

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

2015-132  
CBG Properties, LLC/  
John Strawn  
District No. 6  
Planning Version

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

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2831 SILVERDALE ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 MD MODERATE DENSITY ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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 2831 Silverdale Road, more particularly described herein:

An unplatted tract of land located at 2831 Silverdale Road being the property described in Deed Book 10118, Page 167, ROHC. Tax Map No. 139J-A-001.

and as shown on the maps attached hereto and made a part hereof by reference, from R-3 MD Moderate Density Zone to R-4 Special Zone.

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

- (1) Use of the existing building; and
- (2) Proposed use only.

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: \_\_\_\_\_

2015-132  
CBG Properties, LLC/  
John Strawn  
District No. 6  
Applicant Version

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

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

\_\_\_\_\_  
CHAIRPERSON

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

\_\_\_\_\_  
MAYOR

/mem

2015-132 City of Chattanooga  
October 12, 2015

RESOLUTION

WHEREAS, CBG Properties, LLC/John Strawn 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-3 MD Moderate Density Zone to R-4 Special Zone, property located at 2831 Silverdale Road.

An unplatted tract of land located at 2831 Silverdale Road being the property described in Deed Book 10118, Page 167, ROHC. Tax Map 139J-A-001 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on October 12, 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,

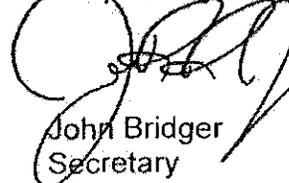
AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

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 October 12, 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) Use of the existing building; and
- (2) Proposed use only.

Respectfully submitted,



John Bridger  
Secretary

**ZONING APPLICATION FORM**

<b>CASE NUMBER:</b>	2015-132	<b>Date Submitted:</b>	8-24-2015
(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-3 MD	<b>To:</b> R-4	
Total Acres in request area: 2.8 + or -			
<b>2 Property Information</b>			
<b>Property Address:</b>	2831 Silverdale Road		
<b>Property Tax Map Number(s):</b>	139J-A-001		
<b>3 Proposed Development</b>			
<b>Reason for Request and/or Proposed Use:</b>	Proposed Home for Disabled & Elderly		
<b>4 Site Characteristics</b>			
<b>Current Zoning:</b>	R-3 MD		
<b>Current Use:</b>	Residential		
<b>Adjacent Uses:</b>	Residential		
<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> CBG Properties LLC./John Strawn		<b>Address:</b> 410 Gibson Pond Road	
<b>Check one:</b>	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner	
<b>City:</b> Chattanooga	<b>State:</b> TN	<b>Zip Code:</b> 37421	<b>Email:</b> johnstrawn@standiferplace.org
<b>Phone 1:</b> 423-490-2199	<b>Phone 2:</b>	<b>Phone 3:</b>	<b>Fax:</b>
<b>6 Property Owner Information (if not applicant)</b>			
<b>Name:</b> Same		<b>Phone:</b>	
<b>Address:</b>			
<b>Office Use Only:</b>			
<b>Planning District:</b> 6		<b>Neighborhood:</b> CNAC, BEBC, FOEB	
<b>Hamilton Co. Comm. District:</b> 7	<b>Chatt. Council District:</b> 6		<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"/> Site Plan, if required	<input checked="" type="checkbox"/> Total Acres to be considered: 2.8	<input checked="" type="checkbox"/> Deeds	<input type="checkbox"/> Plats, if applicable
<b>Deed Book(s):</b> 10018-167			
<b>Plat Book/Page:</b> N/A		<input checked="" type="checkbox"/> Notice Signs	<b>Number of Notice Signs:</b> 1
<input checked="" type="checkbox"/> Filing Fee: 635.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check	<b>Check Number:</b> 5992
<b>Planning Commission meeting date:</b> 10-12-2015		<b>Application processed by:</b> Marcia Parker	

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-132

PC Meeting Date: 10-12-15

**Applicant Request**

Rezone from R-3 MD Moderate Density Zone to R-4 Special Zone

Property Location:	2831 Silverdale Road
Property Owner:	CBG Properties LLC/John Strawn
Applicant:	CBG Properties LLC/John Strawn

**Project Description**

- Proposal: Home for disabled and elderly.
- Proposed Access: Silverdale Road.
- Proposed Development Form: Use existing 1-story 4-unit apartment building.
- Proposed Density: 20 individuals.

