First Reading:_____
Second Reading:_____

2016-084
South Broad, LLC and DEW, LLC
District No. 7
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED IN THE 2600 BLOCKS OF LONG STREET, BROAD STREET, COWART STREET, AND WILLIAMS STREET AND THE 200 BLOCKS OF WEST 27TH STREET AND 131 WEST 27TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE, C-2 CONVENIENCE COMMERCIAL ZONE AND UGC URBAN GENERAL COMMERCIAL ZONE TO C-3 CENTRAL BUSINESS 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 located in the 2600 blocks of Long Street, Broad Street, Cowart Street, and Williams Street and the 200 blocks of West 27th Street and 131 West 27th Street, more particularly described herein:

> Lot 1, Final Plat Robert Atkins Subdivision, Plat Book 38, Page 363, ROHC, Lots 1 and 4, Revised Plat of Bradt's Subdivision of Lots 1 and 4, Plat Book 82, Page 17, and several unplatted tracts of land located in the 2600 blocks of Long Street, Broad Street, Cowart Street and Williams Street and the 200 blocks of West 27th Street and 131 West 27th Street being the properties described in Deed Book 10502, Page 327, Deed Book 10523, Page 693, Deed Book 10529, Page 537, Deed Book 10542, Page 638, Tract 2 of Deed Book 10581, Page 961, Tracts 1 and 2 of Deed Book 10581,

Page 964, Deed Book 10581, Page 970, Deed Book 10680, Page 165, Parcels 1, thru 6, and Tracts 1 thru 5 of Parcel 7, Deed Book 10682, Page 684, ROHC. Tax Map Nos. 155C-B-001, 002, 008 thru 010, 016 thru 018, 021, 155C- C-005 thru 011, 013, 015 thru 017, 019, 020 and 155C-H-009 thru 014, 016, 017 and 026.

and as shown on the maps attached hereto and made a part hereof by reference, from R-3 Residential Zone, C-2 Convenience Commercial Zone and UGC Urban General Commercial Zone to C-3 Central Business 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

2016-084 City of Chattanooga
May 9, 2016(Deferred)
June 13, 2016(Action)

RESOLUTION

WHEREAS, South Broad, LLC & DEW, LLC petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning R-3 Residential Zone, C-2 Convenience Commercial Zone & UGC Urban General Commercial Zone to C-3 Central Business Zone, properties in the 2600 blocks of Long Street, Broad Street, Cowart Street and Williams Street and the 200 blocks of West 27th Street and 131 West 27th Street.

Lot 1, Final Plat Robert Atkins Subdivision, Plat Book 38, Page 363, ROHC, Lots 1 and 4, Revised Plat of Bradt's Subdivision of Lots 1 and 4, Plat Book 82, Page 17, and several unplatted tracts of land located in the 2600 blocks of Long Street, Broad Street, Cowart Street and Williams Street and the 200 blocks of West 27th Street and 131 West 27th Street being the properties described in Deed Book 10502, Page 327, Deed Book 10523, Page 693, Deed Book 10529, Page 537, Deed Book 10542, Page 638, Tract 2 of Deed Book 10581, Page 961, Tracts 1 and 2 of Deed Book 10581, Page 964, Deed Book 10581, Page 970, Deed Book 10680, Page 165, Parcels 1, thru 6, and Tracts 1 thru 5 of Parcel 7, Deed Book 10682, Page 684, ROHC. Tax Map 155C-B-001, 002, 008 thru 010, 016 thru 018, 021, 155C- C-005 thru 011, 013, 015 thru 017, 019, 020 and 155C-H-009 thru 014, 016, 017 and 026 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on May 9, 2016, at which time hearing was deferred to June 13, 2016,

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 compatible with surrounding uses.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on June 13, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition be **denied C-3** Central Business Zone for certain parcels; and **approved UGC** Urban General Commercial Zone for parcels 155C-B-001, 155C-B-002, 155C-B-021, 155C-B-008, 155C-B-009, 155C-B-010, 155C-B-018, 155C-B-017, 155C-B-016 within the block contained by Broad Street, West 26th Street, Cowart Street, West 27th Street; **approved R-T/Z** Residential Townhouse Zero Lot Line Zone for parcels 155C-H-009 thru 014, 155C-H-016 thru 017, 155C-H-026; **approved C-3** Central Business Zone for parcels 155C-C-005 thru 011, 155C-C-013, 155C-C-015 thru 017, 155C-C-019, 155C-C-020, subject to the following conditions:

1. Review.

The following review shall be required to promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than 2 units, and excluding all interior renovations:

(1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.

