

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

2015-144  
Nick Adams and Christy Clark/  
Adams Masonry  
District No. 8  
Planning Version

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

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF 2833 CALHOUN AVENUE AND ALL OF 2902 MORGAN AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO M-1 MANUFACTURING ZONE.

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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 part of 2833 Calhoun Avenue and all of 2902 Morgan Avenue, more particularly described herein:

*From R-2 To M-1:*

All that part of Lot 1, Soloff Construction Company, Plat Book 47, Page 236 which is currently zoned R-2, being part of the property described in Deed Book 1689, Page 556, ROHC. Tax Map No. 156I-C-012 (part).

*From R-2 To M-2:*

Lots 6 thru 8, Block D, Doyles Amended Subdivision, Plat Book 9, Pages 40 and 41, ROHC, being the property described in Deed Book 1523, Page 571, ROHC. Tax Map No. 156I-C-006.

and as shown on the maps attached hereto and made a part hereof by reference, and to be approved for M-1 Industrial Zone and approved for M-2 Light Industrial 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

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

2015-144  
Nick Adams and Christy Clark/  
Adams Masonry  
District No. 8  
Applicant Version

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

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF 2833 CALHOUN AVENUE AND ALL OF 2902 MORGAN AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO M-1 MANUFACTURING 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 M-1 Manufacturing 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

2015-144 City of Chattanooga  
November 9, 2015

RESOLUTION

WHEREAS, Nick Adams and Christy Clark/Adams Masonry 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 M-1 Manufacturing Zone, part of 2833 Calhoun Avenue and all of 2902 Morgan Avenue.

**PC RECOMMENDATION:**

**From R-2 To M-1**

**All that part of Lot 1, Soloff Construction Company, Plat Book 47, Page 236 which is currently zoned R-2, being part of the property described in Deed Book 1689, Page 556, ROHC, Tax Map 156-C-012 (part) as shown on the attached map.**

**From R-2 To M-2**

**Lots 6 thru 8, Block D, Doyles Amended Subdivision, Plat Book 9, Pages 40 and 41, ROHC, being the property described in Deed Book 1523, Page 571, ROHC, Tax Map 156-C-006 as shown on the attached map.**

AND WHEREAS, the Planning Commission held a public hearing on this petition on November 9, 2015,

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

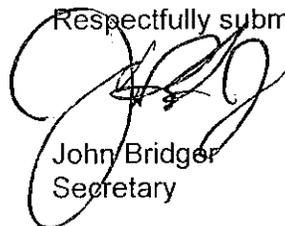
AND WHEREAS, no one was present in opposition to the petition,

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 November 9, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved for M-1 Industrial Zone, and approved for M-2 Light Industrial Zone.

Respectfully submitted,



John Bridger  
Secretary

**ZONING APPLICATION FORM**

<b>CASE NUMBER:</b>	2015-144	<b>Date Submitted:</b>	9-28-2015
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
<b>1 Applicant Request</b>			
<b>Zoning</b>	From: R-2	To: M-1	
Total Acres in request area: 0.87			
<b>2 Property Information</b>			
<b>Property Address:</b>	2833 Calhoun Avenue (part of) & 2902 Morgan Avenue		
<b>Property Tax Map Number(s):</b>	156I-C-012 (part of) 0.40 acres, & 156I-C-006/ 0.47 acres		
<b>3 Proposed Development</b>			
<b>Reason for Request and/or Proposed Use:</b>	Business requires Storage Yard for equipment, company vehicles, & materials used in the installation of masonry structures		
<b>4 Site Characteristics</b>			
<b>Current Zoning:</b>	R-2		
<b>Current Use:</b>	Construction Company Office with Equipment Storage & former Electric Substation		
<b>Adjacent Uses:</b>	Construction Company Office & Equipment Storage, former Electric Substation, Office & vacant		
<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> Nick Adams & Christy Clark (Adams Masonry)		<b>Address:</b> 2827 Calhoun Avenue	
<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> 37407	<b>Email:</b> nickadams@adamsmasonry.net
<b>Phone 1:</b> 423-629-9343	<b>Phone 2:</b> 423-593-0811	<b>Phone 3:</b>	<b>Fax:</b> 423-624-8861
<b>6 Property Owner Information (if not applicant)</b>			
<b>Name:</b> 1. Larson & Soloff, Inc. (Soloff Construction Co) David Soloff		Phone: 423-629-7337	
2. City of Chattanooga C/O Electric Power Board/Steve Clark		Phone: 423-648-3210	
<b>Address:</b> 1. 2833 Calhoun Avenue Chattanooga, TN 37404 2. 537 Cherry Street Chattanooga, TN 37402			
<b>Office Use Only:</b>			
<b>Planning District:</b> 8C		<b>Neighborhood:</b> CNAC, Clifton Hills	
<b>Hamilton Co. Comm. District:</b> 4		<b>Chatt. Council District:</b> 8	<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: 0.87	<input checked="" type="checkbox"/>	Deeds
<input checked="" type="checkbox"/>	Plats, if applicable	<input checked="" type="checkbox"/>	Notice Signs
<b>Deed Book(s):</b> 1689-556, 1523-571		<b>Number of Notice Signs:</b> 2	
<b>Plat Book/Page:</b> 47-236, 9-40 & 41		<input checked="" type="checkbox"/>	Cash
<input checked="" type="checkbox"/>	<b>Filing Fee:</b> 635.00	<input checked="" type="checkbox"/>	Check
<b>Check Number:</b> 14165		<b>Application processed by:</b> Marcia Parker	
<b>Planning Commission meeting date:</b> 11-09-2015			

