

First Reading: _____
Second Reading: _____

2015-035
Skip Pond and Alfred Jayne
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 941 MCCALLIE AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL 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 941 McCallie Avenue, more particularly described herein:

Lot 24 and the east forty (40) feet of Lot 23, Kirby Addition, Plat Book 5, Page 3, ROHC, being the property described in Deed Book 8614, Page 689, ROHC. Tax Map No. 146H-F-011.

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special 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. Height Requirements.

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

B. The maximum height of all new multi-family buildings shall be two (2) stories.

3. 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.

4. 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 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.
- 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

5. Street Frontage.

- A. Where a street edge is required, it shall be provided as follows:
 - (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.

6. Land Use.

- A. The use shall be restricted to residential.

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: _____

2015-035
Skip Pond and Alfred Jayne
District No. 8
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 941 MCCALLIE AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL ZONE TO C-3 CENTRAL BUSINESS 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 941 McCallie Avenue, more particularly described herein:

Lot 24 and the east forty (40) feet of Lot 23, Kirby Addition, Plat Book 5, Page 3, ROHC, being the property described in Deed Book 8614, Page 689, ROHC. Tax Map No. 146H-F-011.

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special Zone to C-3 Central Business 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

RESOLUTION

WHEREAS, Skip Pond & Alfred Jayne petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning R-4 Special Zone to C-3 Central Business Zone, property located at 941 McCallie Avenue.

Lot 24 and the east forty (40) feet of Lot 23, Kirby Addition, Plat Book 5, Page 3, ROHC, being the property described in Deed Book 8614, Page 689, ROHC. Tax Map 146H-F-011 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on March 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 March 9, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition 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 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. Height Requirements.**
- A. The minimum height of new buildings shall be eighteen (18) feet.
 - B. The maximum height of all new multi-family buildings shall be two (2) stories.
- 3. 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.
- 4. 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 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.
 - 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

5. Street Frontage.

A. Where a street edge is required, it shall be provided as follows:

- (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 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 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.

6. Land Use

A. The use shall be restricted to residential.

Respectfully submitted,



John Bridger
Secretary

ZONING APPLICATION FORM

CASE NUMBER:	2015-035	Date Submitted:	1-26-2015
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: R-4	To: C-3	
Total Acres in request area: 0.305 Acres			
2 Property Information			
Property Address:	941 McCallie Avenue		
Property Tax Map Number(s):	146H-F-011		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Construction of 8-10 new townhome/rowhouse units.		
4 Site Characteristics			
Current Zoning:	R-4		
Current Use:	Vacant		
Adjacent Uses:	Multifamily, Office, Convenience Store		
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: Skip Pond		Address: P.O. Box 11461	
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: 37401	Email: pond_skip@yahoo.com
Phone 1: 423-413-1019	Phone 2:	Phone 3:	Fax: 423-634-9167
6 Property Owner Information (if not applicant)			
Name: Alfred Jayne		Phone: 828-620-1089 / 828-707-8234	
Address: 900 Oak Street, Chattanooga, Tn. 37403			
Office Use Only:			
Planning District: 8a		Neighborhood: CNAC and Fort Wood Neighborhood Area	
Hamilton Co. Comm. District: 6		Chatt. Council District: 8	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"/>	Deeds
<input checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Total Acres to be considered: 0.305
<input checked="" type="checkbox"/>	Plats, if applicable	<input checked="" type="checkbox"/>	Notice Signs
Deed Book(s):		Number of Notice Signs: 2	
Plat Book/Page: 5-3		<input checked="" type="checkbox"/>	Check
<input checked="" type="checkbox"/>	Filing Fee: \$635.00	<input checked="" type="checkbox"/>	Cash
Planning Commission meeting date: 3-9-2015		Application processed by: Trevor Slayton	

PLANNING COMMISSION CASE REPORT

Case Number: 2015-035

PC Meeting Date: 3-9-15

Applicant Request**Rezone from R-4 Special Zone to C-3 Commercial Zone**

Property Location:	941 McCallie Avenue
Property Owner:	Alfred Jayne
Applicant:	Skip Pond

Project Description

- The proposal is to construct two 2-story apartment buildings with a total of 8 to 10 apartment units fronting the northwest corner of McCallie Avenue and Central Avenue.
- The proposed residential density is approximately 24-30 dwelling units per acre.
- The application described the proposal as "townhome/rowhouse" units but no lot lines are shown on the site plan, indicating an apartment use. Townhouse units, if intended to be sold individually, are required to be on individual lots.
- Surface parking is proposed to the rear of the buildings and to be accessed from the existing alley.
- According to the applicant, the "fronts" of both buildings will face the streets, with rear pedestrian access facing the parking lot.

