

First Reading: _____
Second Reading: _____

2015-016
Wesley Johnson, Jr./
Dawghouse Holdings, LLC
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 2847 CALHOUN AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO M-1 MANUFACTURING 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 2847 Calhoun Avenue, more particularly described herein:

Lot 6, Clifton Heights No. 3 Subdivision, Plat Book 9, Page 17, ROHC, being part of the property described in Deed Book 10242, Page 376, ROHC. Part of Tax Map Nos. 156I-C-014.

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

2015-016 City of Chattanooga
February 9, 2015

RESOLUTION

WHEREAS, Wesley Johnson, Jr./Dawghouse Holdings, 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 to M-1 Manufacturing Zone, property located at 2847 Calhoun Avenue.

Lot 6, Clifton Heights No. 3 Subdivision, Plat Book 9, Page 17, ROHC, being part of the property described in Deed Book 10242, Page 376, ROHC. Part of Tax Map 1561-C-014 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on February 9, 2015,

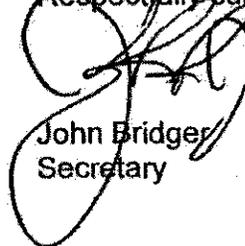
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 February 9, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,



John Bridger
Secretary

PLANNING COMMISSION CASE REPORT

Case Number: 2015-016

PC Meeting Date: 02-09-15

Applicant Request**Rezone from R-2 Residential Zone to M-1 Manufacturing Zone**

Property Location:	2847 Calhoun Avenue
Property Owner:	Dawghouse Holdings, LLC
Applicant:	Wesley Johnson Jr.

Project Description

- The request is for a 7,000 square foot portion of a 2-acre site.
- The applicant wishes to build a 3-bay vehicle repair shop/garage on a portion of their property that is currently zoned R-2 Residential.

Site Analysis**Site Description**

- The site is located approximately 275 feet north of the intersection of Calhoun Avenue and East 29th Street, one block west of Rossville Boulevard.
- The site is mostly vacant with a large warehouse approximately 7,500 square feet in size.
- The East 29th Street right-of-way comes to a dead end adjacent to the site on the south. The lot located to the south of the site is currently used to store trailers. A rail line is adjacent to the property on the west side.
- Access: Currently, access to the site is from Calhoun Avenue.
- Land Uses: The Rossville Boulevard area is a mixed-use neighborhood that includes the commercial corridor along Rossville Boulevard, with pockets of residential uses to the west, south and north, including the Clifton Hills community. In close proximity to the site, and to the north and east, are warehouse and office uses.

Zoning History

- The site is currently zoned R-2 Residential.
- Contiguous on all sides, the site is surrounded by other M-1 Manufacturing Zone properties. Most of the M-1 areas were rezoned from R-2 in 1971.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The Rossville Boulevard Community Plan (adopted by City Council November 9, 2004) recommends Heavy Business Mix for this area.
- Calhoun Avenue runs from 28th Street to 42nd Street, with manufacturing and businesses being the primary uses recommended for the area (with the exception of residential pockets between 28th Street and 34th Street.)
- The plan's Heavy Business Mix category supports convenience commercial, neighborhood commercial, regional commercial, office, light industry, warehouse, wholesale, or similar uses.
- The R-2 Residential Zone permits single- and two-family dwellings.

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area.
- The proposed use is compatible with surrounding uses.
- The proposal is consistent with the development form of the area.
- The square footage of the proposed structure should trigger the landscape ordinance which requires street yard plantings and screening of outdoor storage.
- The proposal would be an extension of an existing zone.

Staff Recommendation

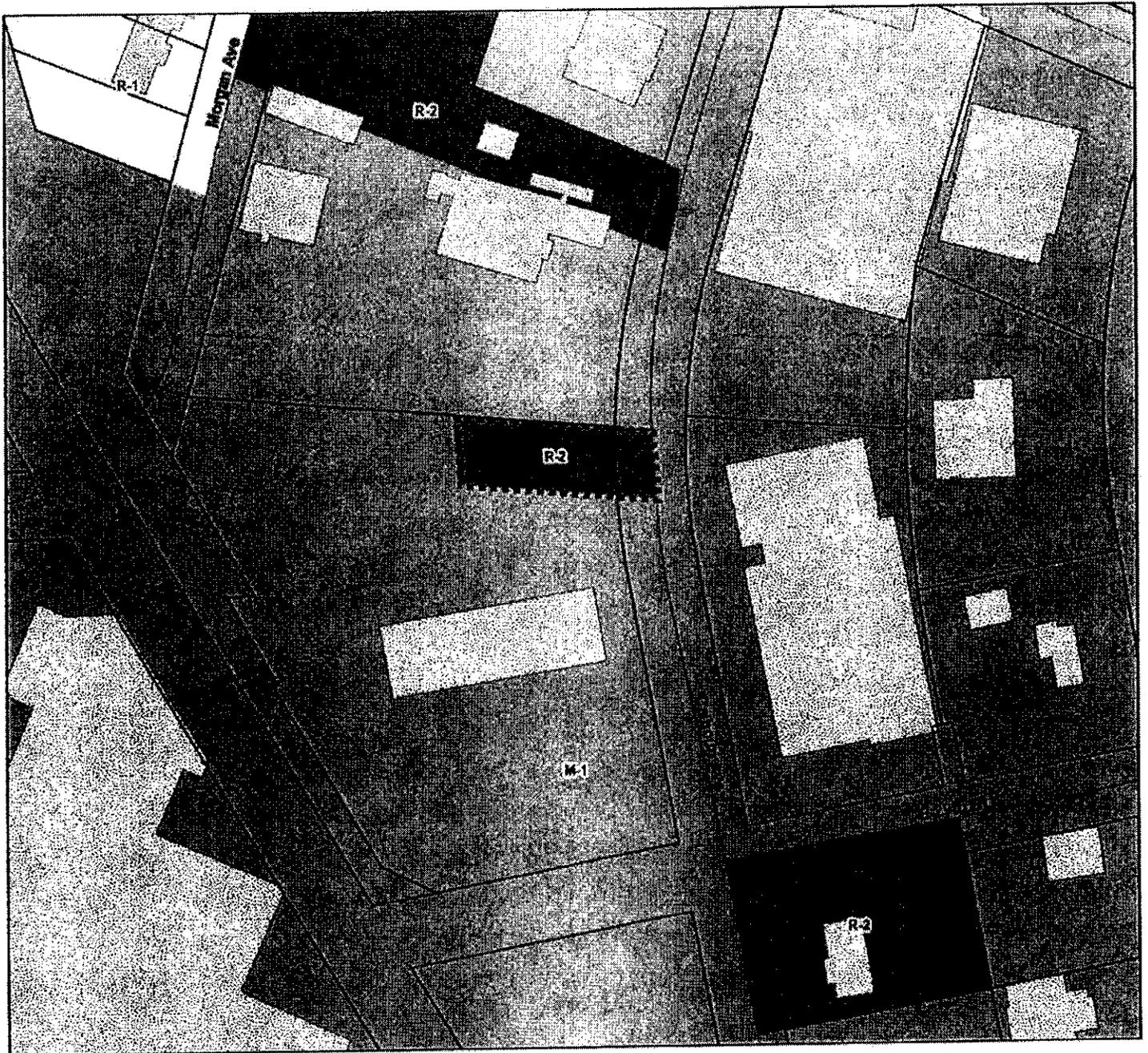
Approve. Note: Site design should address truck access and outdoor storage of vehicles in order to buffer these activities from nearby residents that use Calhoun Avenue as a north/south means of travel.

