

First Reading: _____
Second Reading: _____

2015-107
Rocky Chambers/Chattanooga Engineering Group/
Mike Oswald
District No. 4
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 6913, 6917, AND 6921 GREENWAY DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO R-3 RESIDENTIAL 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 6913, 6917, and 6921 Greenway Drive, more particularly described herein:

Lots 11, 12A and 12B, Block E, Hickory Valley Park Subdivision, Plat Book 101, Page 150, ROHC, Deed Book 10512, Page 854, ROHC. Tax Map Nos. 158C-E-010, 010.01 and 010.02.

and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone to R-3 Residential Zone.

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

- (1) No more than nine (9) total dwelling units for the site; and
- (2) Dumpster to be located ten (10) feet from the eastern edge of sewer easement.

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: _____

2015-107
Rocky Chambers/Chattanooga Engineering Group/
Mike Oswald
District No. 4
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-3 Residential Zone.

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

- (1) No more than nine (9) total dwelling units for the site; and
- (2) Dumpster to be located no farther than fifty (50) feet from the western property line.

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: _____

2015-107
Rocky Chambers/Chattanooga Engineering Group/
Mike Oswald
District No. 4
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 6913, 6917, AND 6921 GREENWAY DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE.

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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

2015-107 City of Chattanooga
September 14, 2015

RESOLUTION

WHEREAS, Rocky Chambers with Chattanooga Engineering Group & Mike Oswald petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga rezoning from R-2 Residential Zone to R-3 Residential Zone, properties located at 6913, 6917 and 6921 Greenway Drive.

Lots 11, 12A and 12B, Block E, Hickory Valley Park Subdivision, Plat Book 101, Page 150, ROHC, Deed Book 10512, Page 854, ROHC. Tax Map 158C-E-010, 010.01 and 010.02 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on September 14, 2015,

AND WHEREAS, the Planning Commission heard and considered all statements regarding 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,

AND WHEREAS, the Planning Commission has determined that the proposal is consistent and compatible with surrounding uses.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on September 14, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved with the following conditions: (1) No more than 9 total dwelling units for the site; and (2) Dumpster to be located 10 feet from the eastern edge of sewer easement.

Respectfully submitted,



John Bridger
Secretary

ZONING APPLICATION FORM

CASE NUMBER:	2015-107		Date Submitted: 7/27/2015				
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)							
1 Applicant Request							
Zoning	From: R-2		To: R-3				
	Total Acres in request area: 0.8						
2 Property Information							
Property Address:	6913, 6917, 6921 Greenway Drive						
Property Tax Map Number(s):	158C-E-010, 010.01, 010.02						
3 Proposed Development							
Reason for Request and/or Proposed Use:	Multi-family buildings						
4 Site Characteristics							
Current Zoning:	R-2						
Current Use:	none						
Adjacent Uses:	Single and multi-family						
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: Rocky Chambers with Chattanooga Engineering Group			Address: 400 E. Main Street, Ste. 130				
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/> I am not the property owner				
City: Chattanooga	State: TN	Zip Code: 37408	Email: rocky@chattanoogaengineeringgroup.com				
Phone 1: 423-600-9110	Phone 2:	Phone 3:	Fax:				
6 Property Owner Information (if not applicant)							
Name: Mike Oswald			Phone: 423-316-6211				
Address: 8303 Georgetown Bay Dr., Ooltewah, TN 37363							
Office Use Only:							
Planning District: 10		Neighborhood: CNAC, Friends of E. Brainerd, Brainerd East Brainerd Chamber					
Hamilton Co. Comm. District: 8		Chatta. Council District: 4	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: .08	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 10512/854							
Plat Book/Page: 101/150			<input checked="" type="checkbox"/>	Notice Signs	Number of Notice Signs: 1		
<input checked="" type="checkbox"/>	Filing Fee: \$150.00	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/>	Check	Check Number: 1416	
Planning Commission meeting date: Sept. 14, 2015			Application processed by: Marcia Parker				

PLANNING COMMISSION CASE REPORT

Case Number: 2015-107

PC Meeting Date: 09-14-15

Applicant Request

Rezone from R-2 Residential to R-3 Residential

Property Location: 6913, 6917, 6921 Greenway Drive

Property Owner: Mike Oswald

Applicant: Rocky Chambers

Project Description

- Proposal: Develop 0.8-acre site with three, 3-unit dwellings (triplexes).
- Proposed Access: Greenway Drive.
- Proposed Development Form: Site plan shows three buildings sharing one parking lot (17 spaces) with two curb cuts on Greenway Drive. Pre-application meeting notes indicate that the buildings will be 2 stories.
- Proposed Density: 11.25 dwelling units per acre (9 units on 0.8 acres).