(2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.

(3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.

B. For any activity requiring a residential building permit for new construction:

(1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

2. **Setbacks.**

A. Building setbacks shall not exceed the existing setbacks for properties on the same side of the street.

3. **Height Requirements.**

A. The minimum height of new nonresidential buildings shall be eighteen (18) feet.

B. The maximum height of all new nonresidential buildings and new multi-family buildings shall be four (4) stories.

4. Access to sites and buildings.

A. New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.

B. Alleys, where they exist, shall be used as the principal vehicular access.

C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.

D. Shared drives should be used wherever possible.

E. For large sites with a limited existing interior street network, the new development shall include a network of connected interior streets, with buildings fronting those streets, to be reviewed and approved by the Chattanooga Department of Transportation.

F. The primary pedestrian entrance to new buildings shall be provided from the primary street.

5. Off-street parking.

A. Garages for new residential dwellings shall be located behind the primary building.

B. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:

(1) Proximity to transit stops
(2) Provision of bicycle facilities
(3) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking
(4) Type of uses and hours of operation
(5) Square footage of commercial uses or number of residential units
(6) Fire Department access

6. Land use limited to single family attached, single family detached, and accessory dwellings only.

Respectfully submitted,

John Bridger
Secretary

Chattanooga-Hamilton County Regional Planning Agency

ZONING APPLICATION FORM

CASE NUMBER:	2016-084	Date Submitted: 3-28-2016
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
1 Applicant Request		
Zoning	From: R-3, C-2 & UGC	To: C-3
	Total Acres in request area: 7.5+/-	
2 Property Information		
Property Address:	2600 blocks of Long Street, Broad Street, Cowart Street, & Williams Street 200 block of W. 27th Street & 131 W. 27th Street	
Property Tax Map Number(s):	155C-B-001 thru 002, 155C-B-008 thru 010, 155C-B-016 thru 018, 155C-B-021, 155C-C-005 thru 011, 155C-C-013, 155C-C-015 thru 017, 155C-C-019 thru 020, 155C-H-009 thru 014,155C-H-016 thru 017, & 155C-H-026	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Proposed Mixed Use Development	
4 Site Characteristics		
Current Zoning:	R-3, C-2, UGC	
Current Use:	Commercial, Residential & Undeveloped	
Adjacent Uses:	Commercial, Residential & Undeveloped	

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: South Broad, LLC & DEW, LLC		Address: 735 Broad Street Suite 1204	
Check one:	x I am the property owner		I am **not** the property owner
City: Chattanooga	State: TN	Zip Code: 37402	Email: jwhitegolf@yahoo.com
Phone 1: 561-632-1265	Phone 2:	Phone 3:	Fax:

6 Property Owner Information (if not applicant)

Name: Same	Phone:
Address:	

Office Use Only:

Planning District: 1DT		Neighborhood: CNAC, S. Broad Redevelopment, Mary Walker Towers Resident Association, New Emanuel Baptist Community
Hamilton Co. Comm. District: 6	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		
x	Site Plan, if required	x	Total Acres to be considered: 7.5	x	Deeds	x	Plats, if applicable
Deed Book(s): See Attached							
Plat Book/Page: 82-17, 38-363				x	Notice Signs		Number of Notice Signs: 8
x	Filing Fee: 705.00		Cash	x	Check		Check Number: 11133
Planning Commission meeting date: May 9th, 2016				Application processed by: Marcia Parker			

