

First Reading: _____
Second Reading: _____

2015-054
Tower Construction Company/
Calvin Ball
District No. 9
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2408, 2410, AND 2412 CHAMBERLAIN AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE ZERO LOT LINE 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 properties located at 2408, 2410, and 2412 Chamberlain Avenue, more particularly described herein:

Lots 5, 6, and that portion of Lot 7 not conveyed to the City of Chattanooga, Block 7, Chamberlain Avenue Land Company Addition, Plat Book 3, Page 14, ROHC, being the properties described in Deed Book 9253, Page 691, ROHC, Deed Book 9253, Page 688, ROHC, and Deed Book 9761, Page 27, ROHC. Tax Map Nos. 146N-E-020, 021 and 022.

and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone to R-T/Z Residential Townhouse Zero Lot Line Zone.

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

- 1) A maximum of five (5) detached single-family residential units; and
- 2) The easternmost single family residential structure shall be no longer than 400 square feet in size.

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: _____

2015-054
Tower Construction Company/
Calvin Ball
District No. 9
Staff Version

ORDINANCE NO. _____

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and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone to R-T/Z Residential Townhouse Zero Lot Line Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to a maximum of four (4) detached single-family residential units.

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: _____

2015-054
Tower Construction Company/
Calvin Ball
District No. 9
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2408, 2410, AND 2412 CHAMBERLAIN AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE ZERO LOT LINE ZONE.

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and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone to R-T/Z Residential Townhouse Zero Lot Line 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

2015-054 City of Chattanooga
April 13, 2015

RESOLUTION

WHEREAS, Tower Construction Company/Calvin Ball 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 R-T/Z Residential Townhouse Zero Lot Line Zone, properties located at 2408, 2410 & 2412 Chamberlain Avenue.

Lots 5, 6, and that portion of Lot 7 not conveyed to the City of Chattanooga, Block 7, Chamberlain Avenue Land Company Addition, Plat Book 3, Page 14, ROHC, being the properties described in Deed Book 9253, Page 691, ROHC, Deed Book 9253, Page 688, ROHC, and Deed Book 9761, Page 27, ROHC. Tax Maps 146N-E-020, 021, and 022 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on April 13, 2015,

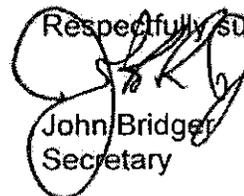
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, there was opposition present 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 April 13, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to: 1) A maximum of five (5) detached single-family residential units; and 2) The easternmost single family residential structure shall be no larger than 400 square feet in size.

Respectfully submitted,



John Bridger
Secretary

PLANNING COMMISSION CASE REPORT

Case Number: 2015-054

PC Meeting Date: 04-13-15

Applicant Request**R-2 Residential Zone to R-T/Z Residential Townhouse Zero Lot Line Zone**

Property Location:	2408, 2410 & 2412 Chamberlain Avenue
Property Owner:	Tower Construction/Calvin Ball
Applicant:	Tower Construction/Calvin Ball

Project Description

- Develop 0.4-acre site with five 800 square foot single-family homes on individual lots.
- Proposed density is approximately 12.5 dwelling units per acre.
- Lot widths are proposed to be 30 feet wide.
- Parking is to be at the rear accessed from an existing alley running east-west between Watkins Street and Bailey Avenue.

Site Analysis**Site Description**

- The 0.4-acre vacant site is located on the northeast corner of the block bounded by Chamberlain Avenue on the north, Bailey Avenue on the east, and Watkins Street on the west.
- Access: Currently, access to the site is from Chamberlain Avenue.
- Development form: There are currently 3 lots of record on this site. Each lot is less than 7,500 square feet (approximately 4,500 to 6,700 square feet). The other lots on this section of Chamberlain Avenue are all 6,700 square feet. The single-family house sizes on both sides of this section of Chamberlain Avenue range from 1,200 square feet to 1,966 square feet.
- Land Uses: Most of the properties within the immediate vicinity of the site are used for single-family homes. The adjacent property on the west side of the site (parcel 146N-E-019) and one property across the street (parcel 146N-E-009) are duplexes.
- Density: Average residential density of the current 14 recorded lots on this section of Chamberlain Avenue is 6.4 dwelling units per acre (16 dwelling units divided by 2.49 acres). Adding an additional 5 homes increases the average area's density to 8.4 dwelling units per acre.

Zoning History

- The site is currently zoned R-2 Residential.
- All properties within this block are also zoned R-2 Residential.
- There are several properties to the north and east within 500 feet from the site that are zoned R-4 Special Zone.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The current R-2 Residential Zone permits single-family homes with a minimum lot size of 7,500 square feet and duplexes with a minimum lot size of 9,500 square feet.
- If the lot is a "lot of record," a single-family home can be built on any size lot. A duplex can be built on a lot of record that is at least 7,500 square feet in the R-2 Residential Zone.
- Additionally, the Board of Zoning Appeals may approve a Special Permit to allow duplexes and multi-family dwellings on lots of record that are smaller than the required minimum.
- The Ridgedale Plan (adopted by City Council in 1998) recommends Mixed-Use Residential development for this specific property.