Site Analysis**Site Description**

- Location: The 0.8-acre site is located on the north side of Greenway Drive approximately 200 feet west of North Concord Road and adjacent to Interstate 75.
- Current Access: Greenway Drive
- Current Development form: There are five 1-story homes on this section of Greenway Drive.
- Current Land Uses: Duplexes are on adjacent properties to the rear and north of the site. Single-family homes are on adjacent properties to the east and across the street to the south. Also across the street from the site to the south is an access drive to a proposed 10-acre assisted living facility. Interstate 75 is located west and adjacent to the site.
- Current Density: The average residential density on this section of greenway Drive is approximately 2.4 dwelling units per acre (1 duplex and 5 single-family homes on 2.85 acres). The average density of the entire block between Greenway Drive and Northside Drive is approximately 5.3 dwelling units per acre (6 duplexes and 3 single-family homes on 2.81 acres).

Zoning History

- The site is currently zoned R-2 Residential.
- Immediately abutting properties to the north and east are zoned R-2 Residential.
- The nearest R-3 Residential zone (same as the request) is across Greenway Drive to the south. This 10-acre site was rezoned R-3 Residential in 2011 (Ordinance #12552).

Plans/Policies/Regulations

- The Hamilton Place Community Plan (adopted by City Council in 2001) recommends Low to Medium Density Residential uses for this area.
- The R-2 Residential Zone only permits single-family dwellings and two-family dwellings (duplexes).
- The R-3 Residential Zone as requested permits single-family dwellings, two-family dwellings (duplexes), and multi-family dwellings with three or more units. The minimum lot size is calculated by using 7,500 square feet for the first unit plus 2,000 square feet for each additional unit. For example, the minimum lot size for a single-family dwelling is 7,500 square feet. The minimum lot size for a duplex is 9,500 square feet. *The minimum lot size for a triplex is 11,500 square feet.* The minimum lot size for a quadplex is 13,500 square feet.
- The R-3 Residential Zone also *permits multiple structures on one lot* as long as the lot meets the minimum lot size. Therefore, this 0.8-acre site (34,848 square feet) could permit up to 14 dwelling units if parking could be accommodated.
- For comparison, the R-3MD Moderate Density Zone requires that each dwelling/structure must be

PLANNING COMMISSION CASE REPORT

on individual lots.