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-144

PC Meeting Date: 11-09-15

**Applicant Request****Rezone from R-2 Residential Zone to M-1 Manufacturing Zone**

Property Location:	2833 Calhoun Avenue (part of) & 2902 Morgan Avenue
Property Owner:	Larson & Soloff, Inc & City of Chattanooga C/O EPB
Applicant:	Nick Adams & Christy Clark

**Project Description**

- Proposal: The 0.47-acre site is proposed as a storage yard for equipment, vehicles, and materials used in the installation of masonry structures as part of a business located on the adjacent parcel to the east fronting Calhoun Avenue.
- Proposed Access: Calhoun Avenue and Morgan Avenue.
- Proposed Development Form: The site plan shows an outdoor storage area proposed for the 0.47-acre parcel (156I-C-006). No specific use shown for the adjacent portion of parcel 156I-C-012 (owned by E.P.B.) to the south which is also part of the rezoning request.

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

- Location: The 0.47-acre site is located on the east side of Morgan Avenue approximately 50 feet south of Doyle Street and near the Clifton Hills neighborhood.
- Current Access: Morgan Avenue
- Current Development form: The site is vacant; no development form is currently established at this site.
- Current Land Uses: A vacant lot is adjacent to this site on the north side. Further north across Doyle Street is a single-family neighborhood. To the east is the other portion of the business requesting the rezoning. An office and storage area for construction materials is located on the adjacent property to the south. Three single-family homes are located across Morgan Avenue west of the site.

**Zoning History**

- The site is currently zoned R-2 Residential.
- The property to the north is zoned R-2 Residential. The properties to the east and south are zoned M-1 Manufacturing. The properties to the west zoned R-1 Residential.
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

- The Rossville Boulevard Community Plan (adopted by City Council in 2004) recommends Heavy Business Mix. The plan states, "Given the large percentage of manufacturing within the study area, it is recommended that any manufacturing use abutting residential properties provide adequate landscape, screening, and noise reduction buffers to reduce negative impacts to the surrounding neighborhood."
- The R-2 Residential Zone permits single-family homes and duplexes only.
- The M-1 Manufacturing Zone permits most non-residential uses, including the requested storage yard.

**Key Findings**

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area due to the mixed-use character of the area.
- The proposed use is compatible with the surrounding manufacturing uses, although a significant residential node exists to the north of the site. The site is also located approximately one block west

