First Reading:_____
Second Reading:_____

2015-101
City of Chattanooga/
Regional Planning Agency
District No. 7
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE 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, MORE PARTICULARLY DESCRIBED HEREIN, 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.

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 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, more particularly described herein:

To be rezoned from C-2 to **UGC:**
155J-E-001
155J-E-007
155J-E-008

To be rezoned from C-2 and M-1 to **UGC:**
155J-E-002
155J-E-012

To be rezoned from M-1 to **UGC:**

155F A 001
155F A 001.01
155F A 002
155F A 003
155F A 003.01
155F A 004
155F A 004.01
155F A 005
155F A 005.01
155F A 005.02
155F A 005.03
155F A 005.04
155F A 005.05
155F A 005.06
155F A 005.07
155F A 005.08
155F A 005.09
155F B 001
155F B 001.01
155F B 003
155F B 003.01
155F B 003.02
155F C 001
155F C 001.01
155F C 001.02
155F C 001.04
155F C 001.05
155F C 001.06
155F C 001.07
155F C 001.08
155G A 001
155G A 002
155G A 004.01
155G A 014.01
155G A 015
155G A 016
155G B 001
155G B 002
155G B 003
155G B 006
155G B 007
155G B 007.01
155G B 007.02
155G B 008
155G B 010

155G B 010.01
155J E 003
155J E 017
155J E 018
155J F 002
155J F 003.01
155J F 003.02
155J F 004
155J F 007
155J F 008
155J F 009
155J F 010
155J G 018.03

and as shown on the maps attached hereto and made a part hereof by reference, 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.

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

2015-101 City of Chattanooga
September 14, 2015

RESOLUTION

WHEREAS, City of Chattanooga/Regional Planning Agency petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga rezoning from M-1 Manufacturing Zone, M-2 Light Industrial Zone, C-2 Convenience Commercial Zone & R-3 Residential Zone to UGC Urban General Commercial Zone, 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.

Being the following tax map numbers to be rezoned to UGC Urban General Commercial Zone:

To be rezoned from C-2 to **UGC:**
155J-E-001
155J-E-007
155J-E-008

To be rezoned from C-2 and M-1 to **UGC**:
155J-E-002
155J-E-012

To be rezoned from M-1 to **UGC:**
155F A 001
155F A 001.01
155F A 002
155F A 003
155F A 003.01
155F A 004
155F A 004.01
155F A 005
155F A 005.01
155F A 005.02
155F A 005.03
155F A 005.04
155F A 005.05
155F A 005.06
155F A 005.07
155F A 005.08

155F A 005.09
155F B 001
155F B 001.01
155F B 003
155F B 003.01
155F B 003.02
155F C 001
155F C 001.01
155F C 001.02
155F C 001.04
155F C 001.05
155F C 001.06
155F C 001.07
155F C 001.08
155G A 001
155G A 002
155G A 004.01
155G A 014.01
155G A 015
155G A 016
155G B 001
155G B 002
155G B 003
155G B 006
155G B 007
155G B 007.01
155G B 007.02
155G B 008
155G B 010
155G B 010.01
155J E 003
155J E 017
155J E 018
155J F 002
155J F 003.01
155J F 003.02
155J F 004
155J F 007
155J F 008
155J F 009
155J F 010
155J G 018.03

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 supported by the recommendations of the adopted Land Use Plan for the area.

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.

