

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_

2015-077  
Passpointe Engineering  
c/o Jan Pass and  
Tennessee Valley Railroad Museum  
c/o Tim Andrews  
District No. 9  
Planning Version

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2202 NORTH CHAMBERLAIN AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO M-1 MANUFACTURING 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 2202 North Chamberlain Avenue, more particularly described herein:

Two unplatted sections of parcel 137H-D-009 as shown on the submitted site plan for rezoning, Project No. 13-008, dated 4/20/15, and labeled Exhibit A, and being the property described in Deed Book 9159-422. Tax Map No. 137H-D-009 (Part).

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

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to uses limited to railroad storage, tracks, and other activities related to the operation of the Tennessee Railroad Museum. No heavy industrial uses permitted.

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: \_\_\_\_\_

2015-077  
Passpointe Engineering  
c/o Jan Pass and  
Tennessee Valley Railroad Museum  
c/o Tim Andrews  
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-1 Residential Zone to M-1 Manufacturing Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to uses limited to railroad storage, tracks, and other activities related to the operation of the Tennessee Railroad Museum. No heavy industrial uses permitted. Tax Map No. 137I-A-011 to remain as an undistributed buffer (no buildings, structures or storage).

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:** \_\_\_\_\_

2015-077  
Passpointe Engineering  
c/o Jan Pass and  
Tennessee Valley Railroad Museum  
c/o Tim Andrews  
District No. 9  
Applicant Version

ORDINANCE NO. \_\_\_\_\_

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Passed on second and final reading: \_\_\_\_\_

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CHAIRPERSON

APPROVED: \_\_\_\_ DISAPPROVED: \_\_\_\_

\_\_\_\_\_  
MAYOR

/mem

2015-077 City of Chattanooga  
June 8, 2015

RESOLUTION

WHEREAS, Passpointe Engineering c/o Jan Pass & Tennessee Valley Railroad Museum c/o Tim Andrews 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 M-1 Manufacturing Zone, property located at 2202 North Chamberlain Avenue.

Two unplatted sections of parcel 137H-D-009 as shown on the submitted site plan for rezoning, Project No. 13-008, dated 4/20/15, and labeled Exhibit A, and being the property described in Deed Book 9159-422. Tax Map 137H-D-009 (Part) as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on June 8, 2015,

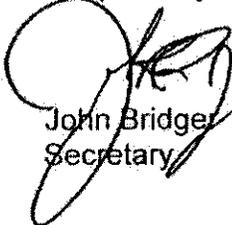
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 June 8, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to uses limited to railroad storage, tracks, and other activities related to the operation of the Tennessee Railroad Museum. No heavy industrial uses permitted.

Respectfully submitted,



John Bridger  
Secretary

**ZONING APPLICATION FORM**

<b>CASE NUMBER:</b>	2015-077	<b>Date Submitted:</b>	04-27-15
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
<b>1 Applicant Request</b>			
<b>Zoning</b>	<b>From:</b> R-1	<b>To:</b> M-1	
Total Acres in request area: 6.28 Acres			
<b>2 Property Information</b>			
<b>Property Address:</b>	2202 N. Chamberlain Avenue		
<b>Property Tax Map Number(s):</b>	137H-D-009 (Part)		
<b>3 Proposed Development:</b>			
<b>Reason for Request and/or Proposed Use:</b>	Extend current M-1 usage to extend uses of railroad museum.		
<b>4 Site Characteristics</b>			
<b>Current Zoning:</b>	M-1/R-1		
<b>Current Use:</b>	Railroad access/rail car and engine service; Tennessee Valley Railroad Museum		
<b>Adjacent Uses:</b>	Public land trust, residential, railroad ROW		
<b>5 Applicant Information</b>			
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.			
<b>Name:</b> Passpointe Engineering / Jan Pass		<b>Address:</b> 2719 Hickory Valley Road, Suite B	
<b>Check one:</b>	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner	
<b>City:</b> Chattanooga	<b>State:</b> Tn.	<b>Zip Code:</b> 37421	<b>Email:</b> janpass@passpointe.com
<b>Phone 1:</b> 423-451-6601	<b>Phone 2:</b> 423-240-7022	<b>Phone 3:</b>	<b>Fax:</b>
<b>6 Property Owner Information (if not applicant)</b>			
<b>Name:</b> Tennessee Valley Railroad Museum / Tim Andrews		<b>Phone:</b> 423-413-4331	
<b>Address:</b> 4119 Cromwell Road, Chattanooga, Tn. 37411			
<b>Office Use Only:</b>			
<b>Planning District:</b> 8b		<b>Neighborhood:</b> CNAC, East Chattanooga Neighborhood Association, and Good Neighbor Network	
<b>Hamilton Co. Comm. District:</b> 5	<b>Chatt. Council District:</b> 9	<b>Other Municipality:</b>	
<b>Staff Rec.</b>	<b>PC Action/Date:</b>	<b>Legislative Action/Date/Ordinance:</b>	
<b>Checklist</b>			
<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"/>	Plats, if applicable
<b>Deed Book(s):</b> 5159-422			
<b>Plat Book/Page:</b> 99-184		<input checked="" type="checkbox"/>	Notice Signs
		<b>Number of Notice Signs:</b> 4	
<input checked="" type="checkbox"/>	<b>Filing Fee:</b> \$705.00	<input type="checkbox"/>	Cash
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Check
		<b>Check Number:</b> 2044	
<b>Planning Commission meeting date:</b> 6-8-2015		<b>Application processed by:</b> Trevor Slayton	

