

First Reading: _____
Second Reading: _____

2015-022
Mike Doucoumes
District No. 6
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 CRAWFORD
STREET, MORE PARTICULARLY DESCRIBED HEREIN,
FROM R-1 RESIDENTIAL 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 1428
Crawford Street, more particularly described herein:

Part of Lot 10, JH Street Subdivision, Plat Book 13, Page 29,
ROHC, being the property described in Deed Book 10356, Page
668, ROHC. Tax Map No. 158B-B-015.

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

2015-022 City of Chattanooga
February 9, 2015

RESOLUTION

WHEREAS, Mike Doucoumes 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-1 Residential Zone to R-4 Special Zone, property located at 1428 Crawford Street.

Part of Lot 10, JH Street Subdivision, Plat Book 13, Page 29, ROHC, being the property described in Deed Book 10356, Page 668, ROHC. Tax Map 158B-B-015 as shown on the attached map.

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

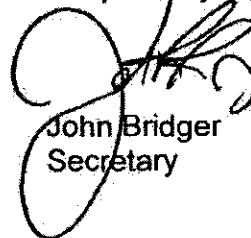
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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: 2015-022

PC Meeting Date: 02-09-15

Applicant Request

Rezone property from R-1 Residential Zone to R-4 Special Zone

Property Location:	1428 Crawford Street
Property Owner:	Mike Doucoumes
Applicant:	Mike Doucoumes

Project Description

- The applicant is proposing to convert an existing house into an office.

Site Analysis**Site Description**

- The 13,000 square foot site is located on the east side of Crawford Street approximately 240 feet from the Van Ness Road intersection.
- Access: Currently, access to the site is from Crawford Street.
- Development form: Except for one large warehouse building across the street and south of the site, everything on Crawford Street is one-story in height.
- Land uses: An office use is adjacent to the north. Across the street to the west is Pleasant Hill Baptist Church and six mini-warehouse buildings. Adjacent to the south is a vacant lot. The adjacent lot to the east contains a single-family home located approximately 300 feet from the site.

Zoning History

- The site is currently zoned R-1 Residential.
- 2004- A portion of the two adjacent properties on the south side of the site were zoned R-4 Special Zone with three conditions for a proposed office development.
- 2009- The complete area of the two adjacent properties on the south side of the site were zoned R-4 Special Zone with three conditions regarding a turn-around and screening for a proposed 20-unit apartment development.
- The adjacent properties to the north of the site were zoned R-4 Special Zone previous to 2004.
- The mini-warehouses across the street are zoned M-1 Manufacturing.

Plans/Policies/Regulations

- There is no current adopted land use plan for this area.
- The R-1 Residential Zone only permits single-family homes.
- The R-4 Special Zone permits single-family homes, duplexes, apartments, and offices.

Key Findings

- Since the development is reusing the existing structure, the proposal is consistent with the predominant development form of the area.
- The type of activity (office) proposed does not present any clear impacts to the bordering properties.
- The proposal would be an extension of an existing zone.

Staff Recommendation

Approve.

