First Reading:_____
Second Reading:_____

2015-018
Wes Bradley of University Housing Group/
Westview Drive, LP
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 1428 RIVERSIDE DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO C-3 CENTRAL BUSINESS 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 1428 Riverside Drive, more particularly described herein:

> An unplatted tract of land located at 1428 Riverside Drive, beginning at the southwest corner of Tax Map 136O-A-001 and going 277.15 feet northeast, thence 80.96 feet northeast, thence 80.70 feet northeast, thence 265.90 feet northeast, thence 30.00 feet southeast, thence 225.13 feet northeast, thence 30.00 feet northwest, thence 162.34 feet northeast, thence 270.00 feet southeast, thence 500.39 feet northeast, thence 419.33 feet southeast to a point in the centerline of Citico Creek, thence 1691.35 feet southwest along the center line of Citico Creek to the point of beginning, being the property described in Deed Book 9130, Page 432, ROHC. Tax Map No. 136O-A-001.01.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to C-3 Central Business Zone.

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

1. Review.

The following review shall be required to promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than two (2) units, and excluding all interior renovations:

(1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.

(2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.

(3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.

B. For any activity requiring a residential building permit for new construction:

(1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

2. Setbacks.

A. For new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a zero building setback is required along the street frontage.

(1) To accommodate outdoor pedestrian activities including a park, plaza, or outdoor dining, a greater setback is permitted if a street edge delineating the public and private space is provided in accordance with Condition 6.A.

B. For new single-family detached, duplex, townhome, and multi-family structures less than three (3) stories in height, building setbacks shall be consistent with the existing setbacks on the same side of the street.

C. For properties fronting the Tennessee River, a public easement a minimum of thirty-five (35) feet in width shall be provided along the river for the continuation of the Riverwalk.

D. Building setbacks and vehicular connections shall be aligned with the new Central Avenue extension.

E. Building number five (5), as identified on the submitted site plan, shall be exempt from the zero building setback due to the large size of the site and the absence of roads throughout the property.

3. Height Requirements.

A. The minimum height of new nonresidential buildings shall be eighteen (18) feet.

B. The maximum height of all new nonresidential buildings and new multi-family buildings shall be five (5) stories.

4. Access to sites and buildings.

A. New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.

B. Alleys, where they exist, shall be used as the principal vehicular access.

C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.

D. Shared drives should be used wherever possible.

E. The primary pedestrian entrance to new buildings shall be provided from the primary street.

F. To encourage walkability and keep with the intent of the C-3 zone, sidewalks and an established tree rhythm shall be provided on primary drive aisles connecting between buildings or other amenities.

5. Off-street parking.

A. New off-street parking shall not be permitted between a building and the primary street frontage.

B. For new construction of a primary building, or improvements altering more than 25% of the parcel that is covered in pavement (including gravel, impervious surfaces, and pavers), the following is required:

(1) Off-street parking fronting a public street shall be screened from the right-of way with a street edge in accordance with Condition 6.A. Front end in or parallel parking along alleys is exempt from this requirement.

(2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every ***ten*** parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.

C. Garages for new residential dwellings shall be located behind the primary building.

D. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:

(1) Proximity to transit stops
(2) Provision of bicycle facilities
(3) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking
(4) Type of uses and hours of operation
(5) Square footage of commercial uses or number of residential units
(6) Fire Department access

6. Street Frontage.

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(1) The street edge shall have a minimum height of three (3) feet and a maximum height of four (4) feet above grade and 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 guardrails or security fencing (e.g. chain link) shall not be permitted.

(2) Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new non-residential buildings.

(3) No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.

(4) All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

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:_____

2015-018
Wes Bradley of University Housing Group/
Westview Drive, LP
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Staff Version

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A. For new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a zero building setback is required along the street frontage.

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D. Building setbacks and vehicular connections shall be aligned with the new Central Avenue extension.