## PLANNING COMMISSION CASE REPORT

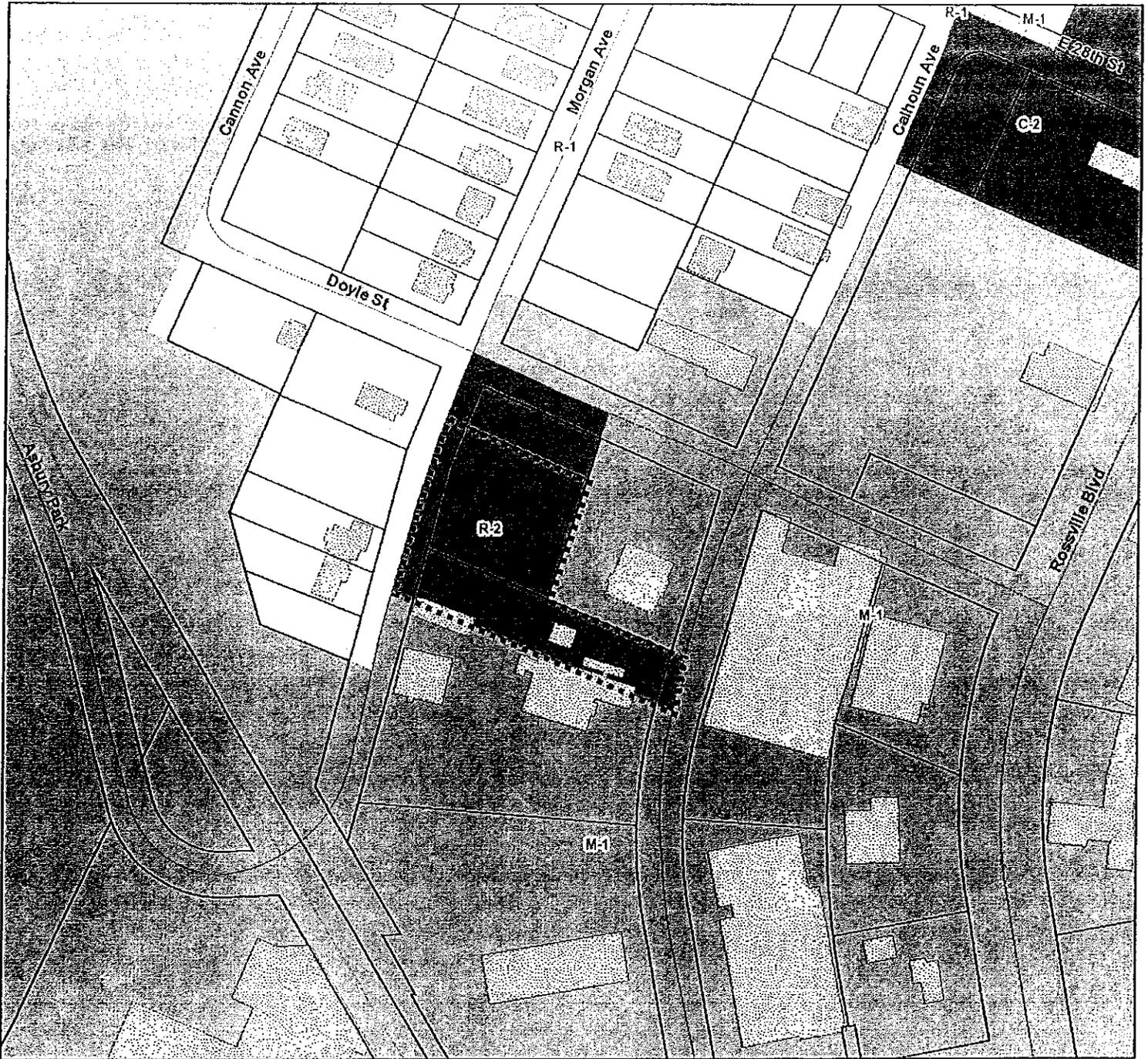
from the Rossville Boulevard commercial corridor and the interstate access that serves as a gateway to the area.

- The proposal is consistent with the development form of the area.
- The proposed structure does raise concerns regarding outdoor storage and street edge treatments.
- The proposal would be an extension of an existing zone.
- The proposal would not set a precedent for future requests.