Site Analysis**Site Description**

- The 13,285 square foot vacant site is located on the northwest corner of the McCallie Avenue and Central Avenue intersection at the southern edge of the Fortwood Neighborhood and Historic District.
- Access: Currently, access to the site is from Central Avenue via an alley at the rear.
- Development form: There is a mixture of one and two story buildings within a 500 foot radius of this urban neighborhood site.
- Land Uses: Residential uses are adjacent to the site on the north and directly adjacent to the west. A vacant lot is across McCallie Avenue to the south. There are also several office uses along McCallie Avenue across the street from the site as well as a convenience store/fuel center located diagonally on the opposite corner of the same intersection. To the east of the site across Central Avenue is a church and parking lot (see Zoning History below).
- Density: The residential density of the homes nearest to this site (931 & 935 McCallie Avenue and 918-930 Oak Street) is approximately 5 dwelling units per acre.

Zoning History

- The site is currently zoned R-4 Special Zone.
- Properties to the rear (north) of the site are zoned R-3 Residential and R-4 Special Zone. Properties to the west are zoned R-4 Special Zone, property to the east is zoned C-2 Convenience Commercial and properties to the south (across McCallie Avenue) are zoned C-3 Central Business Zone.
- The church and parking lot across Central Avenue, to the east, is currently in the process of requesting a zoning change to C-3 Central Business Zone for a 4-story 114-unit apartment building which would have a residential density of 66 dwelling units per acre. The Planning Commission recommended approval subject to certain conditions. The City Council approved the zoning change on first reading.
- There has been no recent zoning activity on this specific site.

Plans/Policies/Regulations

- The existing R-4 Special Zone permits the applicant's proposed use (and office uses) but requires building setbacks which would reduce the potential building size and number of units.
- The requested C-3 Central Business Zone permits the applicant's proposed use but has building

PLANNING COMMISSION CASE REPORT

setbacks which would permit a larger building size and more units than the current R-4 Zone.

- This site is within the Fort Wood Historic District and a review by the Historic Zoning Commission will be required.
- This site is within the 2009 MLK Community Plan. Recommendations for housing include the following:
 - ❖ Build higher density housing, such as condos, townhouses, lofts, quads and small apartment buildings on larger corner lots and on the major streets where parking can be accommodated.
- This site is within the 2004 Downtown Plan area with no specific land use recommendation. However, the Plan does recommend the following policies/principles that apply to this proposal:
 - ❖ Housing: A diversity of downtown residents creates a 24-hour experience, supports downtown businesses, and increases the safety and vitality of downtown. Promote socio-economic, racial, and age diversity downtown by building a variety of housing types (for sale, rental, market rate, low income, single-family, multifamily, large and small. Target 9,837 additional housing units by 2024.
 - ❖ Density: Building densities should be much higher in the downtown than in other parts of the city to make more efficient use of available land and to support transit pedestrian activity, schools and neighborhood commercial businesses. Build new development at a minimum density of 12 units per acre. Significantly higher densities are preferred. In residential areas, higher densities should typically be clustered near commercial centers.
 - ❖ Building Height: Buildings should be similar in height and configuration to neighboring buildings on the same block and side of the street to create continuity, balance and scale. They should also be of sufficient height to frame the street. A ratio of between 1:1 and 1:2 (street width to building height) is ideal in most circumstances to frame the street. Multi-lane streets can typically accommodate taller buildings than narrow streets. The minimum height of all buildings in the downtown should be two stories to provide the density needed to support transit and commercial businesses.