E. Building number five (5), as identified on the submitted site plan, shall be exempt from the zero building setback due to the large size of the site and the absence of roads throughout the property.

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(2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every ***five*** parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.

C. Garages for new residential dwellings shall be located behind the primary building.

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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:_____

2015-018
Wes Bradley of University Housing Group/
Westview Drive, LP
District No. 8
Applicant Version

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Passed on second and final reading:_____

_____
CHAIRPERSON

APPROVED:____ DISAPPROVED:____

_____

_____
MAYOR

/mem

2015-018 City of Chattanooga
February 9, 2015

RESOLUTION

WHEREAS, Wes Bradley of University Housing Group/Westview Drive, LP 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 C-3 Central Business Zone, property located at 1428 Riverside Drive.

An unplatted tract of land located at 1428 Riverside Drive, beginning at the southwest corner of Tax Map 136O-A-001 and going 277.15 feet northeast, thence 80.96 feet northeast, thence 80.70 feet northeast, thence 265.90 feet northeast, thence 30.00 feet southeast, thence 225.13 feet northeast, thence 30.00 feet northwest, thence 162.34 feet northeast, thence 270.00 feet southeast, thence 500.39 feet northeast, thence 419.33 feet southeast to a point in the centerline of Citico Creek, thence 1691.35 feet southwest along the center line of Citico Creek to the point of beginning, being the property described in Deed Book 9130, Page 432, ROHC. Tax Map 136O-A-001.01 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, subject to:

1. **Review.**

   The following review shall be required to promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than 2 units, and excluding all interior renovations:
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B. For any activity requiring a residential building permit for new construction:
   (1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

2. **Setbacks.**
   A. For new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a zero building setback is required along the street frontage.
      (1) To accommodate outdoor pedestrian activities including a park, plaza, or outdoor dining, a greater setback is permitted if a street edge delineating the public and private space is provided in accordance with Condition 6.A.
   B. For new single-family detached, duplex, townhome, and multi-family structures less than three (3) stories in height, building setbacks shall be consistent with the existing setbacks on the same side of the street.
   C. For properties fronting the Tennessee River, a public easement a minimum of thirty-five (35) feet in width shall be provided along the river for the continuation of the Riverwalk.
   D. Building setbacks and vehicular connections shall be aligned with the new Central Avenue extension.
   E. Building number five (5), as identified on the submitted site plan, shall be exempt from the zero building setback due to the large size of the site and the absence of roads throughout the property.

3. **Height Requirements.**
   A. The minimum height of new nonresidential buildings shall be eighteen (18) feet.
   B. The maximum height of all new nonresidential buildings and new multi-family buildings shall be five (5) stories.

4. **Access to sites and buildings.**
   A. New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.

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   D. Shared drives should be used wherever possible.
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F. To encourage walkability and keep with the intent of the C-3 zone, sidewalks and an established tree rhythm shall be provided on primary drive aisles connecting between buildings or other amenities.

5. **Off-street parking.**
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   C. Garages for new residential dwellings shall be located behind the primary building.
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         c. An evergreen hedge, with a minimum height at maturity of 3 feet.
         d. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
      (2) Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new non-residential buildings.
      (3) No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.
      (4) All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

Respectfully submitted,

John Bridger
Secretary

Chattanooga-Hamilton County Regional

PLANNING COMMISSION CASE REPORT

Case Number: 2015-018 **PC Meeting Date: 02-09-15**

Applicant Request

Rezone property from M-1 Manufacturing Zone to C-3 Central Business Zone

Property Location:	**1428 Riverside Drive**
Property Owner:	**Westview Drive L.P.**
Applicant:	**Wes Bradley w/ University Housing Group**

Project Description

- The applicant is proposing to develop student housing at 1428 Riverside Drive.
- The applicant's site plan shows 174 units, four 4-story buildings, one 3-story building, and 619 surface parking spaces.