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

- Location: The 2.8-acre site is located on the west side of Silverdale Road approximately 450 feet north of Lee Highway.
- Current Access: Silverdale Road.
- Current Development form: No development form established.
- Current Land Uses: The request site is currently a 4-unit (quad) residential dwelling. A single-family home is adjacent to the site on the north and south sides. Several duplexes and a single-family home are across the street to the east. The stream Friar Branch borders the site to the west.
- Current Density: Average residential density for the residential lots fronting Silverdale Road between Walker Road and Lee Highway is approximately 1.3 dwelling units per acre (including subject property).

**Zoning History**

- The site is currently zoned R-3MD Moderate Density Zone.
- The site was rezoned from R-1 Residential Zone to R-3MD Moderate Density Zone in 1987 (Ordinance #8779).
- The adjacent properties to the north, south, and west are zoned R-1 Residential. The properties to the east are zoned R-2 Residential.
- The nearest R-4 Special Zone (same as the request) is approximately 380 feet to the northeast at the corner of Silverdale Road and Walker Road.

**Plans/Policies/Regulations**

- The Shallowford Road-Lee Highway Land Use Plan (adopted by City Council in 2005) recommends Single Unit Residential.
- The R-3MD Moderate Density Zone permits single, two, three, and four unit dwellings each on individual lots.
- The R-4 Special Zone allows all residential types, office uses, and assisted living facilities with a special permit approved by the Board of Zoning Appeals.

**Key Findings**

- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area. However, the property is already zoned for multi-family (R-3MD).
- The proposed use (home for disabled/elderly) is comparable to the current multi-family use of the property.
- The proposal would not be an extension of an existing zone, however, there is R-4 zoning to the north along Silverdale Road.

## PLANNING COMMISSION CASE REPORT

### Staff Recommendation

Approval, subject to the following conditions:

1. Use of the existing building.
2. Proposed use only.



## 2015-132 Rezoning from R-3MD to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-132:  
 Approve, subject to: 1) Use of the existing building; and 2) Proposed use only.