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plans as it adds to the diversity of housing types and increases the density along a major corridor.
- The proposed use is consistent with surrounding uses.
- The proposal is consistent with the surrounding development forms as a mix of single-family, multi-family and student housing are found in the general area.
- The proposed residential density is higher than in the immediate area, however higher densities are recommended in the Downtown Plan and the MLK Community Plan.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would be an extension of an existing zone.
- The proposal would set a precedent for future requests.
- The proposal is in the Fortwood Historic District and will require approval by the Historic Zoning Commission.

Staff Recommendation

Approve, 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.

PLANNING COMMISSION CASE REPORT

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:

(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. Height Requirements.

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

B. The maximum height of all new multi-family buildings shall be two (2) stories.

3. 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.

4. Off-street parking.

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

PLANNING COMMISSION CASE REPORT

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:

(3) 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.

(4) 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.

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:

(7) Proximity to transit stops

(8) Provision of bicycle facilities

(9) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking

(10) Type of uses and hours of operation

(11) Square footage of commercial uses or number of residential units

(12) Fire Department access

5. Street Frontage.

A. Where a street edge is required, it shall be provided as follows:

(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 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 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.

PLANNING COMMISSION CASE REPORT

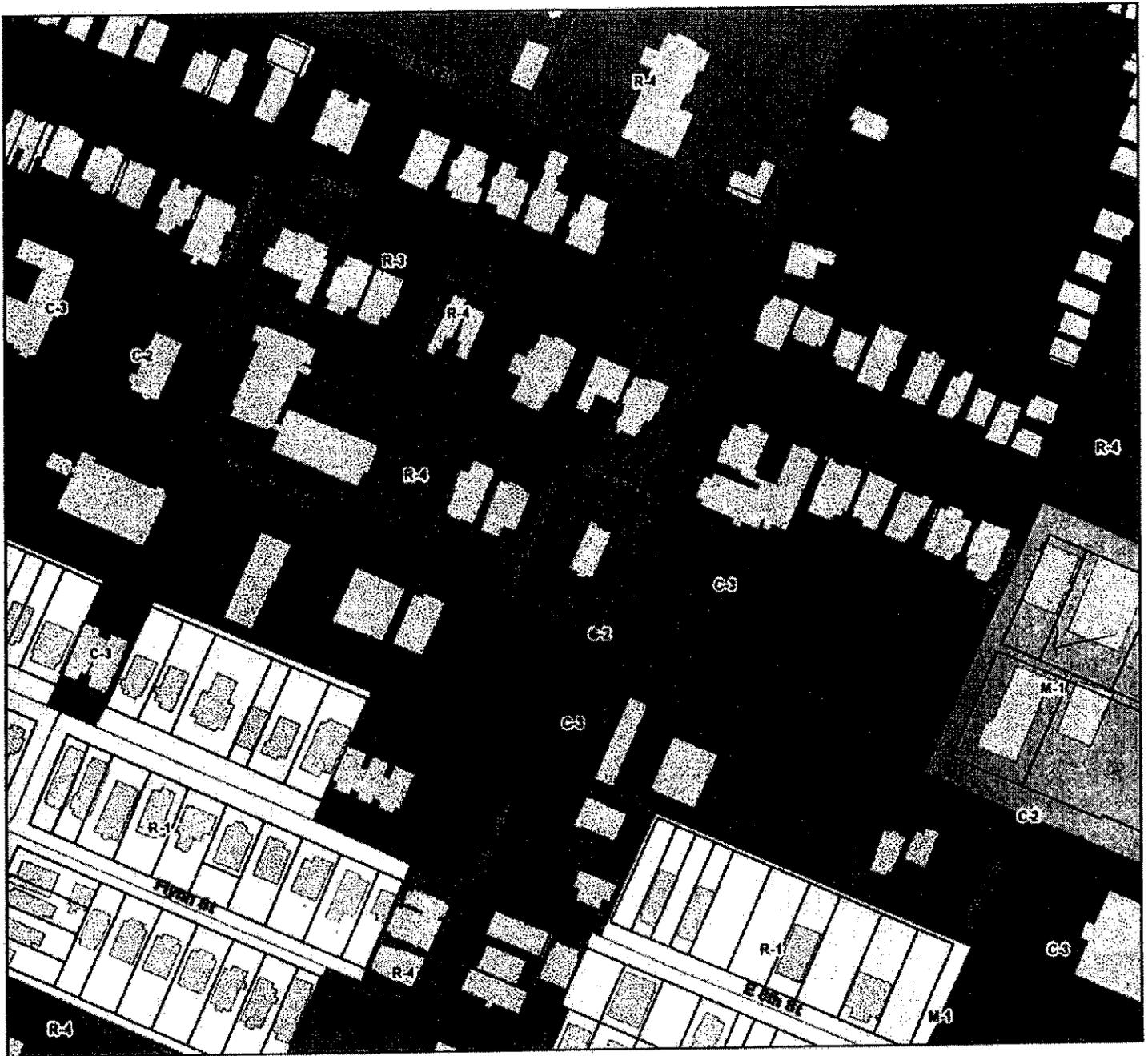
- (4) All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