### Staff Recommendation

DENY M-1 Industrial Zone, APPROVE M-2 Light Industrial Zone with the following conditions:

- (1) All outdoor storage shall be concealed from view, beyond the limits of the property, such that one (1) of the following is applied;
  - (a) A greenbelt planting strip, not less than fifteen (15) feet in width. Such greenbelt shall be composed of at least:
    - i. One (1) row of deciduous and evergreen trees, spaced not more than fifteen (15) feet apart, at least eight (8) feet tall, and with a minimum trunk diameter of one and one-half (1½) inches at planting, and
    - ii. One (1) row of shrubs, with a ratio of two (1) deciduous to one (1) evergreen shrub, spaced an average of five (5) feet apart. Such shrubs shall be a minimum of thirty (30) inches in height at planting and expected to grow to a height of eight (8) feet in three (3) or four (4) full growing seasons; or
  - (b) Natural vegetation can be retained if it meets the intent of this section, or supplemented to meet the intent of this section; or
  - (c) A sight obscuring screen (either solid or veil block, or some form of fence that is at least fifty percent (50%) opaque (excluding material made of fabric or synthetic fabrics) and at least six (6) feet high).



## 2015-144 Rezoning from R-2 to M-1

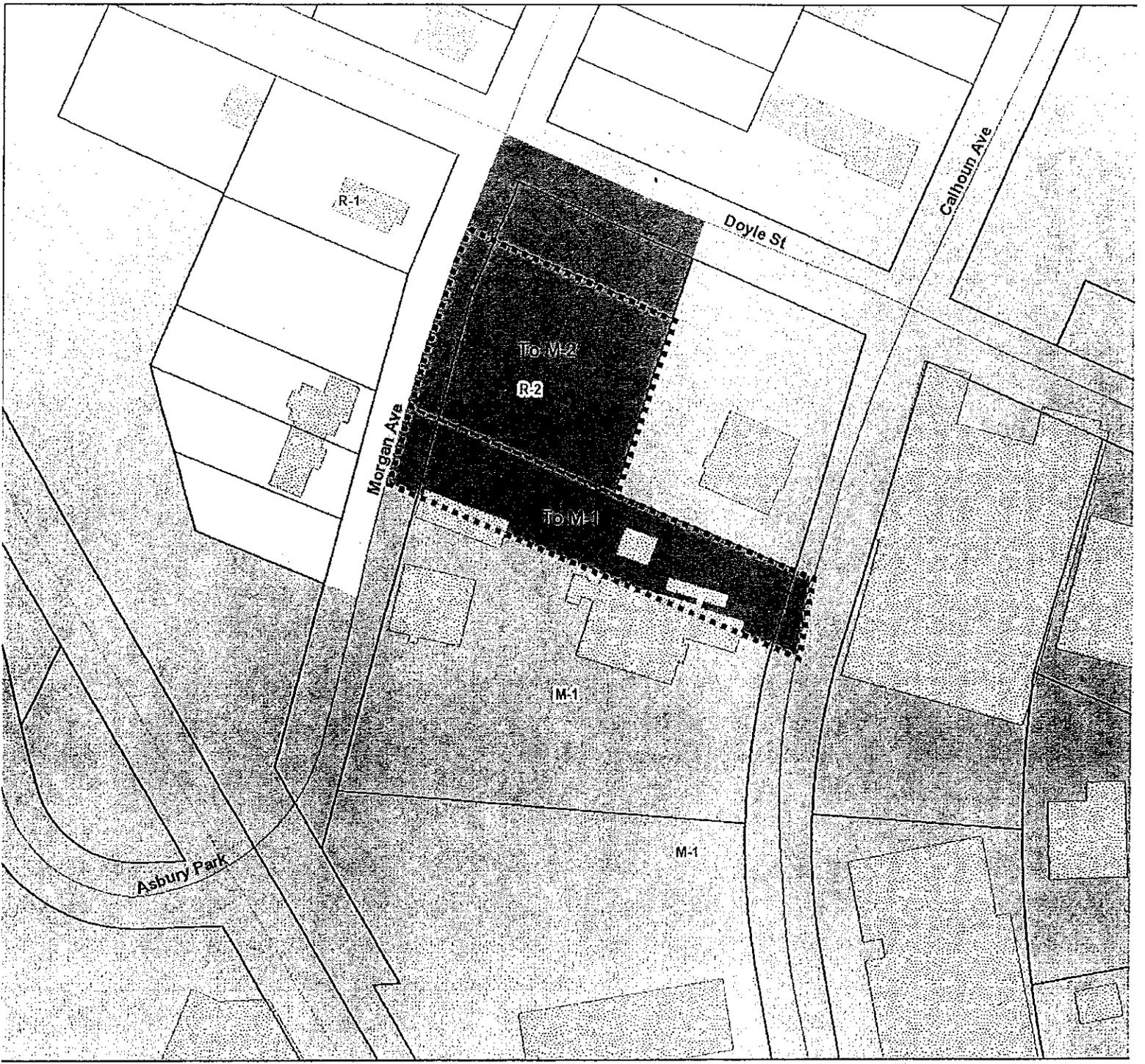


Chattanooga Hamilton County Regional Planning Agency



153 ft





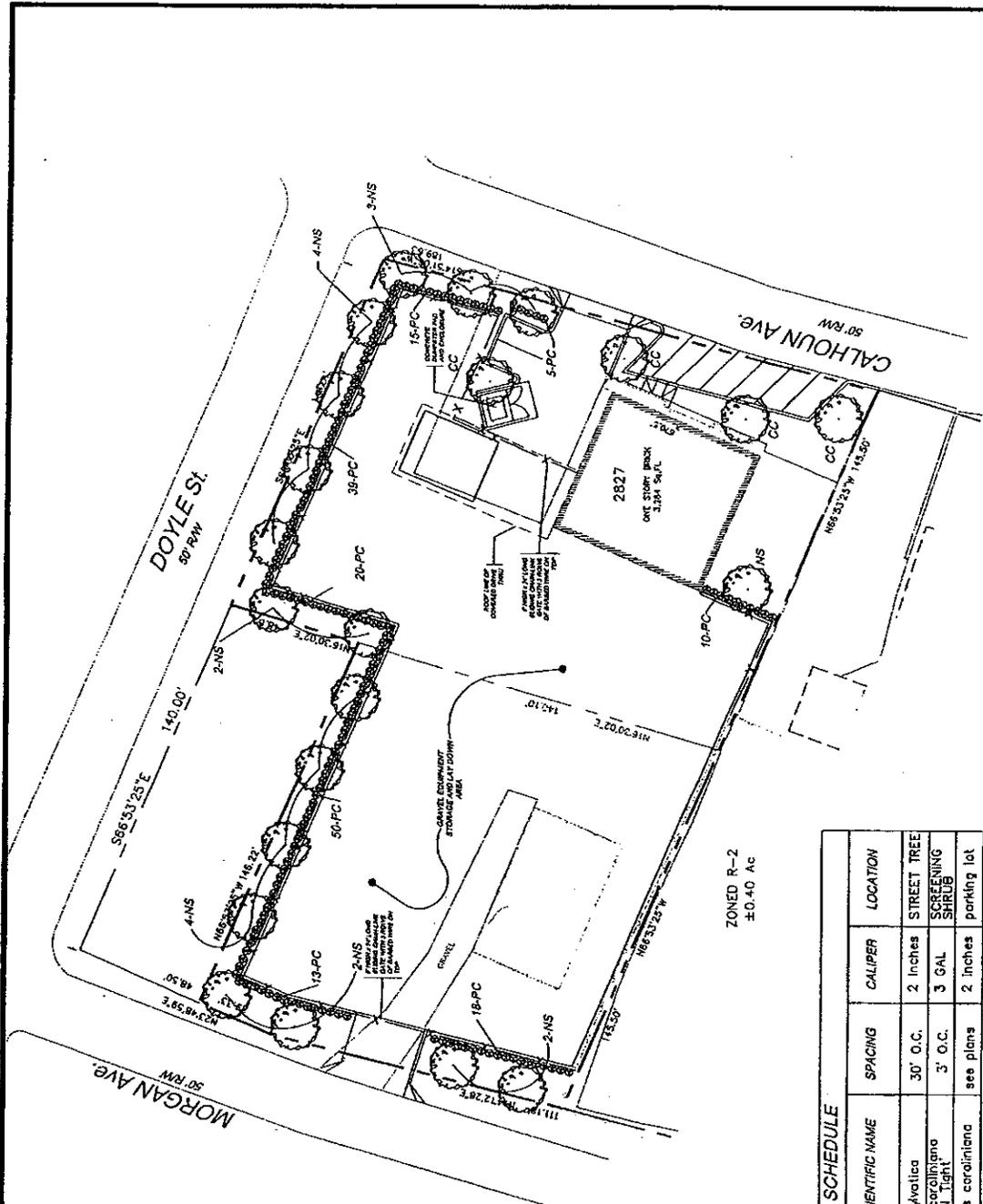
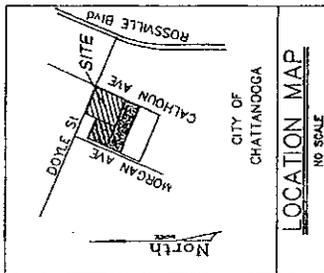
# 2015-144 Rezoning from R-1 to M-1 and M-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-144:  
 Approve for M-1 Industrial Zone and approve for M-2 Light Industrial Zone.