Chattanooga-Hamilton County Regional

PLANNING COMMISSION CASE REPORT

Case Number: 2016-084 **PC Meeting Date:** 06-13-16

Applicant Request

Rezone from R-3 Residential, C-2 Convenience Commercial, and UGC Urban General Commercial Zones to C-3 Central Business Zone

Property Location:	**2600 Block Long Street, South Broad Street, Cowart Street, and Williams Street/ 200 Block West 27th Street and 131 West 27th Street**
Property Owner:	**South Broad, LLC and DEW, LLC**
Applicant:	**South Broad, LLC and DEW, LLC**

Project Description

- Proposal: Develop 7.5-acre site with mixed use.
- Proposed Access: South Broad Street, Cowart Street, Williams Street, and Long Street.
- Proposed Development Form: The applicant's site plan shows a 3-story U-shaped apartment building with ground floor retail at the north end of the block between South Broad, Cowart Street, and West 26th Street. Also within that block is a proposed 2-story mixed use building fronting South Broad and 4 townhomes fronting Cowart Street. The rest of the proposed development on Cowart Street, Williams Street, and Long Street includes 34 lots for single-family homes.
- Proposed Density: Apartments and Townhomes: 20 dwelling units per acre (56 units on 2.7 acres). Single-family homes: 7 dwelling units per acre (34 lots on 4.8 acres).

Site Analysis

Site Description

- Location: The development site is located within several blocks between South Broad Street, West 26th Street, Long Street, and West 27th Street.
- Current Access: South Broad Street, Cowart Street, Williams Street, and Long Street
- Current Development form: The proposed development site is located within a well-connected urban street grid with a mixture of one and two-story buildings within a ½-mile radius of the site.
- Current Land Uses: Retail, office, warehouse, and manufacturing uses are located west of South Broad Street. Single-family homes, a few duplexes, and several vacant lots are located east of South Broad Street and north and south of the site area.
- Current Density: Average residential density of the two block between Cowart Street, West 26th Street, Long Street, and West 27th Street is approximately 5.3 dwelling units per acre (36 single lots and/or homes and 8 duplexes on 00 acres).

Zoning History

- The majority of the site is currently zoned R-3 Residential. One lot at West 27th Street and Cowart Street is zoned C-2 Convenience Commercial. The remaining lots fronting South Broad Street are zoned UGC Urban General Commercial Zone.
- Properties to the north, east, and south are zoned R-3 Residential and UGC Urban General Commercial Zones. Properties to the west are zoned UGC Urban General Commercial and M-1 Manufacturing Zones.
- The most recent zoning activity on this site was in 2007, when UGC Zones were approved by City Council.

Plans/Policies/Regulations

- The South Broad Redevelopment Plan (adopted by City Council in 2003) recommends townhouses and condominiums on Cowart Street and West 26th Street; Loft housing above retail; Bungalows on Williams Street; Parkside Cottages on Long & Carr Streets.

- The Downtown Plan2025 (adopted by City Council in 2004) reflects the recommendations of the South Broad Redevelopment Plan and expands to recommend mixed-use developments at a neighborhood scale and incorporating public spaces and parks in to larger developments.
- The C-3 Central Business Zone permits residential and non-residential uses and has no urban development standards (would require list of conditions to ensure compatibility and urban development form)
- The C-3 Central Business Zone is exempt from the 500 foot distance requirement from schools and churches for on-premise consumption of alcohol (Chattanooga City Code, Chapter 5, Article III, Division 2, Section 5-75(b)).
- The UGC Urban General Commercial Zone permits residential and non-residential uses but with a required urban development form and no maximum density requirement.
- The R-T/Z Residential Townhouse Zero Lot Line Zone permits single-family homes and townhouses. In the Urban Overlay Zone, the R-T/Z Zone can have no more than 12 units per acre. For individual homes, lots can be no less than 25 feet wide.