6. Land Use

- A. The use shall be restricted to residential.

Planning Commission Recommendation

Approve, subject to the conditions listed in the Staff Recommendation.



2015-035 Rezoning from R-4 to C-3

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-035:
 Approve, subject to the conditions in the Planning Commission Resolution.



168 ft



Chattanooga Hamilton County Regional Planning Agency





2015-035 Rezoning from R-4 to C-3



Chattanooga Hamilton County Regional Planning Agency



168 ft



RECEIVED

JAN 26 2015

Chattanooga Metropolitan County
Regional Planning Agency
Development Services

NOTES:

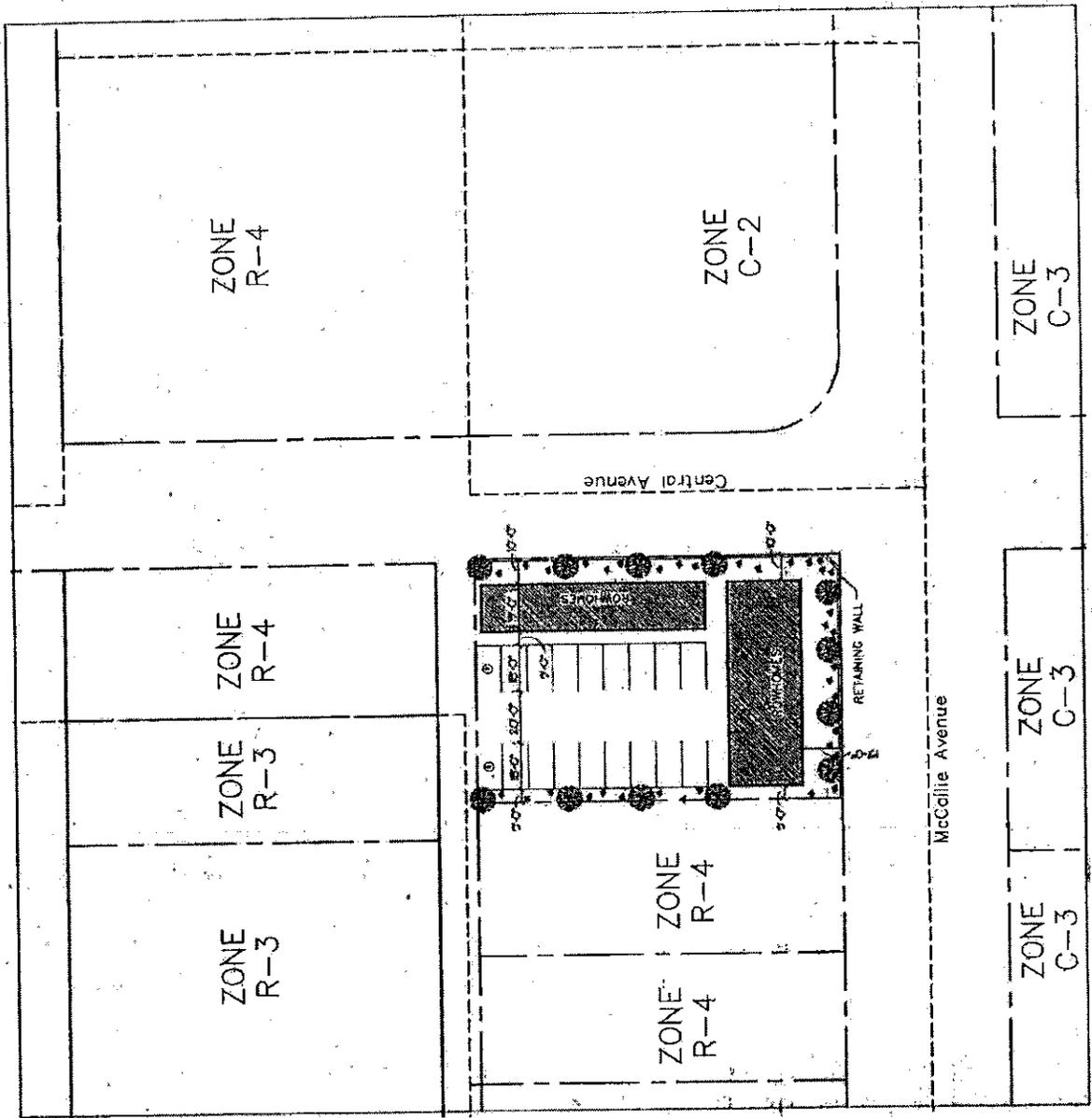
- A. CURRENT ZONING R-4
- B. 14,910 SQUARE FEET (0.305 ACRE)
- C. PROPOSED NEW STRUCTURE
- D. ABIDE BY LANDSCAPE ORDINANCE
- E. EXISTING/ NEW STONE RETAINING WALL
- F. TRASH TO BE TAKEN OUT ON GARBAGE COLLECTION DAYS

