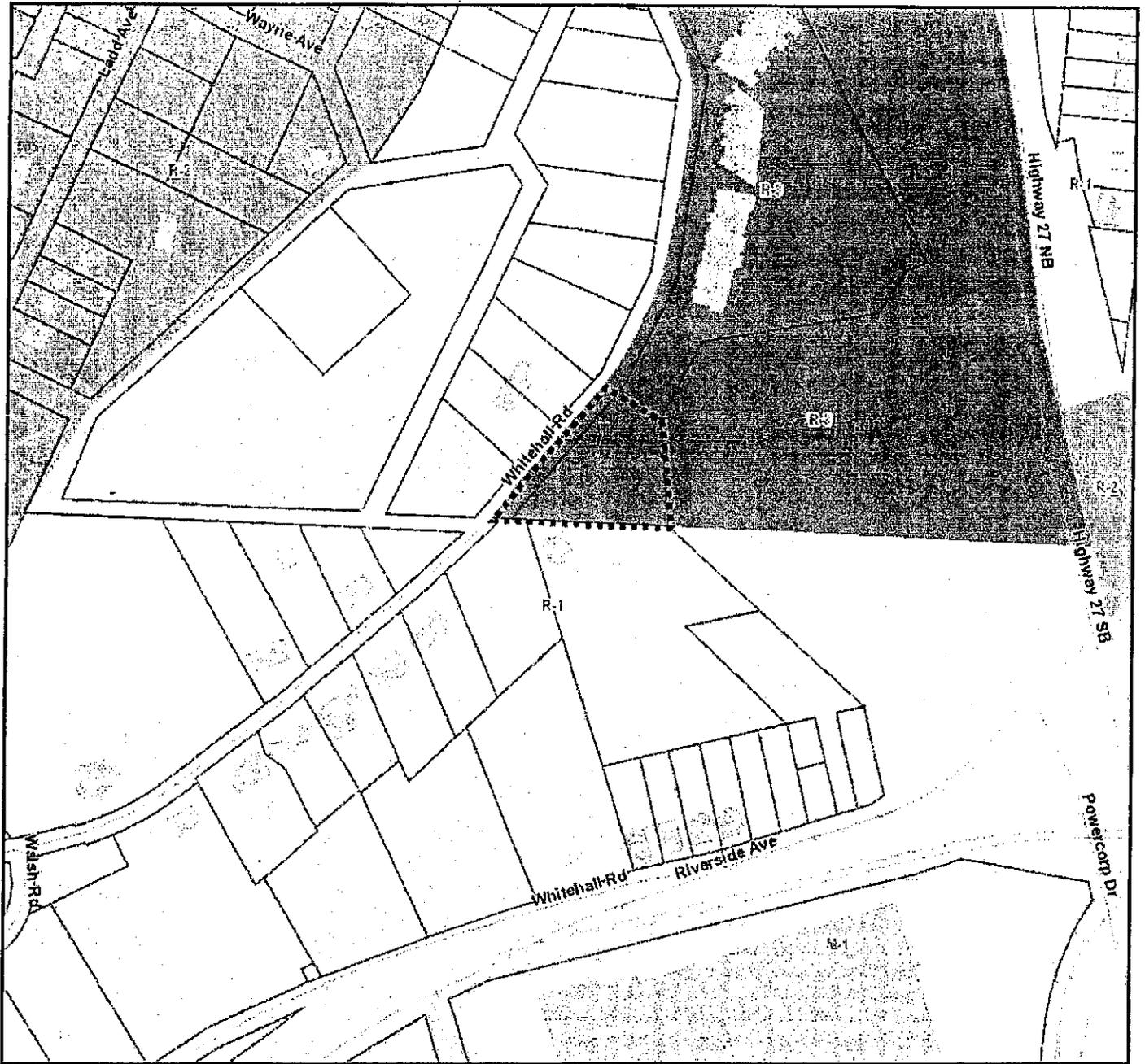
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-001:
 Approve, subject to: 1) One curb cut/access point only; and 2) Parking shall be located to the side or rear of each dwelling.