Planning Commission Recommendation

Approve. There was no opposition present at the Planning Commission meeting.

ZONING APPLICATION FORM

CASE NUMBER:	2015-016	Date Submitted:	12/10/2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: R-2	To: M-1	
Total Acres in request area: 0.16 Acres			
2 Property Information			
Property Address:	2847 Calhoun Avenue		
Property Tax Map Number(s):	156I-C-014 (Part)		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Applicant wishes to build a 3-bay shop and the portion on which they plan to build is zoned R-2. The R-2 zone in question is surrounded by M-1 zoning.		
4 Site Characteristics			
Current Zoning:	R-2		
Current Use:	Commercial Use		
Adjacent Uses:	Commercial Use		
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: Wesley Johnson, Jr.		Address: 2720 Dogwood Drive	
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner	
City: Conyers	State: Ga.	Zip Code: 30013	Email: Wesley@seconnections.com
Phone 1: 678-537-1228	Phone 2: 404-659-1422	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name: Dawghouse Holdings, LLC		Phone: 404-659-1422	
Address: 2720 Dogwood Dr Conyers, Ga. 30013			
Office Use Only:			
Neighborhood District:		Neighborhood: ENAC Clifton Hills Improvement Committee	
Requesting Agency:		Grant Council District:	Other Municipality:
Request Date:		Legislative Action/Date/Ordinance:	
<input checked="" type="checkbox"/> General Zoning	<input checked="" type="checkbox"/> Ownership Verification	<input checked="" type="checkbox"/> Map of Proposed Zoning Area with dimensions	
<input checked="" type="checkbox"/> Site Plan (required)	<input checked="" type="checkbox"/> Total Acres to be considered: 0.16	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable
Map Book(s): 202/2576	<input checked="" type="checkbox"/> Notice Signs		Number of Notice Signs: 1
Map Book Page: 517	<input checked="" type="checkbox"/> KASR	<input checked="" type="checkbox"/> Check	Check Number: 202-38
Planning Commission meeting date: 2-9-2015	Application processed by: Trevor Slayton		



2015-016 Rezoning from R-2 to M-1

PLANNING COMMISSION RECOMMENDATION FOR CASE 2015-016: Approve



100 ft



Chattanooga Hamilton County Regional Planning Agency





2015-016 Rezoning from R-2 to M-1

100 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 petitions to rezone be approved:

2015-016 Wesley Johnson, Jr./Dawghouse Holdings, LLC. 2847 Calhoun Avenue, from R-2 Residential Zone to M-1 Manufacturing Zone.

2015-018 University Housing Group/Westview Drive, LP. 1428 Riverside Drive, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-019 Hometown Folks, LLC c/o MAP Engineers/Walter & Sharon Willis. 13 South Moore Road, from R-1 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2015-020 Thomas Palmer/Dan Rose. 1472 and 1474 Market Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-022 Mike Doucoumes. 1428 Crawford Street, from R-1 Residential Zone to R-4 Special Zone.

2015-026 John Parrish/Carlson Consulting Engineers/Suntrust Bank, Alvin Cannon, William Voiles, Cornerstone Auto Broker, LLC. 8607, 8613, and 8619 North Hickory Valley Road and 5317, 5321, 5323, 5325, 5327, 5329, and 5331 Highway 58, from R-3 Residential Zone and C-2 Convenience Commercial Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2. 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 Article IV, Section 38-23 in its entirety and substituting in lieu thereof.

- (b) Deleting Article VI, Sections 38-502 through 38-512 in their entirety and substituting in lieu thereof.
- (c) Replacing in Article VIII, Section 38-568(23), the “38-507” reference in the second paragraph with “38-502(8).”
- (d) Deleting Article IV, Section 38-32 in its entirety and substituting in lieu thereof.
- (e) Adding a new item (6) to Article V, Section 38-104.

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,

March 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