

First Reading: _____
Second Reading: _____

2016-001
Young Life
c/o David Haskins/
Russell Wilson and Hsin Yin Wilson
District No. 8
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 912 EAST MARTIN LUTHER KING BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL 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 property located at 912 East Martin Luther King Boulevard, more particularly described herein:

Part of Lot 73, Park Place Addition, Plat Book 1, Page 2, ROHC,
Deed Book 10115, Page 770, ROHC. Tax Map No. 146H-Q-006.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-4 Special 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

2016-001 City of Chattanooga
January 11, 2016

RESOLUTION

WHEREAS, Young Life c/o David Haskins/Russell Wilson & Hsin Yin Wilson 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 R-4 Special Zone, property located at 912 East Martin Luther King Boulevard.

Part of Lot 73, Park Place Addition, Plat Book 1, Page 2, ROHC, Deed Book 10115, Page 770, ROHC. Tax Map 146H-Q-006 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on January 11, 2016,

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

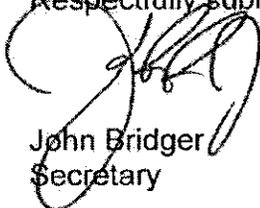
AND WHEREAS, there was opposition present to the petition,

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 agreed with the staff's key findings and recommendation.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on January 11, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition be denied.

Respectfully submitted,



John Bridger
Secretary

ZONING APPLICATION FORM

CASE NUMBER:	2016-001	Date Submitted:	11-18-2015
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: R-1	To: R-4	
Total Acres in request area: 0.14			
2 Property Information			
Property Address:	912 East Martin Luther King Boulevard		
Property Tax Map Number(s):	146H-Q-006		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Office Space for Young Life		
4 Site Characteristics			
Current Zoning:	R-1		
Current Use:	Single Family		
Adjacent Uses:	Condos, Church, Rental House		
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: Young Life, David Haskins		Address: 516 Cherokee Boulevard	
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner	
City: Chattanooga	State: TN	Zip Code: 37405	Email: dhaskins5@gmail.com
Phone 1: 423-400-5447	Phone 2: 423-634-7188	Phone 3:	Fax: 423-634-7190
6 Property Owner Information (if not applicant)			
Name: Russell Wilson & Hsin Yin Wilson		Phone: 423-653-2992	
Address: 912 East Martin Luther King Boulevard Chattanooga, TN 37405			
Office Use Only:			
Planning District: 8A		Neighborhood: CNAC, MLK Neighborhood ASSN.	
Hamilton Co. Comm. District: 4		Chatt. Council District: 8	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"/>	
<input checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Total Acres to be considered: 0.14
<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 10115-770			
Plat Book/Page: 1-2		<input checked="" type="checkbox"/>	Notice Signs
		Number of Notice Signs: 2	
<input checked="" type="checkbox"/>	Filing Fee: 635.00	<input checked="" type="checkbox"/>	Cash
<input checked="" type="checkbox"/>	Check	Check Number: 115	
Planning Commission meeting date: 1-11-2016		Application processed by: P. Dodd & M. Parker	

PLANNING COMMISSION CASE REPORT

Case Number: 2016-001

PC Meeting Date: 01-11-16

Applicant Request**Rezone from R-1 Residential Zone to R-4 Special Zone**

Property Location:	912 East Martin Luther King Boulevard
Property Owner:	Young Life/David Haskins
Applicant:	Russell & Hsin Yin

Project Description

- Proposal: Use existing residential structure as office space for Young Life, a non-profit organization with nine staff members.
- Proposed Access: Vehicle access is proposed from Fairview Avenue.
- Proposed Development Form: Existing 2-story building
- Proposed Density: Not applicable

Site Analysis**Site Description**

- Location: The approximately 6,000 square foot site is located on the southwest corner of the M. L. King Boulevard and Fairview Avenue intersection.
- Current Access: Fairview Avenue
- Current Development form: There are two- and three-story buildings within a 500 foot radius of this urban neighborhood.
- Current Land Uses: Single-family homes are located to the west and north of the site. Multi-family residential is located to the east. A vacant lot and a church are located to the south and rear of the site.
- Current Density: Not applicable

Zoning History

- The site is currently zoned R-1 Residential.
- Properties to the west, north, and south are zoned R-1 Residential. Properties to the east (on a different block and containing an institutional building that has been renovated for multi-family) are zoned R-4 Special Zone.
- The nearest R-4 Special Zone (same as the request) is across the street to the east.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The MLK Community Plan (adopted by City Council in 2009) recommends "Residential."
- The current R-1 Residential Zone permits single-family dwellings, schools, religious facilities, and community owned not-for-profit buildings.
- The requested R-4 Special Zone permits residential uses, bed and breakfast establishments, dormitories, professional and medical offices, banks, and short-term vacation rentals.
- The O-1 Office Zone also permits office uses as well as single-family residential use.

Key Findings

- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area as the Plan recommends "residential" for this location. Although the site is located on a corner and near the edge of the single-family district, it is not a large lot, therefore parking availability for an office use is limited.
- The proposed use is not compatible with surrounding uses.
- The proposal is consistent with the development form of the area as the applicant proposes to maintain the existing residential structure.
- The proposed structure does not raise concerns regarding location, lighting, or height.

PLANNING COMMISSION CASE REPORT

- The proposal would be an extension of an existing zone (from the block across the street to the east).
- However, the proposal would set a precedent for R-4 zoning on the block in which the request is located.

Staff Recommendation

Deny.