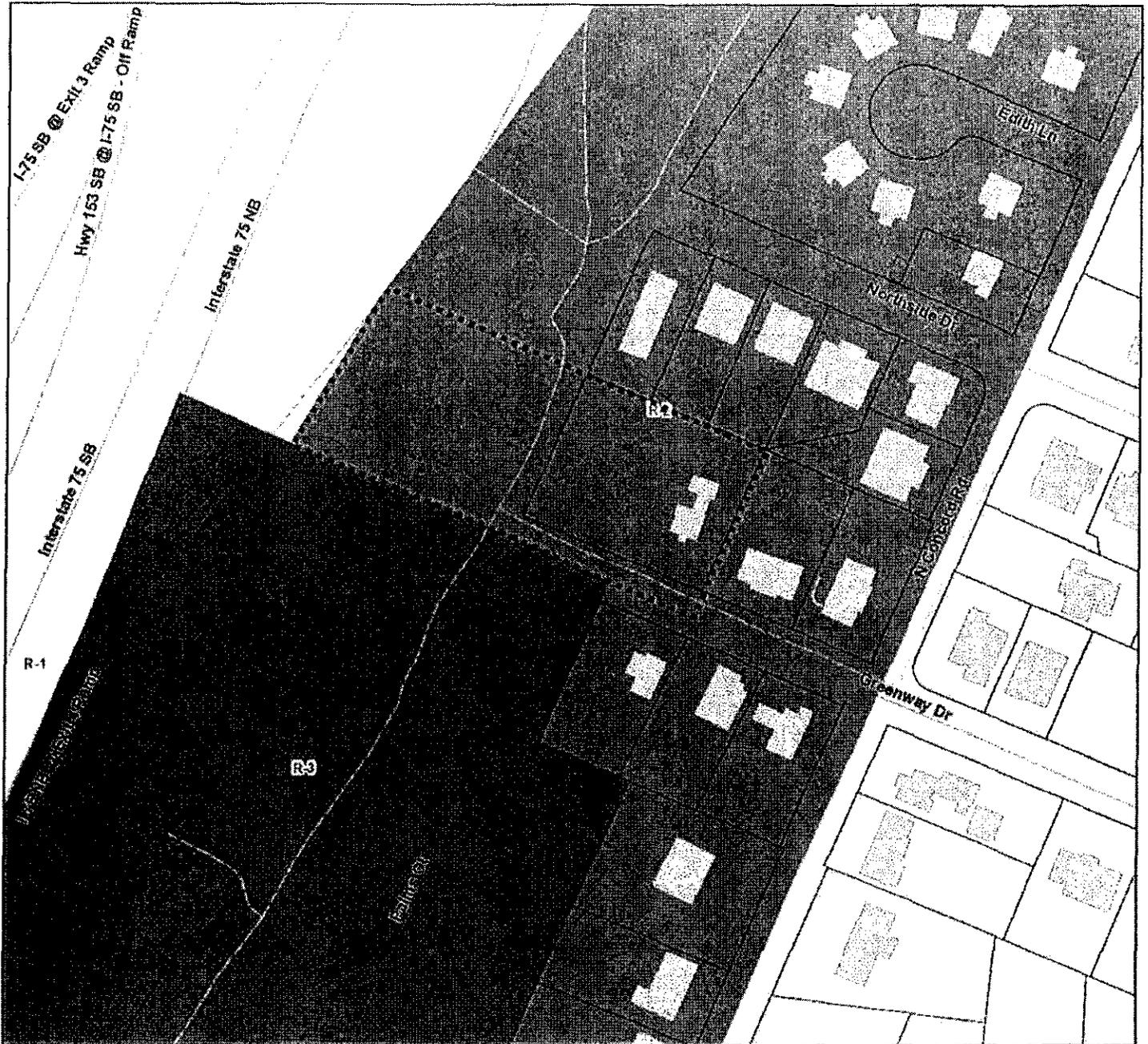
Key Findings

- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area due to its recommendation of low (up to 5 dwelling units per acre) to medium (up to 8 dwelling units per acre) residential.
- The proposed use can be compatible with surrounding uses as the proposed structures are similar in size to existing housing stock.
- The proposal is not consistent with the development form of the area although there are many duplexes within a block of the site.
- The proposed residential density is not compatible with the surrounding densities.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would be an extension of an existing R-3 zoning to the south zone.
- The proposal would continue a precedent for future expansion of the R-3 Residential Zone.

Staff Recommendation

Approve with the following conditions;

1. No more than 9 total dwelling units for the site.
2. Dumpster to be located no farther than 50 feet from the western property line.



2015-107 Rezoning from R-2 to R-3

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-107: Approve, subject to: (1) No more than nine (9) total dwelling units for the site; and (2) Dumpster to be located 10 feet from the eastern edge of sewer easement.