Key Findings

- The proposed site plan and uses are supported by the adopted Land Use Plan for the area which recommends mixed-use development, a mix of housing types and housing units that create more density.
- The proposed use is compatible with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed residential density is compatible with the surrounding densities.
- The proposed structures do not raise concerns regarding location, lighting, or height given the location of the larger development along the commercial corridor.
- The proposed rezoning to C-3 would not be an extension of an existing zone.
- The application and use of C-3 zoning is targeted to areas north of the interstate and there is not a precedent of its use in the South Broad area. The C-3 zone is more intense and intended for the downtown core and surrounding neighborhoods.
- The proposal would set a precedent for future requests to replace UGC zoning in South Broad where the goal of preserving neighborhood character and existing historic structures while developing as an urban neighborhood is desired. Urban General Commercial zoning was adopted in 2007 as the most appropriate tool to build the community plan vision.
- The UGC Zone is more appropriate for the portion of the proposal fronting South Broad Street. The RTZ Zone permits the proposed residential uses and flexibility to accommodate multiple structures on one lot with smaller setbacks. There is flexibility in the front yard setback. However, the required front setback in the RTZ Zone is greater than zero as proposed in the applicant's site plan.
- The large building on Broad Street as shown on the plan does not meet UGC Zone requirements. There are several ways to mitigate this issue. (1) Split the building into smaller footprints. (2) Create pedestrian openings in a single building creating multiple smaller footprints. (3) Request a deviation from the UGC Zone's massing requirement as allowed by the Planning Commission, Code 38-208(4).
- No existing residential zone would allow a residential lot to front a non-public street. The Special Exemption Permit for a Planned Unit Development would allow for the frontage being proposed but comes with a setback that creates additional issues for the site.
- The transportation infrastructure is adequate to absorb additional capacity. Chattanooga Department of Transportation would like to see curb cuts limited to 26th Street and Cowart Street for development fronting Broad Street.

Staff Recommendation

Deny C-3 Central Business Zone for certain parcels;

Approve UGC Urban General Commercial Zone for parcels 155C-B-001, 155C-B-002, 155C-B-021, 155C-B-008, 155C-B-009, 155C-B-010, 155C-B-018, 155C-B-017, 155C-B-016 within the block contained by Broad Street, West 26th Street, Cowart Street, West 27th Street;

Approve R-T/Z Residential Townhouse Zero Lot Line Zone for parcels 155C-H-009 thru 014, 155C-H-016 thru 017, 155C-H-026;

Approve C-3 Central Business Zone for parcels 155C-C-005 thru 011, 155C-C-013, 155C-C-015 thru 017, 155C-C-019, 155C-C-020, subject to the following conditions:

1. Review.
The following review shall be required to promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than 2 units, and excluding all interior renovations:
   (1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.
   (2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.
   (3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.
B. For any activity requiring a residential building permit for new construction:
   (1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

2. **Setbacks.**
A. Building setbacks shall not exceed the existing setbacks for properties on the same side of the street.

3. **Height Requirements.**
A. The minimum height of new nonresidential buildings shall be eighteen (18) feet.
B. The maximum height of all new nonresidential buildings and new multi-family buildings shall be four (4) stories.

4. **Access to sites and buildings.**

A. New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.
B. Alleys, where they exist, shall be used as the principal vehicular access.
C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.

D. Shared drives should be used wherever possible.

E. For large sites with a limited existing interior street network, the new development shall include a network of connected interior streets, with buildings fronting those streets, to be reviewed and approved by the Chattanooga Department of Transportation.