Site Analysis

Site Description

- The 13.5-acre vacant site is located on the south side of Riverside drive approximately 1,000 feet from where Citico Creek joins the Tennessee River.
- Access: Currently, access to the site is from Riverside Drive, however the applicant plans to provide additional access from the proposed Central Avenue extension.
- Land Uses: North and West- Riverside Drive right-of-way; South- Citico Creek and proposed multi-family residential; East- offices and warehouse.

Zoning History

- The site is currently zoned M-1 Manufacturing.
- Except for the area to the south of the site across Citico Creek, all surrounding properties are zoned M-1 Manufacturing.
- The area to the south of the site across Citico Creek was zoned from M-1 to R-4 Special Zone in 2014 (Ordinance No. 12870).

Plans/Policies/Regulations

- The site is just outside of the 2004 Downtown Plan boundary.
- There is no current adopted land use plan for this area.
- The M-1 Manufacturing Zone only permits non-residential uses.

Key Findings

- Although this is a new use for this area, the proposed use is not incompatible with surrounding uses.
- Currently, no multi-family housing exists in the immediate vicinity, however the City of Chattanooga desires more multi-family housing in the urban area and the University is in need of additional housing for students.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would not be an extension of an existing zone, however the applicant is proposing multi-story buildings that will front the proposed Central Avenue extension and therefore is requesting the C-3 Zone to accommodate the urban setbacks for four of the five buildings.
- The proposal would set a precedent for future requests.

Staff Recommendation

Approve, subject to the following conditions:

1. **Review.**

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Planning Commission Recommendation

Approve, subject to the above conditions, except that condition 5B(2) was approved to read as follows:

(2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every *ten* parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.

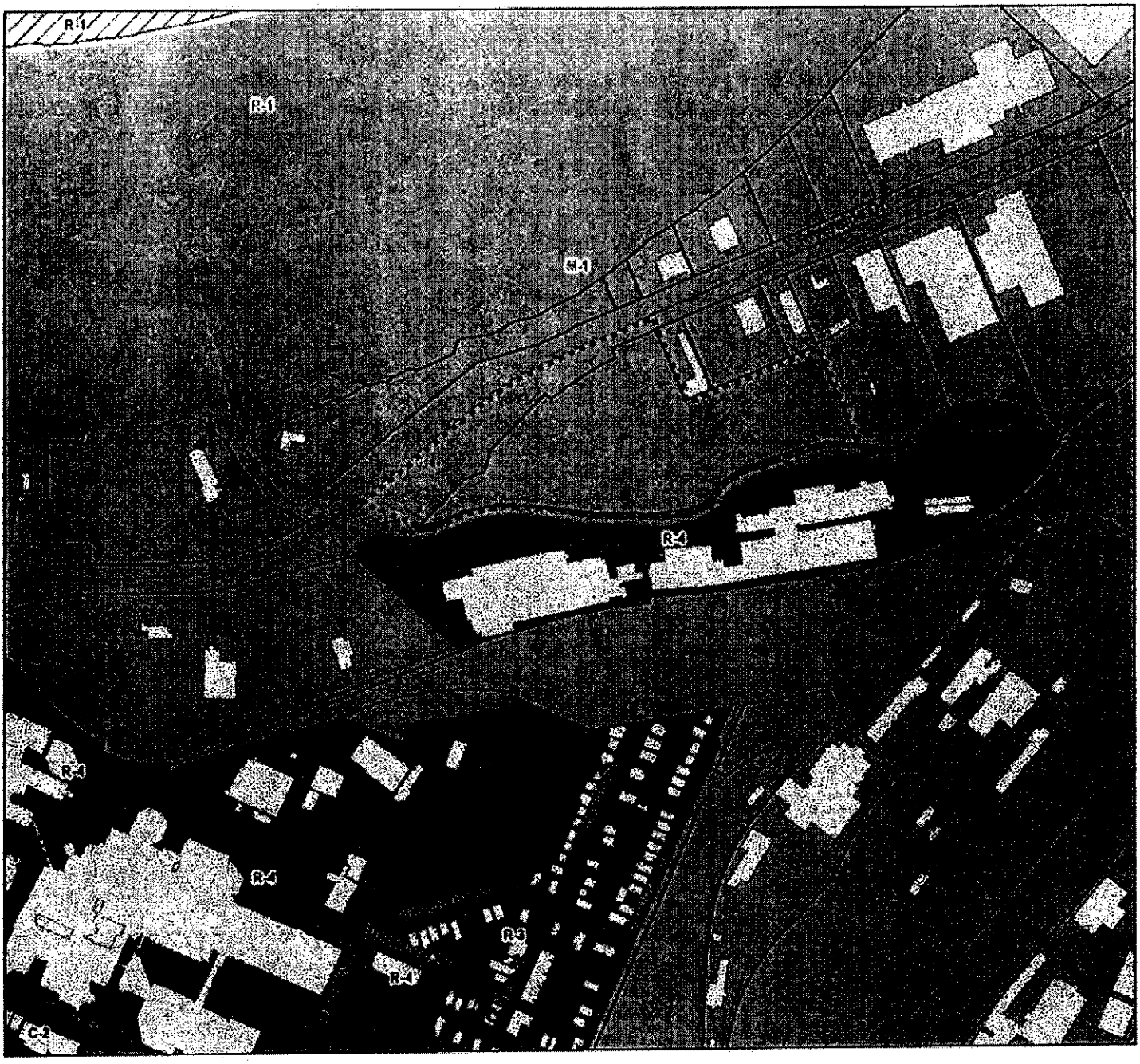
Chattanooga-Hamilton County Regional Planning Agency