Key Findings

- The proposed development is supported by the general area recommendations of the adopted Land Use Plan, recommending infill single family detached development or mixed use development.
- The proposed use is consistent with surrounding uses.

PLANNING COMMISSION CASE REPORT

- The proposal is consistent with the development form of the area.
- The proposed residential density is not consistent with the surrounding densities.
- The proposed structures do not raise concerns regarding location, lighting, or height.
- The proposed development would not be an extension of an existing zone.
- The proposed development would set a precedent for future requests.
- A total of 4 lots (rather than 5) would ensure adequate setbacks from Bailey Avenue and greater compatibility with the current density and lot pattern on the block.

Staff Recommendation

Approve, subject to a maximum of four (4) detached single-family residential units.

Planning Commission Recommendation

Approve, subject to:

1. A maximum of five (5) detached single-family residential units.
2. The easternmost single family residential structure shall be no larger than 400 square feet in size.

Note: There was a neighborhood resident present at the Planning Commission meeting with questions. The questions were answered by staff and members of the Planning Commission.

ZONING APPLICATION FORM

CASE NUMBER:	2015-054	Date Submitted: 2-23-2015
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
1 Applicant Request		
Zoning	From: R-2 Residential Zone	To: R-T/Z Residential Townhouse Zero Lot Line Zone
Total Acres in request area: 0.40		
2 Property Information		
Property Address:	2408, 2410 & 2412 Chamberlain Avenue	
Property Tax Map Number(s):	146N-E-020, 021 & 022	
3 Proposed Development		
Reason for Request and/or Proposed Use:	We are wanting to build "tiny" houses	
4 Site Characteristics		
Current Zoning:	R-2	
Current Use:	Vacant Lots	
Adjacent Uses:	All adjacent properties are R-2 and houses/lots	
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: Tower Construction Company/Calvin Ball	Address: 2520 East 14 th Street	
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner
City: Chattanooga	State: TN	Zip Code: 37404
		Email: calvinball@towerconstruction.co.com
Phone 1: 423-421-4619	Phone 2: 423-421-4622	Phone 3: 423-629-2043
Fax: 423-629-0146		
6 Property Owner Information (if not applicant)		
Name: Same	Phone:	
Address:		
Office Use Only:		
Planning District: 88	Neighborhood: CNAC & Ridgedale Community	
Hamilton Co. Comm. District: 4	Chatt. Council District: 9	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: .40	<input checked="" type="checkbox"/> Deeds
		<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 9253-691, 9253-688, 9761-027		
Plat Book/Page: 3-14	<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1
<input checked="" type="checkbox"/> Filing Fee: 150.00	Cash	<input checked="" type="checkbox"/> Check
		Check Number: 1695
Planning Commission meeting date: 4-13-2015		Application processed by: Marcia Parker



2015-054 Rezoning from R-2 to R-T/Z

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-054:
 Approve, subject to a maximum of five (5) detached single-family residential units.



150 ft



Chattanooga Hamilton County Regional Planning Agency





2015-054 Rezoning R-2 to R-T/Z



Chattanooga Hamilton County Regional Planning Agency



150 ft



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:

2015-046 Amelia Roberts and Billie Lyles. 4115 North Terrace, from R-1 Residential Zone to O-1 Office Zone, subject to certain conditions.

2015-047 Highland Park, LLC (Chattanooga Neighborhood Enterprise). 1704, 1706, and 1714 Kirby Avenue, from R-4 Special Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone, subject to certain conditions.

2015-049 John Straussberger/Southside Centre, LLC. 1700 Broad Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-052 Chattanooga Neighborhood Enterprise/Bob McNutt and Tennessee Temple. 1706, 1708, 1710, 1712, 1714, and 1716 Bailey Avenue, from R-4 Special Zone to UGC Urban General Commercial Zone, subject to certain conditions.

2015-054 Tower Construction Company/Calvin Ball. 2408, 2410, and 2412 Chamberlain Avenue, from R-2 Residential Zone to R-T/Z Residential Townhouse Zero Lot Line Zone, subject to certain conditions.

2015-055 ASA Engineering c/o Allen Jones and Marshall Berry. 1400 Chestnut Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-058 Elemi Architecture and Jim Lee. 1705 Market Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied for the R-4 Special Zone request and recommend an O-1 Office Zone as follows:

2015-057 Becky Lockwood and Diantha Swift. 2211 and 2217 Hickory Valley Road, from R-1 Residential Zone to O-1 Office Zone, subject to certain conditions.

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 in its entirety Article XIII, Changes and Amendments, Section 38-672, Method of Procedure, and replacing in lieu thereof.
- (b) Deleting in its entirety Article VIII, Board of Appeals for Variances and Special Permits, Section 38-565, Notices, and replacing in lieu thereof.
- (c) Adding item (6) to Article VIII, Board of Appeals for Variances and Special Permits, Section 38-566, Hearings.

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,

May 12, 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