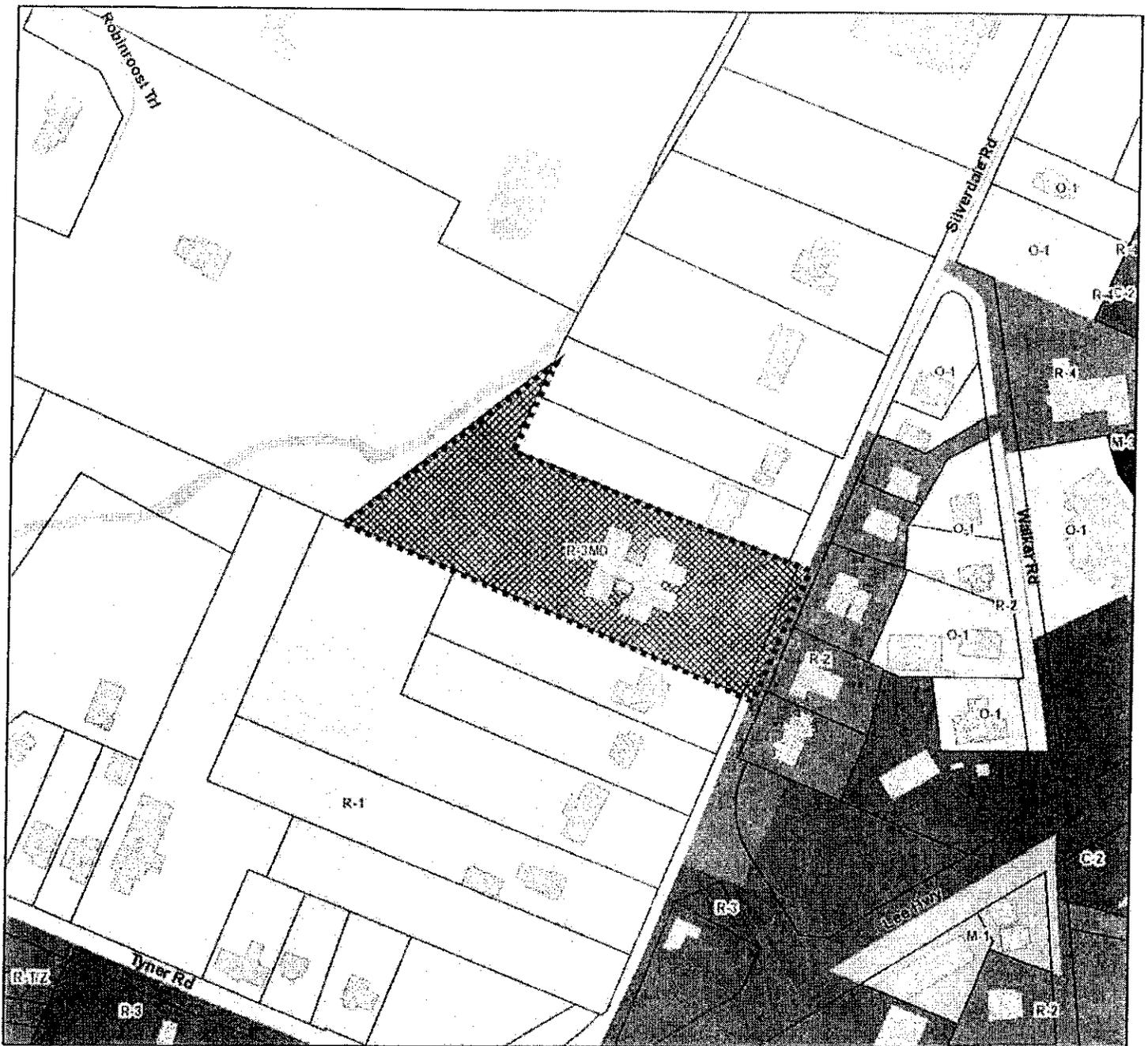


200 ft



Chattanooga Hamilton County Regional Planning Agency





## 2015-132 Rezoning from R-3MD to R-4

**Chattanooga Hamilton County Regional Planning Agency**

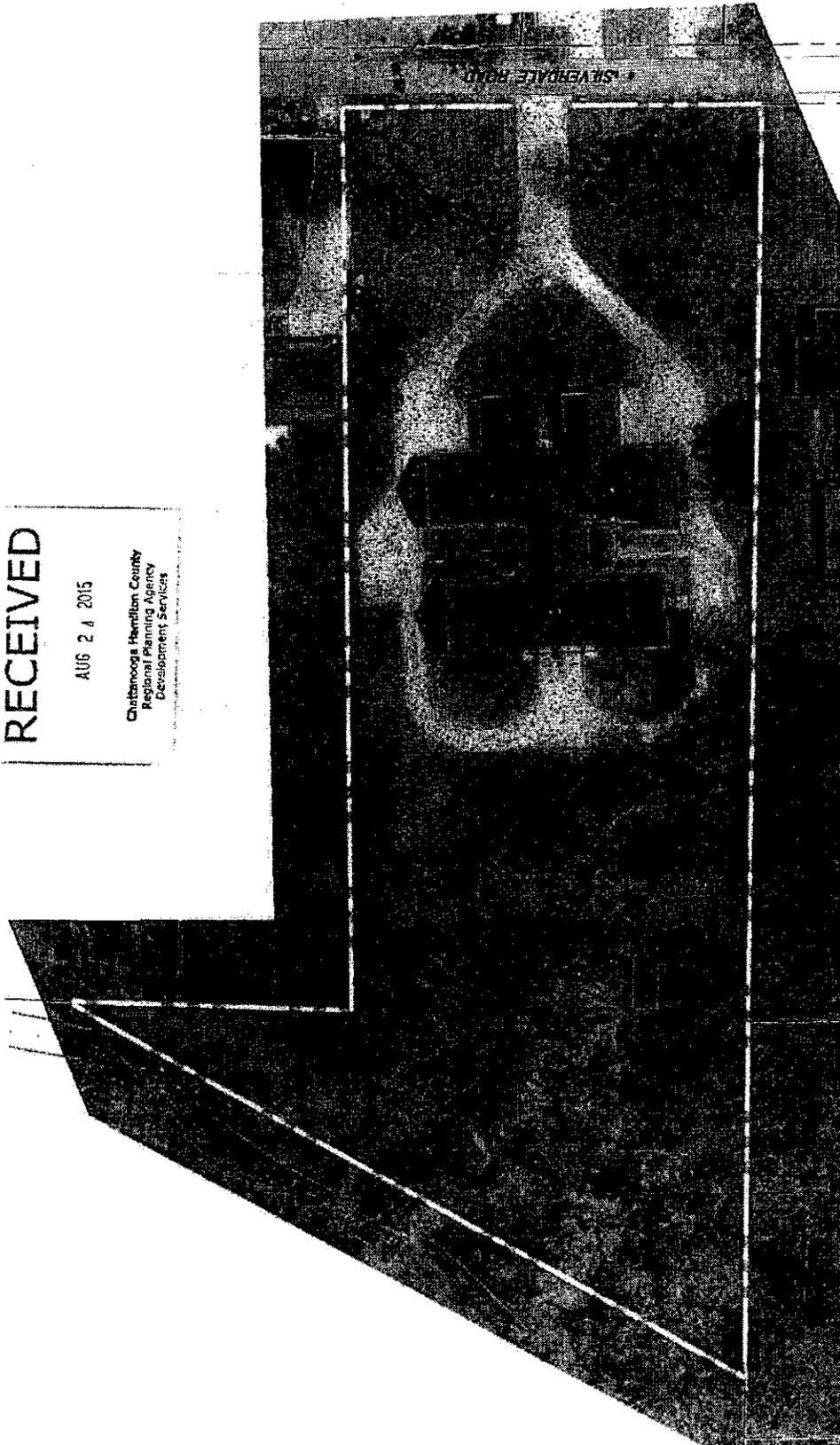
200 ft

2015-132

RECEIVED

AUG 2 1 2015

Chattanooga Hamilton County  
Regional Planning Agency  
Development Services



SLYBDALE ROAD



GRAPHIC SCALE



Zoning Plan  
BOULET 17-87

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DATE	08/12/15
SCALE	1" = 80'
DATE PLOTTED	08-07-15

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7990 Applegate Ln.  
Chattanooga, TN 37421

## 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:

2015-120 Joseph M. Fuller. 1627 Rossville Avenue, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-132 CBG Properties, LLC/John Strawn. 2831 Silverdale Road, from R-3 MD Moderate Density Zone to R-4 Special Zone, subject to certain conditions.

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

2015-115 Patrick Donaldson. 2301 Wilson Street, from R-1 Residential Zone to R-2 Residential Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following condition be lifted as follows:

2015-124 Belle Investment Company and BYD Cowart, GP. 1200 block of Cowart Street, to lift Condition 2C #4, "48 feet maximum height" from Ordinance No. 12059 of Previous Case No. 2007-190.

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

2015-129 Joseph Ingram and Marcus Jones. 1308 Meroney Street and 605 Samoyed Trail, for a Residential Planned Unit Development.

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,

November 10, 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