2016-001 Rezoning from R-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-001: Deny

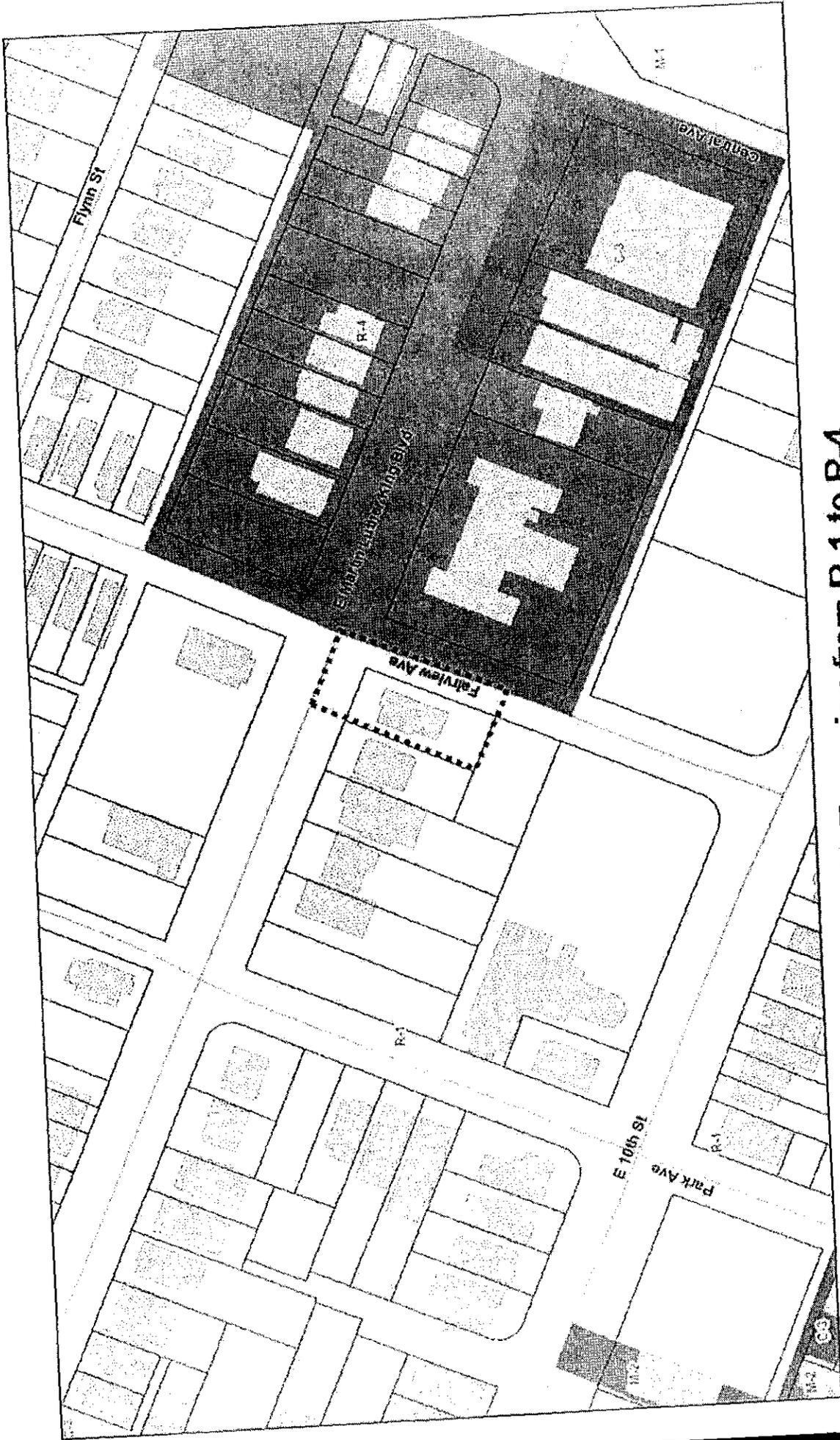


125 ft



Chattanooga Hamilton County Regional Planning Agency





2016-001 Rezoning from R-1 to R-4



125 ft



02

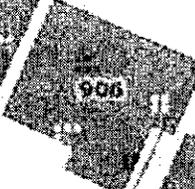
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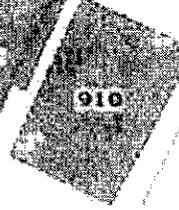
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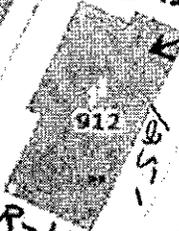
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910



912

EXISTING BUILDING

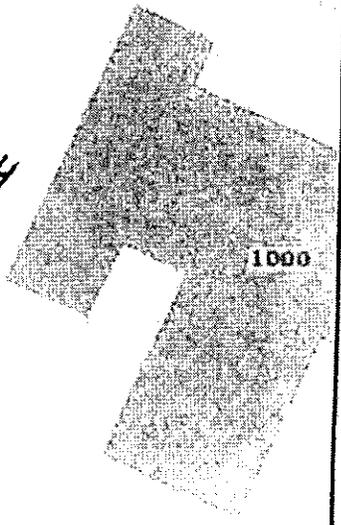
E Martin Luther King Blvd

Fairview Ave

R-1
PLACING
PLANS

NO NEW
CONSTRUCTION
PLANNED

R-4



1000

RECEIVED



The Man Title

Printed: Nov 18, 2015

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 approved:

2015-150 MD Hospitality Group/Dhaval Patel, 6705 Shallowford Road, 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 petition to rezone be denied:

2016-001 Young Life c/o David Haskins/Russell Wilson and Hsin Yin Wilson, 912 East Martin Luther King Boulevard, from R-1 Residential Zone to R-4 Special Zone.

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,

February 9, 2016

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 _____, 2016.

Nicole Gwyn
Clerk to the City Council