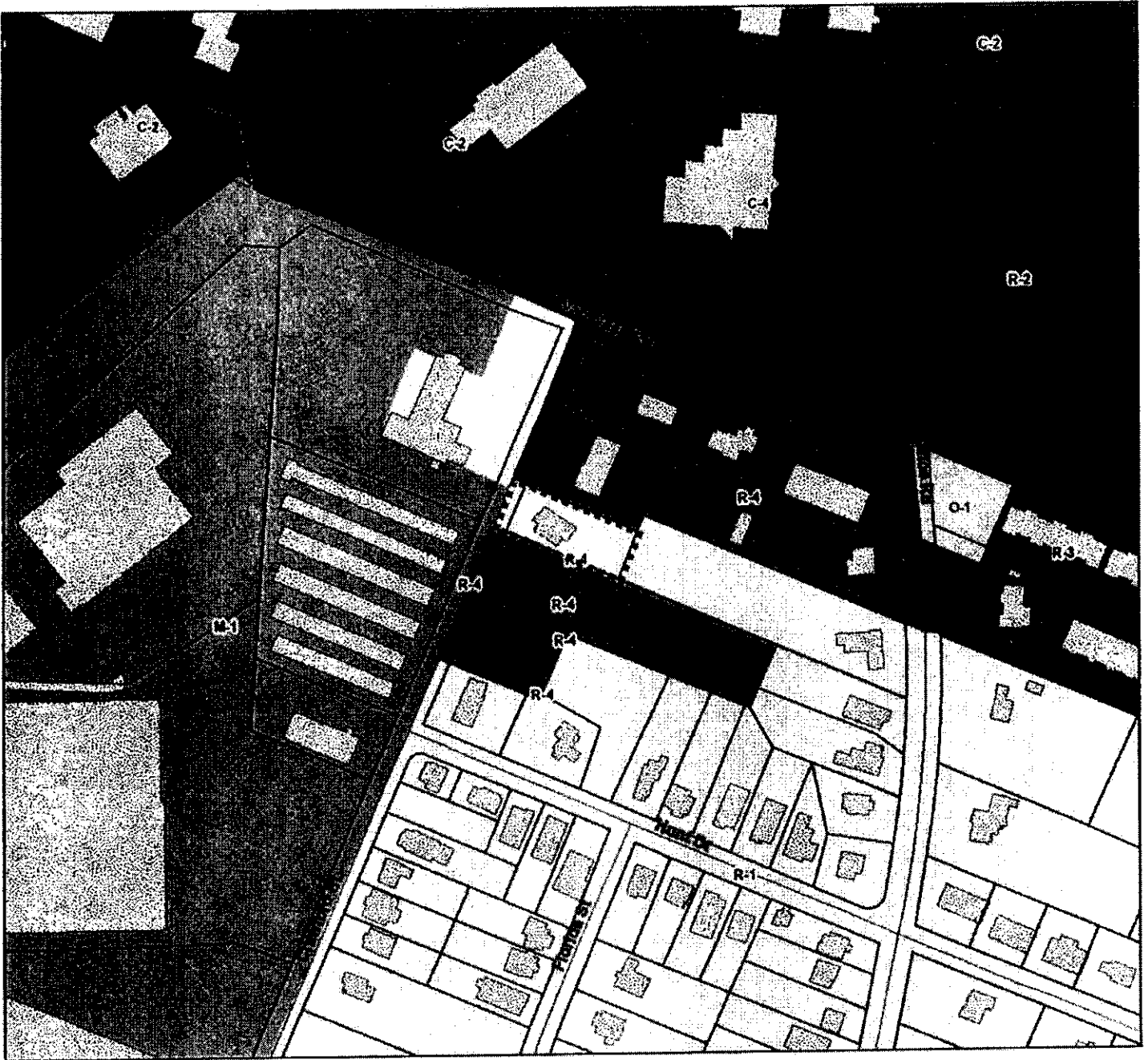
Planning Commission Recommendation

Approve.

There was no opposition present at the Planning Commission meeting.

ZONING APPLICATION FORM

CASE NUMBER:	2015-022	Date Submitted:	12-22-14
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: R-1	To: R-4	
Total Acres in request area: 0.3			
2 Property Information			
Property Address:	1428 Crawford Street		
Property Tax Map Number(s):	1588-B-015		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Applicant plans to remodel the existing house and retrofit the house into an office		
4 Site Characteristics			
Current Zoning:	R-1		
Current Use:	Residence		
Adjacent Uses:	South = R-4, North = R-4, East = R-1, West = M-1 + R-1		
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: Mike Doucoumes		Address: 5322 Misty Valley Drive	
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner	
City: Ooltewah	State: Tn	Zip Code: 37363	Email: doucoumes@gmail.com
Phone 1: 423-903-1360	Phone 2: 423-602-5211	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name:		Phone:	
Address:			
Office Use Only:			
Planning District: 6	Neighborhood: CNAC, Friends of East Brainerd		
Hamilton Co. Comm. District: 8	Chatt. Council District: 6	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: 0.3	<input type="checkbox"/> NR	<input type="checkbox"/> Deeds
Deed Book(s): 10356		<input checked="" type="checkbox"/> Plats, if applicable	
Plat Book/Page: 13-29	<input checked="" type="checkbox"/> Notice Signs		Number of Notice Signs: 1
<input checked="" type="checkbox"/> Filing Fee: \$635.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check	Check Number: 240
Planning Commission meeting date: 2-9-15	Application processed by: Trevor Slayton		



2015-022 Rezoning from R-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE 2015-022: Approve