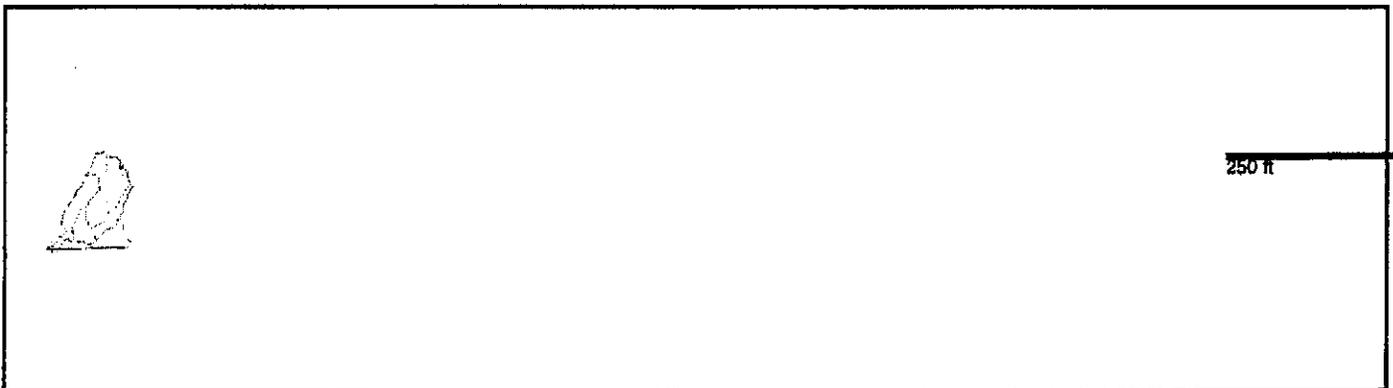
250 ft

Chattanooga Hamilton County Regional Planning Agency





2015-001 Rezoning from R-3 to RZ-1



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:

2015-006 Belle Investment Company/Travis Fuller/Grider/GVH Shall Jen Association. 7810 and 7816 Shallowford Road, 2237 and 2241 Jenkins Road, and 2306 and 2338 Grider Way, from R-2 Residential Zone and C-2 Convenience Commercial Zone to R-3 Residential Zone.

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

2014-139 The Broadway Group, LLC/Joseph E. Proctor. 6514 and 6518 Shallowford Road, from R-1 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2015-001 Frank Goodwin/Hard Luck Land & Cattle Company. 500 Whitehall Road, from R-3 Residential Zone to RZ-1 Zero Lot Line Residential Zone, subject to certain conditions.

2015-002 Yun Tibbitts. 4411 13th Avenue, from R-1 Residential Zone to R-2 Residential Zone, subject to certain conditions.

2015-004 Charles M. Rogers. 3913 6th Avenue, from R-1 Residential Zone to R-2 Residential Zone, subject to certain conditions.

2015-005 Allen Jones/Alton Properties, LLC. 510 East Main Street, from C-2 Convenience Commercial Zone to C-3 Central Business Zone, subject to certain conditions.

2015-007 David Hudson/New Home Missionary Baptist Church. 1001 and 1019 McCallie Avenue, from M-1 Manufacturing Zone, C-2 Convenience Commercial Zone, and R-4 Special Zone to C-3 Central Business Zone, subject to certain conditions.

2015-009 Choo Choo Partners, LP. 1400 Market Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-010 Phil Whitfield/Capitol Toyota. 211 and 301 Chickamauga Road, from R-1 Residential Zone to C-2 Convenience Commercial Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following condition to be lifted be denied:

2015-008 Joseph Ingram/Chris Paty. 1000 block of Dallas Road, lifting the condition from Resolution No. 27748 with regard to sidewalks being required on properties located along the stretch.

4. 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 a new definition in alphabetical order to Article II, Section 38-2, entitled "Alternative Financial Service.
- (b) Adding a new subsection (4), entitled "Alternative Financial Services" to Article V, Division 13, C-2 Convenience Commercial Zone, Section 38-185, Uses permitted as special exceptions by the City Council.
- (c) Striking Article V, Division 14, UGC Urban General Commercial Zone, Section 38-205, Uses permitted as special exceptions by the City Council, and inserting a new Section in lieu thereof.
- (d) Adding a new subsection (3), entitled "Alternative Financial Services" to Article V, Division 15, C-3 Central Business Zone, Section 38-224, Uses permitted as special exceptions by the City Council.
- (e) Adding a new subsection (3), entitled "Alternative Financial Services" to Article V, Division 16, C-4 Planned Commerce Center Zone, Section 38-246, Uses permitted as special exceptions by the City Council.

- (f) Adding a new subsection (9) and renumbering old subsection (9) and adding subsection (10), Article V, Division 17, C-5 Neighborhood Commercial Zone, Section 38-266, Prohibited uses and structures.
- (g) Striking subsection (2), Article V, Division 18, C-7 North Shore Commercial/Mixed Use Zone, Section 38-289, Uses which require a special permit, and inserting a new subsection in lieu thereof.
- (h) Adding a new subsection (5), entitled "Alternative Financial Services" to Article V, Division 19, M-1 Manufacturing Zone, Section 38-303, Uses permitted as special exceptions by the City Council.
- (i) Striking subsection (7) of Article V, Division 10, MXU Mixed Use Zone, Section 38-134, General Function (Permitted Uses), and inserting a new subsection in lieu thereof.
- (j) Adding a new Article VI, Division 2, Section 38-529, Exception Permit for Alternative Financial Services Establishment.

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,

February 10, 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 _____, 2015.

Nicole Gwyn
Clerk to the City Council