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-077

PC Meeting Date: 06-08-15

**Applicant Request**

Rezoning from R-1 Residential Zone to M-1 Manufacturing Zone

Property Location: 2202 N. Chamberlain Avenue

Property Owner: Tennessee Valley Railroad Museum/Tim Andrews

Applicant: Jan Pass / Passpointe Engineering

**Project Description**

- Proposal: Extend the uses of the Tennessee Valley Railroad Museum by adding more rail lines and parking in the adjacent 6.28 acres. The applicant noted that the eastern narrow strip and southern portions of the request are intended to remain as buffers.
- Proposed Access: Emma Street via North Chamberlain Avenue

**Site Analysis****Site Description**

- Location: The 6.28-acre vacant site is located on the northeast and southern side of the Tennessee Valley Railroad Museum on the east side of North Chamberlain Avenue.
- Current Access: Emma Street via North Chamberlain Avenue
- Current Land Uses: North- rail line; East- vacant wooded slope; South- single-family homes; West- Tennessee Valley Railroad Museum

**Zoning History**

- The site is currently zoned R-1 Residential.
- The property to the north is zoned R-1 Residential. The property to the east is zoned R-1 Residential. The property to the south is zoned R-1 Residential. The property to the west is zoned M-1 Manufacturing.
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

- The East Chattanooga Area Plan (adopted by City Council in 2004) recommends low density residential uses for this area.
- The M-1 Manufacturing Zone is the most intensive zone, permitting a wide range of industrial/commercial uses with the exception of residential.

**Key Findings**

- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area which recommends Low-Density Residential for this area. The Plan does not specifically address recommendations for the expansion of these facilities.
- The proposed use is consistent and compatible with surrounding uses. Because of the existing Tennessee Valley Railroad Museum and Service Facility, this is an expansion of its existing facilities and the necessary landscape buffering to the adjacent residential properties.
- The proposal is consistent with the development form of the area.
- The proposal would be an extension of an existing zone.
- The proposal would not set a precedent for future requests. The existing Railroad facility is limited on its expansion capabilities by the topography, adjacent park lands and residential neighborhood.