CITY OF CHATTANOOGA
 HAMLETON CO. TENNESSEE
 FOR REED L. (SKIP), FOND

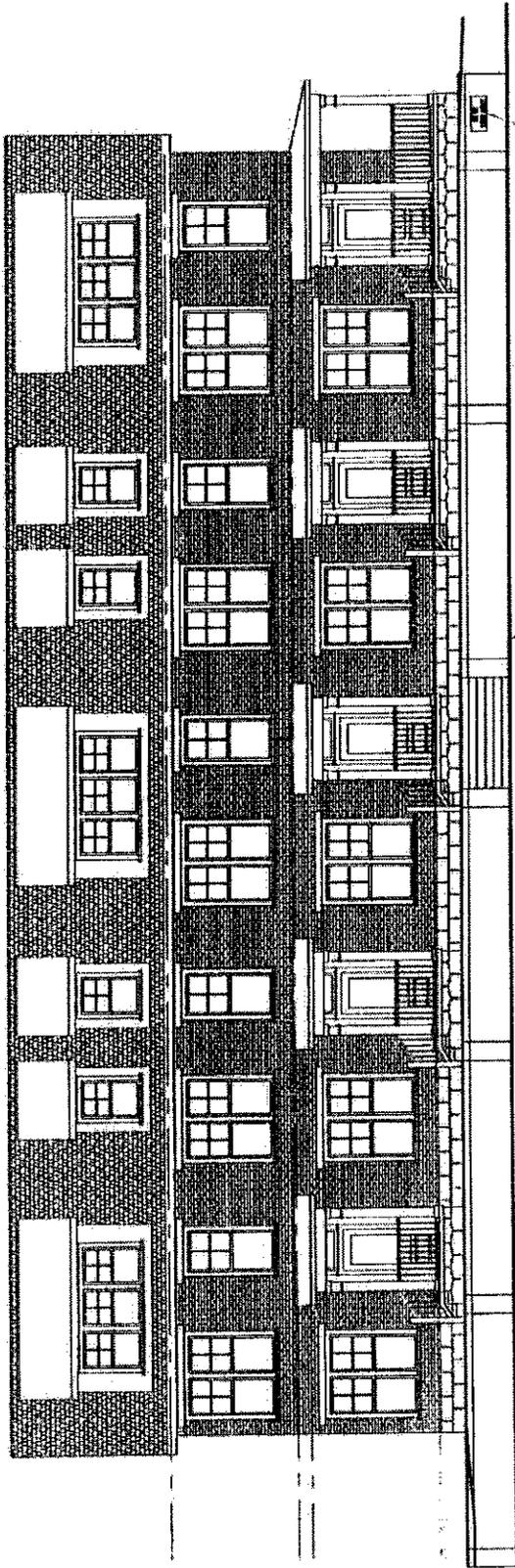
PHONE: (423)413-1019
 PROJECT CONTACT IS SAME AS ABOVE
 E-MAIL : POND_SKIP@YAHOO.COM