F. The primary pedestrian entrance to new buildings shall be provided from the primary street.

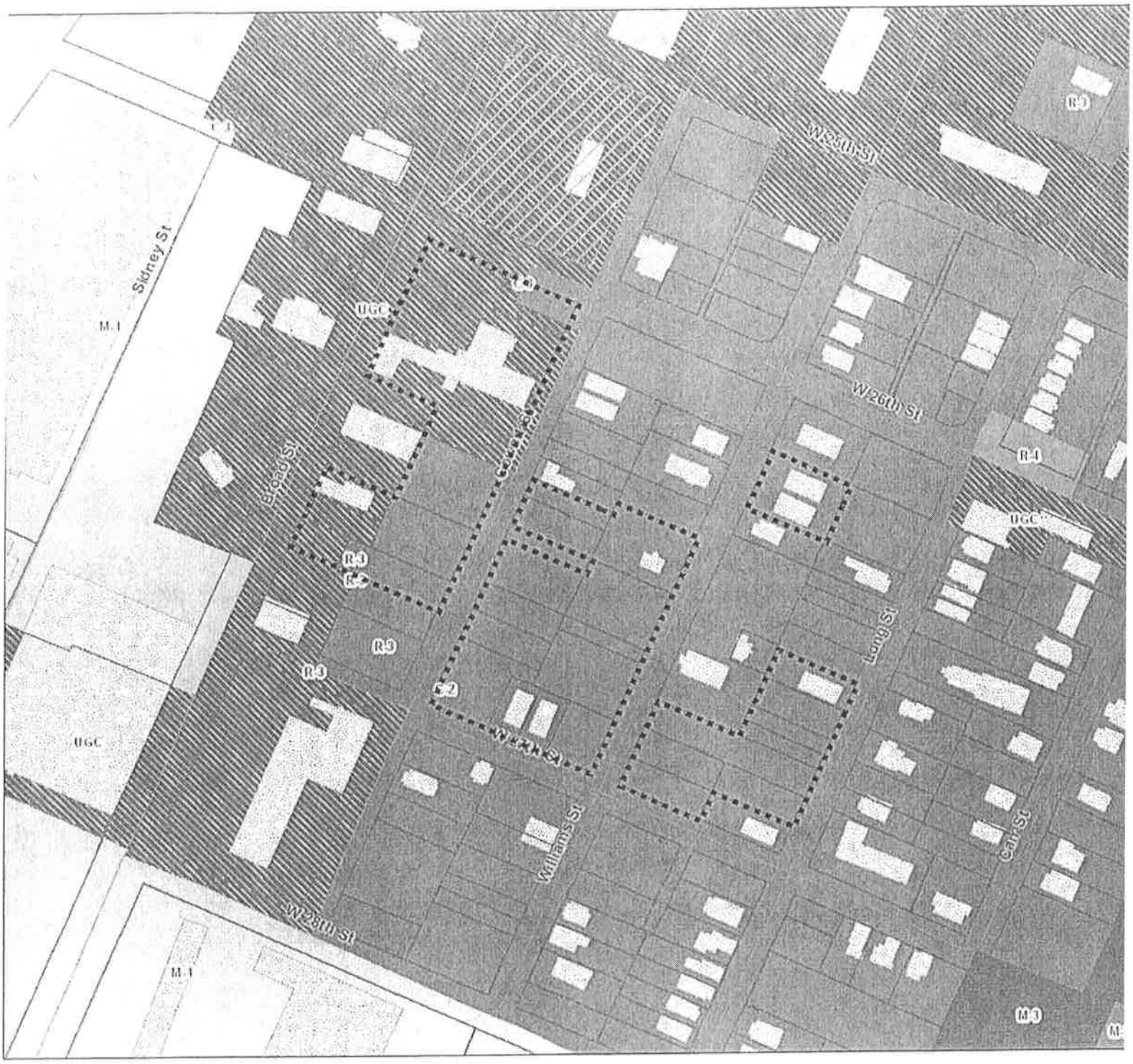
5. Off-street parking.

A. Garages for new residential dwellings shall be located behind the primary building.

B. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:

(1) Proximity to transit stops
(2) Provision of bicycle facilities
(3) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking
(4) Type of uses and hours of operation
(5) Square footage of commercial uses or number of residential units
(6) Fire Department access