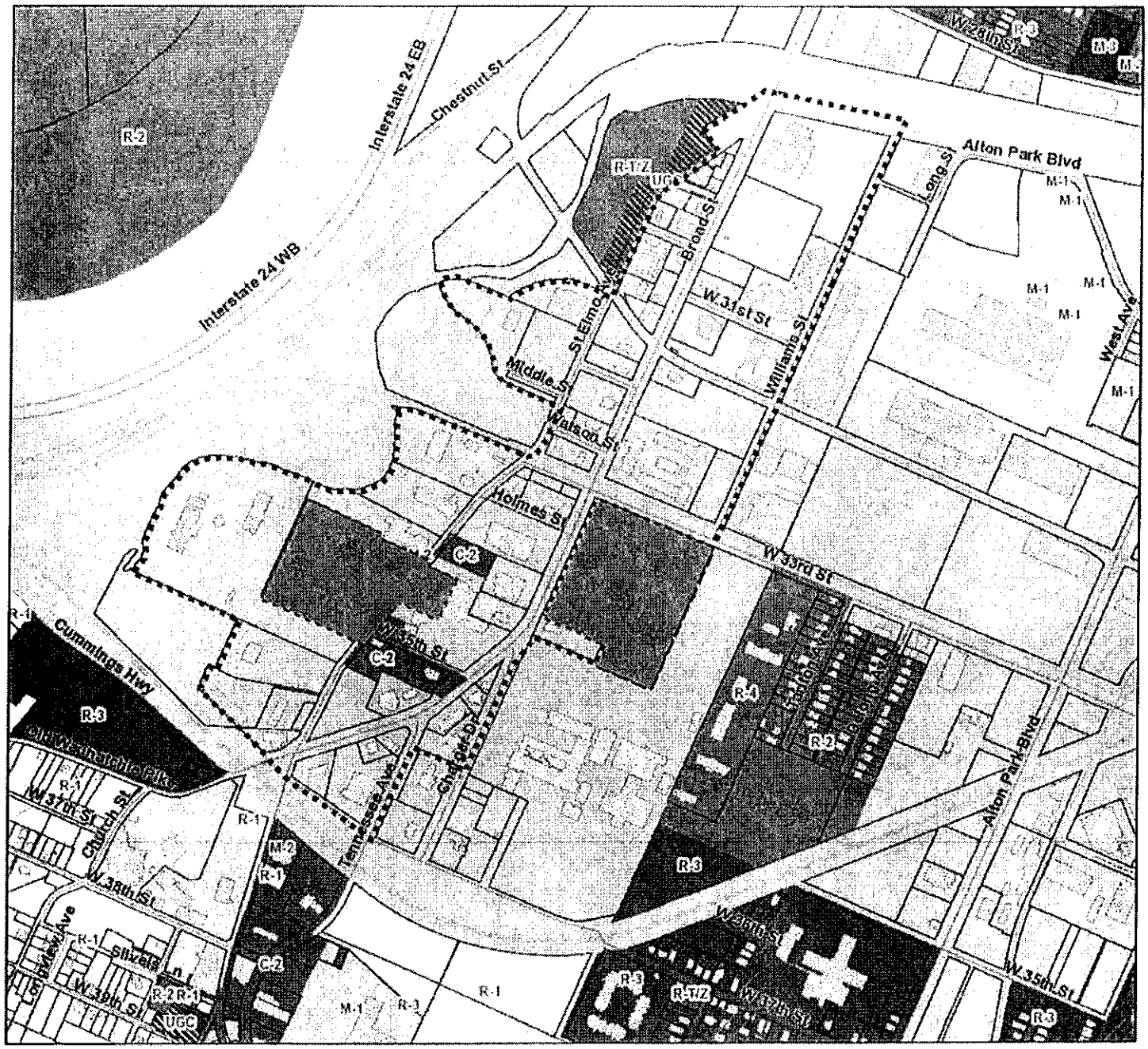
Respectfully submitted,

John Bridger
Secretary

Chattanooga-Hamilton County Regional Planning Agency

ZONING APPLICATION FORM

CASE NUMBER:	2015-101	**Date Submitted: 7-22-2015**
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
1 Applicant Request (South Broad Zoning Study)		
Zoning	**From: M-1, M-2, C-2 & R-3**	**To: Zoning Study**
	Total Acres in request area:	
2 Property Information		
Property Address:	Interstate 24 to the West, Norfolk Southern Railroad to the North, Williams Street to the East, & Cummings Hwy to the South	
Property Tax Map Number(s):		
3 Proposed Development		
Reason for Request and/or Proposed Use:	Zoning Study for South Broad, per City Council request in Resolution #28339	
4 Site Characteristics		
Current Zoning:	M-1, M-2, C-2, & R-3	
Current Use:	Residential, Commercial, & Manufacturing	
Adjacent Uses:	Residential, Commercial & Manufacturing	
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: City of Chattanooga/RPA	Address: 1250 Market Street Suite 2000	
Check one:	I **am** the property owner	x I am **not** the property owner
City: Chattanooga	State: TN	Zip Code: 37402	Email:
Phone 1: 423-643-5902	Phone 2:	Phone 3:	Fax: 423-643-6167
6 Property Owner Information (if not applicant)		
Name: (See Attached)	Phone:	
Address:		
Office Use Only:		
Planning District: 8A	Neighborhood: CNAC, South Broad, Alton Park	
Hamilton Co. Comm. District: 4	Chatt. Council District: 7	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:
Checklist		
x Application Complete	x Ownership Verification	x Map of Proposed Zoning Area with dimensions
Site Plan, if required	Total Acres to be considered:	Deeds	Plats, if applicable
Deed Book(s):		
Plat Book/Page:	x Notice Signs	Number of Notice Signs: 6
Filing Fee: N/C	Cash	Check	Check Number:
Planning Commission meeting date: 9-14-2015	Application processed by: Marcia Parker	



2015-101 Zoning Study

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-101: : Approve

700 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