PROPERTY PLAN: 941 MCCALLIE AVE
 SCALE : 1" = 40'-0"
 TAX MAP NO. 146-H-F-011

2015-035

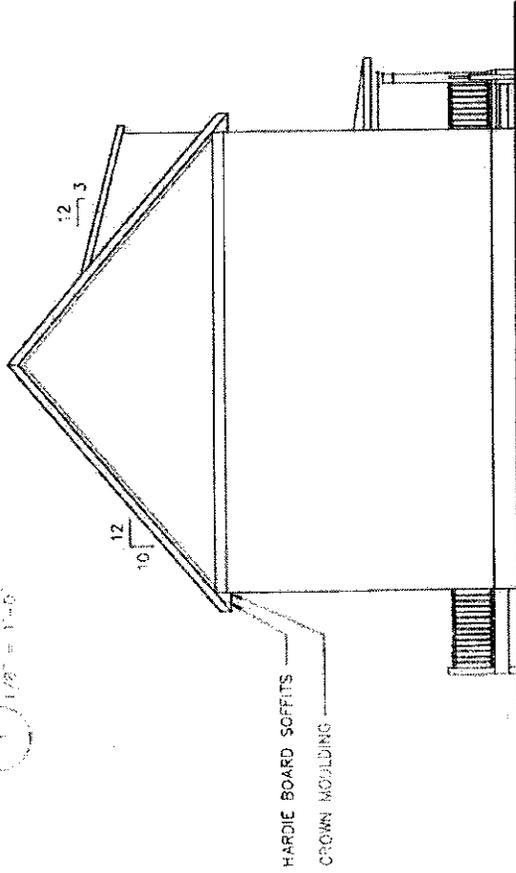


2015-035



RETAINING WALL USING ON-SITE STONE AND BRICK
 NEW FORT WOOD HISTORIC DISTRICT PLAQUE

1 FRONT ELEVATION
 1/2" = 1'-0"



HARDIE BOARD SOFFITS
 CROWN MOULDING

2 SIDE ELEVATION
 1/8" = 1'-0"

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:

2015-028 Fred Ervin and W.C. Hunter. 3525 Garner Road, from R-1 Residential Zone to R-3 Residential Zone.

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

2015-033 Passpointe Engineering/Jan Pass and JJMP GP/Jasmin Patel. 216 Market Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-034 Julie Gardenhire and Betty Silvers. 7104 Bonny Oaks Drive, from R-1 Residential Zone to O-1 Office Zone, subject to certain conditions.

2015-035 Skip Pond and Alfred Jayne. 941 McCallie Avenue, from R-4 Special Zone to C-3 Central Business Zone, subject to certain conditions.

2015-038 Gabe Thomas of Collier Construction and Tammy Development Company, LLC (Hickory Land). 3100 Saint Elmo Avenue, from M-1 Manufacturing Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone and UGC Urban General Commercial Zone, subject to certain conditions.

2015-039 City of Chattanooga/RPA and Johnston Southern Company, LLC. 9337 and 9339 Bradmore Lane, from Temporary C-2 Convenience Commercial Zone to a Permanent Zone per City Code, Article XII, Section 38-653 Planning Commission Zoning Plan to establish permanent zones for area annexed as identified in Ordinance No. 12897, adopted January 20, 2015, by City Council.

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 Item (18) in its entirety in Section 38-121 (R-4 Special Zone), Permitted Uses, and renumber the remaining items in numerical order.
- (b) Deleting Item (9) in its entirety in Section 38-171 (O-1 Office Zone), Permitted Uses, and deleting Item (12) in its entirety and renumber the remaining items in numerical order.
- (c) Deleting the last paragraph of Article V, Division 15, C-3 Central Business Zone, Section 38-228(1) and substituting in lieu thereof.
- (d) Adding a second paragraph to Article VIII, Section 38-565, Notices.

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,

April 14, 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