6. Land use limited to single family attached, single family detached, and accessory dwellings only.



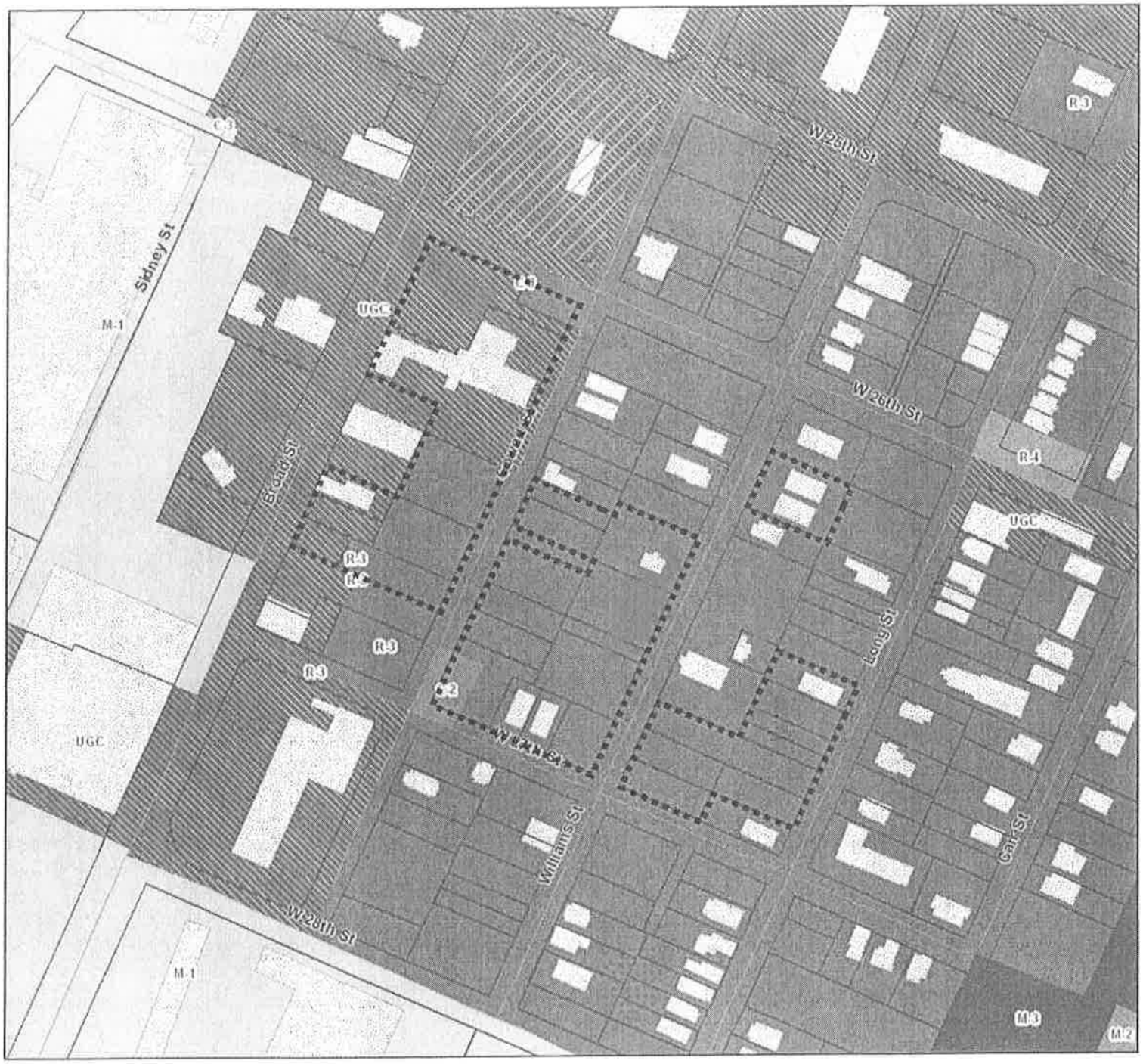
2016-084 Rezoning from R-3, C-2 and UGC to C-3

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-084: Deny C3 for part; Approve UGC, RTZ & C3 with conditions for part as listed in the Planning Commission Resolution.