ZONING APPLICATION FORM

CASE NUMBER:	2015-018	Date Submitted: 12/19/2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
1 Applicant Request		
Zoning	**From: M-1**	**To: C-3**
	Total Acres in request area: 13.5 Acres±	
2 Property Information		
Property Address:	1428 Riverside Drive	
Property Tax Map Number(s):	136O-A-001.01	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Proposing 164 unit student housing development	
4 Site Characteristics		
Current Zoning:	M-1	
Current Use:	Undeveloped	
Adjacent Uses:	Manufacturing	
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: Wes Bradley w/ University Housing Group	Address: 2770 Electric Road, Suite C	
Check one:	I am the property owner	X I am **not** the property owner
City: Roanoke	State: Va.	Zip Code: 24018	Email: wes.bradley@studenthome.com
Phone 1: 1-540-767-3103	Phone 2: 540-353-1017	Phone 3:	Fax:
6 Property Owner Information (if not applicant)		
Name: Westview Drive L.P.	Phone:	
Address: 1516 Riverside Drive, Chattanooga, Tn. 37406		

Office Use Only:

Planning District: 8b		Neighborhood: CNAC
Hamilton Co. Comm. District: 4	Chatt. Council District: 8	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: 13.51	X Deeds	X Plats, if applicable
Deed Book(s): 9130-432		
Plat Book/Page: 10/2		X Notice Signs	Number of Notice Signs: 1
X Filing Fee: $705.00	Cash	X Check	Check Number: 10422
Planning Commission meeting date: 2-9-2015		Application processed by: Trevor Slayton