105 ft





ZONED R-2  
±0.40 Ac

**LANDSCAPING PLAN SCHEDULE**

SYMBOL	NUMBER OF TREES	CLASS OF TREE	COMMON NAME	SCIENTIFIC NAME	SPACING	CALIPER	LOCATION
NS	18	I	BLACK GUM	Nyssa sylvatica	30' O.C.	2 inches	STREET TREE
PC	170		CAROLINA LAUREL	Prunus caroliniana Burgli, N. Derr	3' O.C.	3 GAL	SCREENING SHRUB
CC	4	I	AMERICAN HORNBEAM	Corpinus caroliniana	see plans	2 inches	parking lot



**AD ENGINEERING INC.**  
 651 E. 1th Street, Suite 407  
 Chattanooga, TN 37403  
 PH: (423) 266-5501 FAX: (423) 266-3266  
 ADSS Project # 14182

Resoning Application for  
**Adams Masonry, Inc.**  
 2827 CALHOUN AVENUE  
 CHATTANOOGA, TENNESSEE

sheet #: **PRELIMINARY LANDSCAPE PLAN**

Date: 02/28/2015  
 By: T.J.F.  
 sheet #: **EX-3**

## 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:

2015-119 Matthew W. Thacker and Jean M. Thacker. 1402 Cemetery Avenue, from R-3 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2015-136 James Hixson. 2700 and 2708 Walker Road, from R-2 Residential Zone to R-4 Special Zone.

2015-138 Peter C. Cory and Miles D. Raborn. 8407 and 8575 Petty Road, from R-5 Residential Zone to R-1 Residential Zone.

2015-140 Owen Trepanier and Richard Puente. 3120 Dodson Avenue, from M-1 Manufacturing Zone to R-3 Residential Zone, subject to certain conditions.

2015-141 Wise Properties, LLC. 1920 Chestnut Street, 1817 Broad Street, and 423 West 20<sup>th</sup> Street, from M-1 Manufacturing Zone to C-2 Central Business Zone, subject to certain conditions.

2015-144 Nick Adams and Christy Clark/Adams Masonry. Part of 2833 Calhoun Avenue and all of 2902 Morgan Avenue, from R-2 Residential Zone to M-1 Manufacturing Zone.

2015-145 Bristol Development Group and Scott Black. 401, 403, 407, 409, 411, and 413 Somerville Avenue, from M-1 Manufacturing Zone and C-2 Convenience Commercial Zone to C-7 Northshore Commercial Mixed Use Zone, subject to certain conditions.

2015-149 City of Chattanooga/RPA. 3000 Broad Street, from M-1 Manufacturing Zone to M-2 Light Industrial Zone, subject to certain conditions.

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

2015-135 Jason McGlohon/SBI Engineers. 6501 Shallowford Road, from R-1 Residential Zone to R-4 Special Zone.

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

2015-123 Dreamtech Homes, LLC/Sherman Smith and First Bank/Jim McKenzie. 1091 Mackey Avenue, for a Residential Planned Unit Development, subject to certain conditions.

2015-139 Peter C. Cory and Miles D. Raborn. 1813 Morris Hill Road and 8407 and 8575 Petty Road, for a Residential Planned Unit Development, subject to certain conditions.

4. 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 Section 38-563, Jurisdiction of the Board, by adding subsection (6).
- (b) Amending Section 38-2, Definitions, by deleting the definition "Alternative Financial Services" and adding in lieu thereof a new definition in alphabetical order.

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,

**December 8, 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