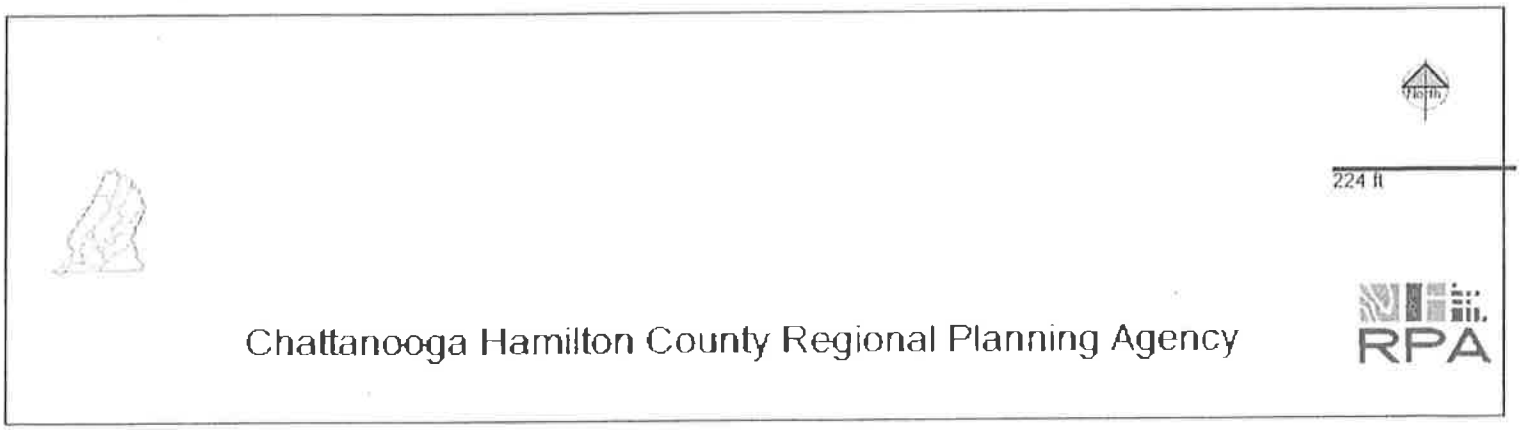
224 ft

Chattanooga Hamilton County Regional Planning Agency

RPA



2016-084 Rezoning from R-3, C-2 and UGC to C-3



SITE ANALYSIS 1

ADDRESS: BROAD ST., COVART ST., WILLIAMS ST., AND LONG ST.
TAX MAP ID: REQUEST IS FOR 31 INDIVIDUAL PARCELS
SITE CURRENTLY ZONED: R-3, C-2, UGC
PROPOSED ZONING: C-2

ACREAGE: 2.86 ACRES
TOTAL NUMBER OF UNITS: 60 UNITS
TOTAL COMMERCIAL/RETAIL SPACE: 13,700 SF
TOTAL NUMBER OF REGULAR PARKING SPACES: 104 SPACES
TOTAL NUMBER OF HANDICAP PARKING SPACES: 4 SPACES
TOTAL NUMBER OF PARKING SPACES: 110 SPACES
PROPOSED RESIDENTIAL DENSITY: 21.0 UNITS/ACRE

SITE ANALYSIS 2

ADDRESS: BROAD ST., COVART ST., WILLIAMS ST., AND LONG ST.
TAX MAP ID: REQUEST IS FOR 31 INDIVIDUAL PARCELS
SITE CURRENTLY ZONED: R-3, C-2, UGC
PROPOSED ZONING: C-2