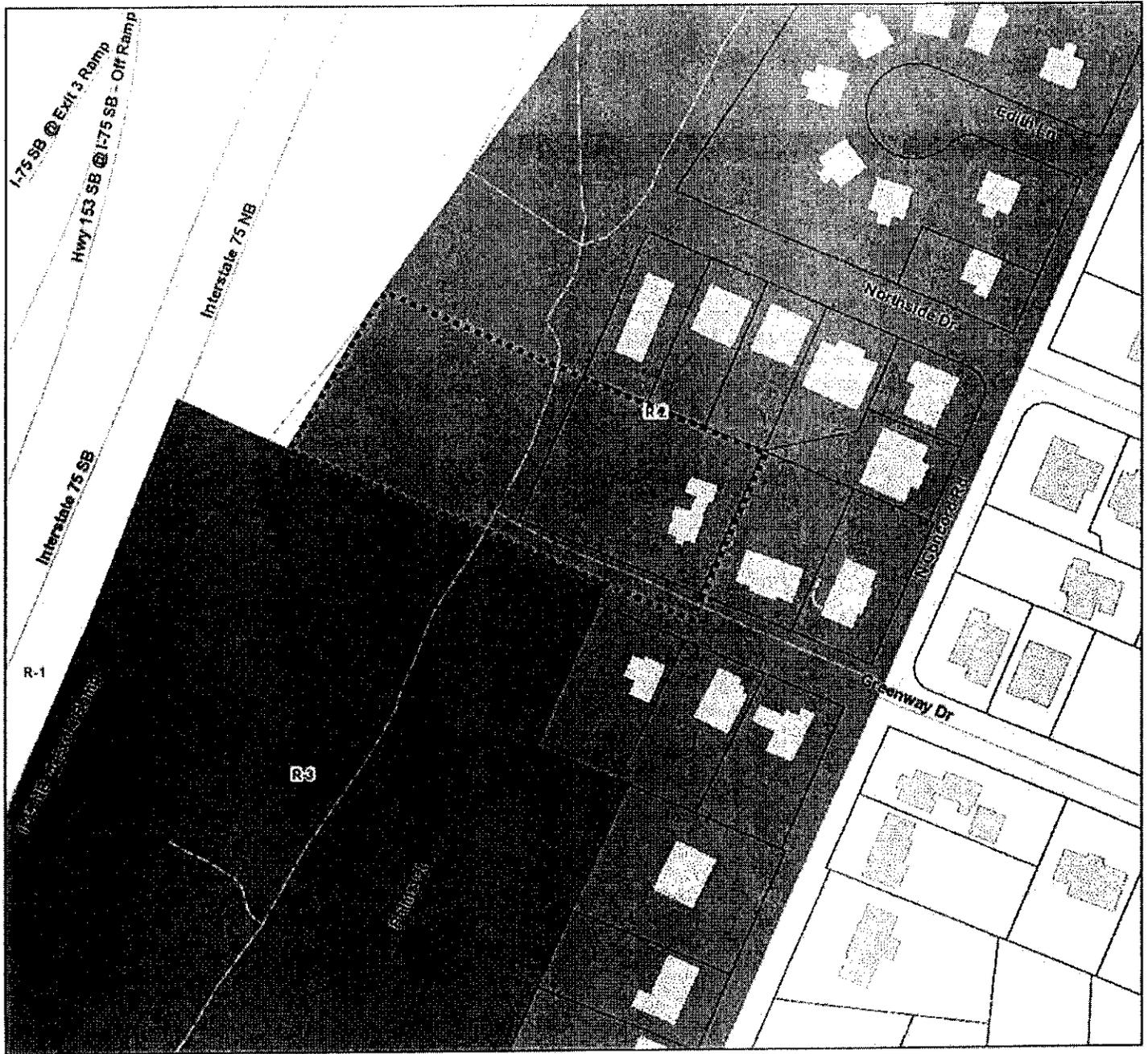


143 ft



Chattanooga Hamilton County Regional Planning Agency





2015-107 Rezoning from R-2 to R-3



143 ft

Chattanooga Hamilton County Regional Planning Agency

RPA

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:

2015-100 Choo Choo Partners, LP/Jon Kinsey. 1400 Market Street, 1435 Rossville Avenue, and 13 East 14th Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-101 City of Chattanooga/Regional Planning Agency. Properties generally bounded on the north by the Norfolk Southern Railway, on the south by Cummings Highway, on the east by Williams Street, and on the west by Interstate 24, from M-1 Manufacturing Zone, M-2 Light Industrial Zone, C-2 Convenience Commercial Zone, and R-3 Residential Zone to UGC Urban General Commercial Zone.

2015-107 Rocky Chambers with Chattanooga Engineering Group and Mike Oswald. 6913, 6917, and 6921 Greenway Drive, from R-2 Residential Zone to R-3 Residential Zone, subject to certain conditions.

2015-113 ASA Engineering/Allen Jones/Woodwork Realty Company. 405 East Main 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 C-3 Central Business Zone request and approved for a C-7 Northshore Commercial Mixed Use Zone:

2015-108 Jim Richards and Bill Reason. 405 North Market Street, from M-1 Manufacturing Zone and M-2 Light Industrial Zone to C-3 Central Business Zone.

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) Amending Article IX, Landscaping Provisions, by removing Section 38-596, Stormwater Credits in its entirety.

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,

October 13, 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