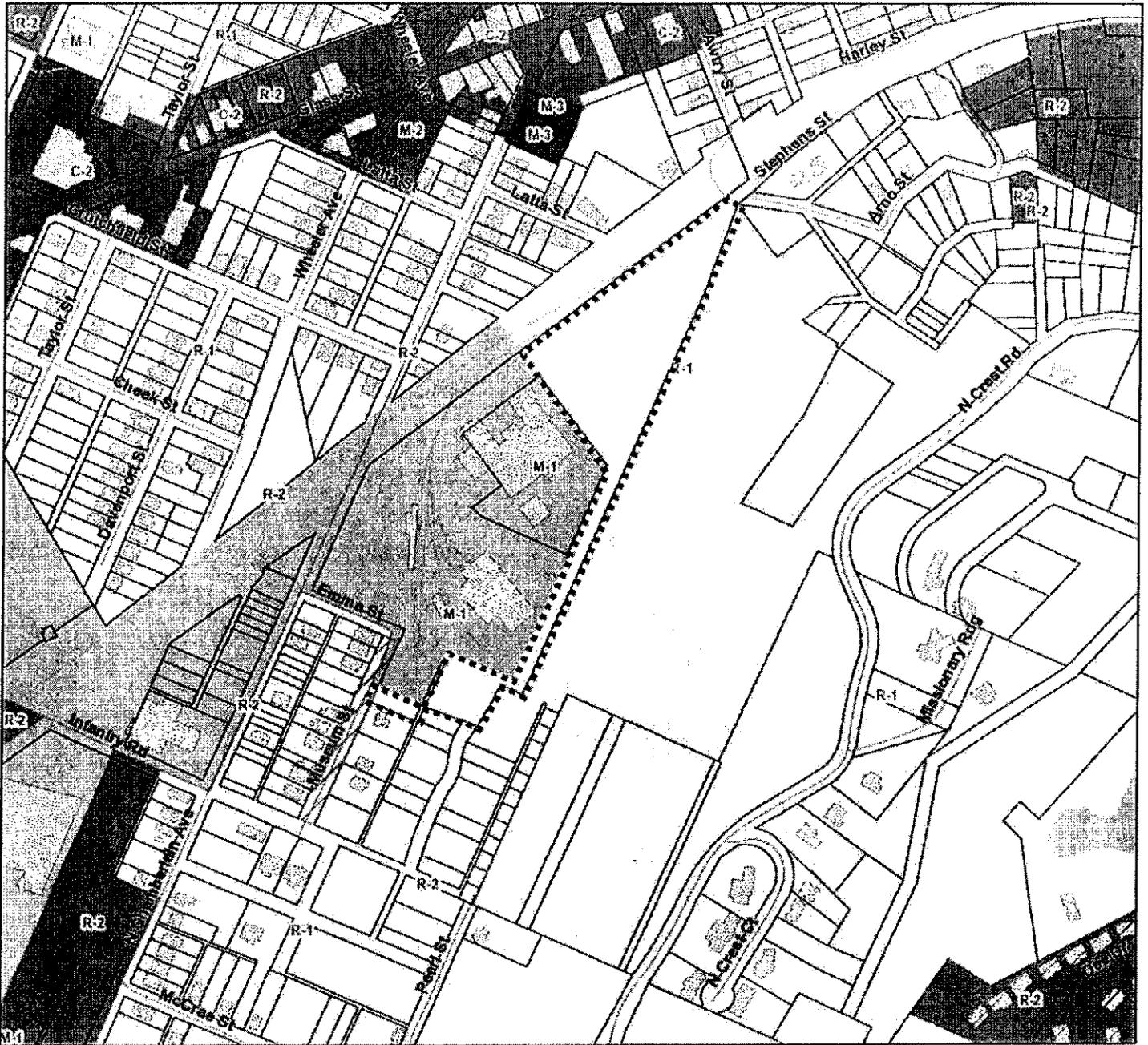
**Staff Recommendation**

Approve with the following conditions:

- Uses limited to railroad storage, tracks, and other activities related to the operation of the Tennessee Railroad Museum. No heavy industrial uses permitted.
- Tax Map # 1371-A011 to remain as an undisturbed buffer (no buildings, structures or storage).

**PLANNING COMMISSION CASE REPORT**

- c. The portion of Tax Map #137H-D009, beginning at the southern most property line and proceeding 825 feet to the north along the easternmost property line, to be maintained as an undisturbed buffer (no buildings, structures, or storage).



## 2015-077 Rezoning from R-1 to M-1

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-077:  
 Approve, subject to uses limited to railroad storage, tracks, and other activities related to the operation of the Tennessee Railroad Museum. No heavy industrial uses permitted.