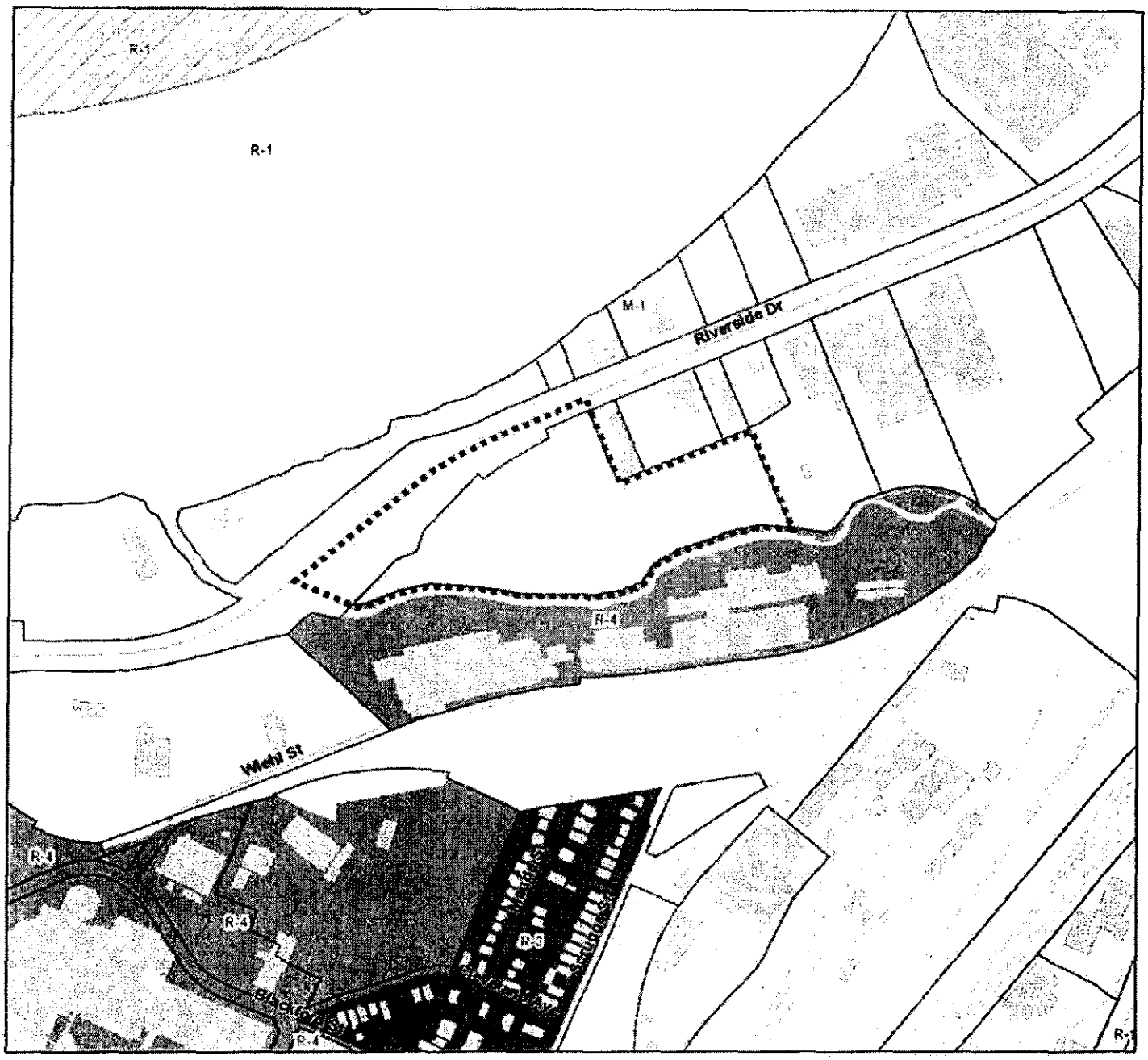
2015-018 Rezoning from M-1 to C-3

PLANNING COMMISSION RECOMMENDATION FOR CASE 2015-018: Approve, subject to the list of conditions in the Planning Commission Resolution.