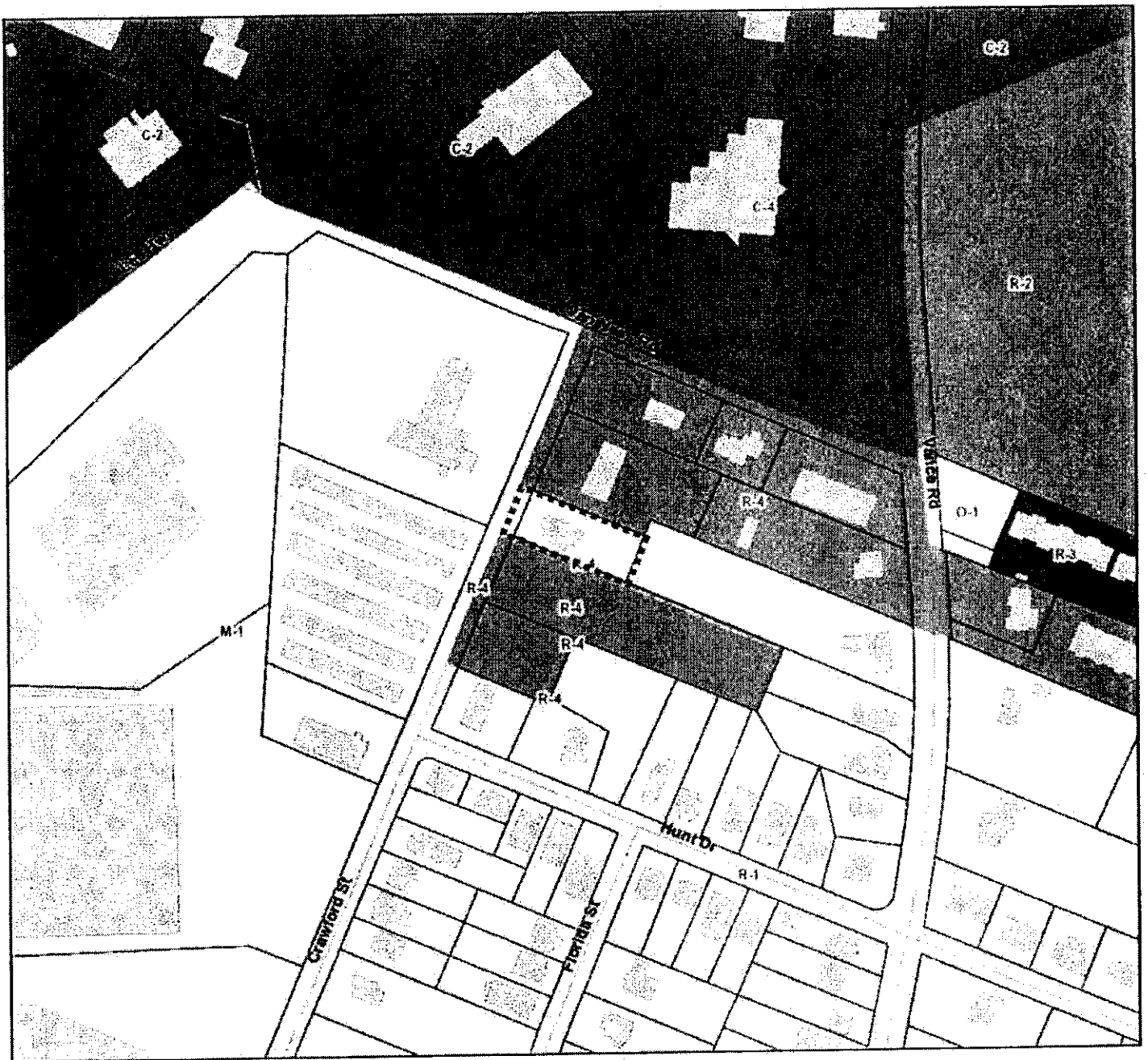


200 ft



Chattanooga Hamilton County Regional Planning Agency





2015-022 Rezoning from R-1 to R-4



200 ft

Chattanooga Hamilton County Regional Planning Agency



VAN NESS RD.

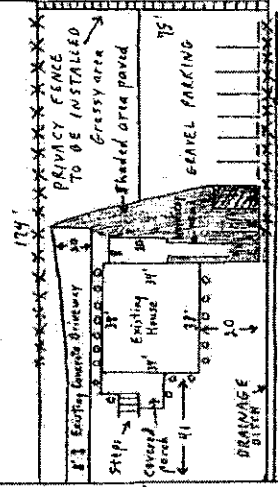
R-4

R-4

R-4

R-1

R-4
Chuck Tindell
Real Estate Appraiser



R-4
VACANT LAND

2015-022

RECEIVED

DEC 22 2014

Chattanooga Hamilton County
Regional Planning Agency
Environmental Services

M-1 and R-1

PLEASANT HILL
BAPTIST CHURCH

M-1

MINI MAX STORAGE

Van Ness Rd.

CRAWFORD ST.

Next Dr.

NOTES:

- A. Current Zoning R-1
- B. 1997 House on 3.4 ac.
- C. Use Existing House
- D. Existing Fence
- E. Track to be taken out on parking pickup days (aka Dumpster)
- F. Division of Utility and Protective Services



PROPERTY PLAN

Scale: 1"=40' 12/22/14
Tax Map No 1588 B 015
Chattanooga, TN

For: Mike Douzoumer
5322 Misty Valley Dr.
Ooltowah, TN 37363
Phone: 423-903-1360

Project Contact is same as above

E-Mail: douzoumer@gmail.com

2015-012

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