400 ft



Chattanooga Hamilton County Regional Planning Agency

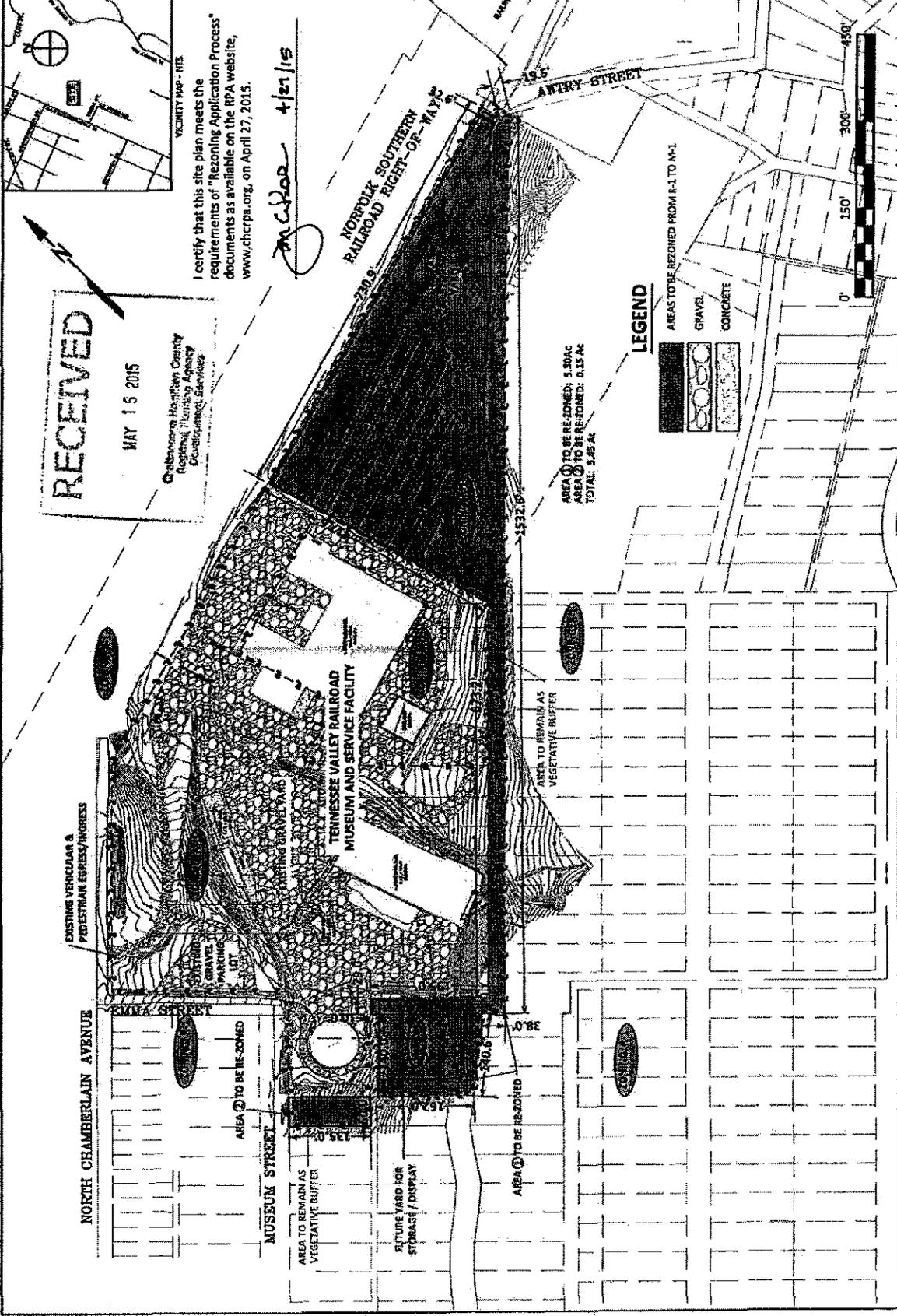




**2015-077 Rezoning from R-1 to M-1**

**Chattanooga Hamilton County Regional Planning Agency**

400 ft



2015-077

2015-077

## 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 for R-4 Special Zone but approved for an O-1 Office Zone:

2015-073 Joshua Good of Land Titans Investments, LLC and Robert Pettross. 507 Ashland Terrace, from R-1 Residential Zone to R-4 Special Zone, subject to certain conditions.

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

2015-077 Passpointe Engineering c/o Jan Pass and Tennessee Valley Railroad Museum c/o Tim Andrews. 2202 North Chamberlain Avenue, from R-1 Residential Zone to M-1 Manufacturing Zone, subject to certain conditions.

2015-082 Frank Kinser/East Brainerd Land Company. 6001 Lee Highway, from R-1 Residential Zone to M-1 Manufacturing Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following condition be lifted from Ordinance No. 12703 of previous Case No. 2013-004 as follows:

2015-075 Michael Tawzer. 5223 Hunter Road, lifting part of Condition No. 1 from Ordinance No. 12703 of previous Case No. 2013-004.

4. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following Special Permit be approved:

2015-050 Joseph Ingram/Salient Investments. 6801 Conner Lane and 2115 North Concord Road, granting a Special Permit for a Residential Planned Unit Development, subject to certain conditions.

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,

**July 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.

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Nicole Gwyn  
Clerk to the City Council