500 ft

Chattanooga Hamilton County Regional Planning Agency

RPA

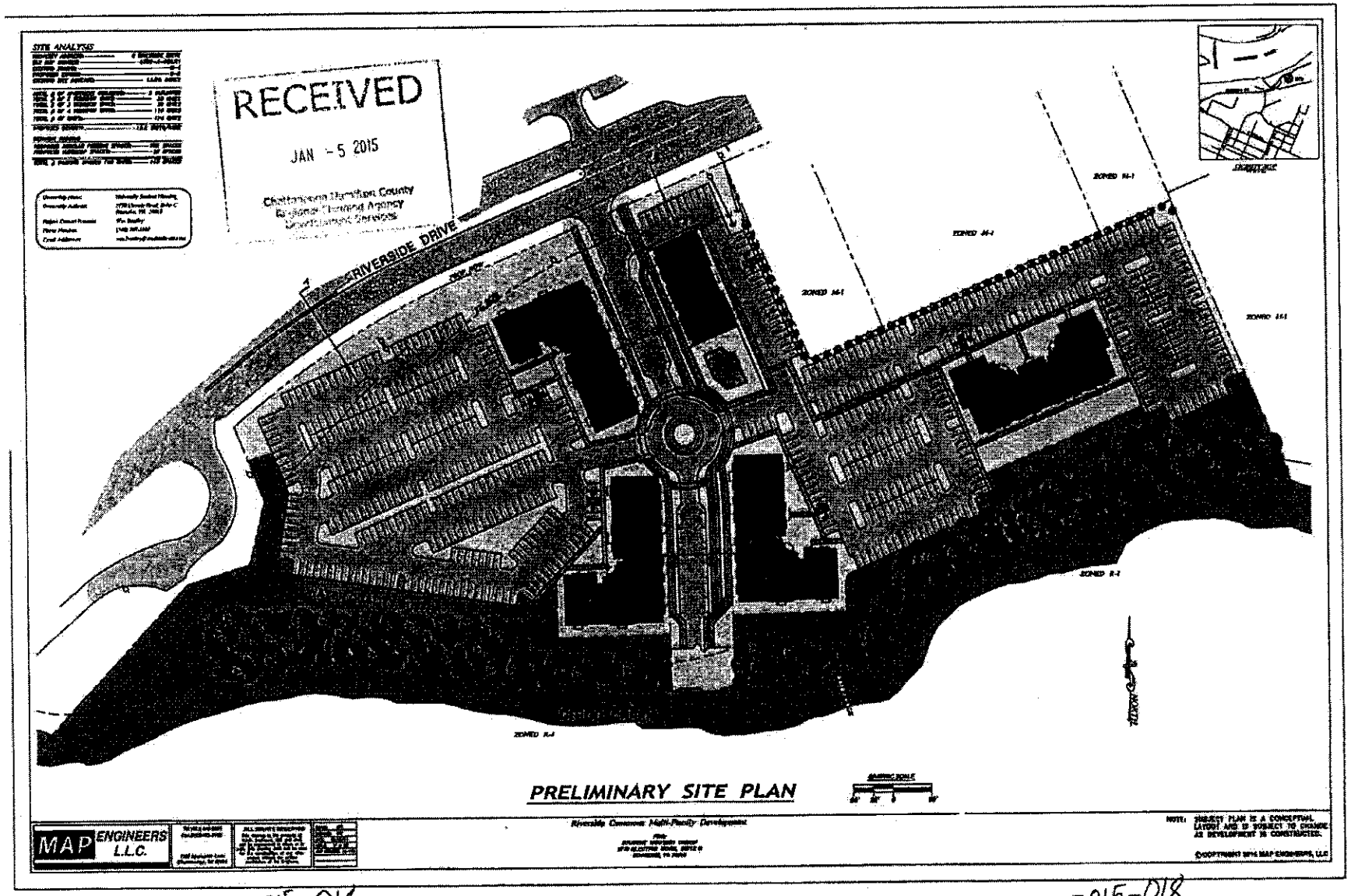


2015-018 Rezoning from M-1 to C-3

500 ft

Chattanooga Hamilton County Regional Planning Agency

RPA



2015-018

2015-018

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