ACREAGE: 2.14 ACRES
TOTAL NUMBER OF UNITS: 28 UNITS
PROPOSED RESIDENTIAL DENSITY: 13 UNITS/ACRE

SITE ANALYSIS 3

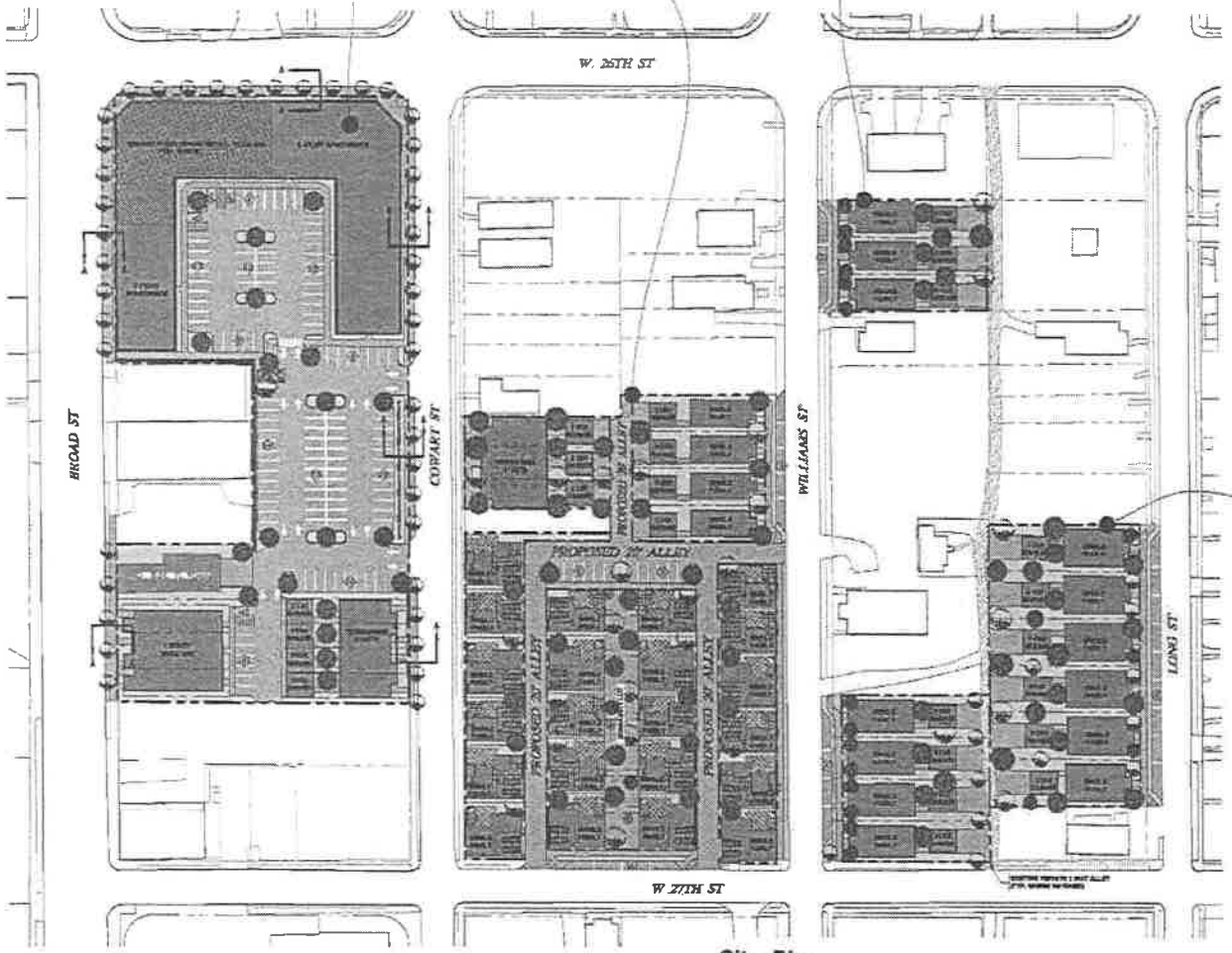
ADDRESS: BROAD ST., COVART ST., WILLIAMS ST., AND LONG ST.
TAX MAP ID: REQUEST IS FOR 31 INDIVIDUAL PARCELS
SITE CURRENTLY ZONED: R-3, C-2, UGC
PROPOSED ZONING: C-2

ACREAGE: 0.38 ACRES
TOTAL NUMBER OF UNITS: 5 UNITS
PROPOSED RESIDENTIAL DENSITY: 13 UNITS/ACRE

SITE ANALYSIS 4

ADDRESS: BROAD ST., COVART ST., WILLIAMS ST., AND LONG ST.
TAX MAP ID: REQUEST IS FOR 31 INDIVIDUAL PARCELS
SITE CURRENTLY ZONED: R-3, C-2, UGC
PROPOSED ZONING: C-2

ACREAGE: 1.24 ACRES
TOTAL NUMBER OF UNITS: 10 UNITS
PROPOSED RESIDENTIAL DENSITY: 8.3 UNITS/ACRE

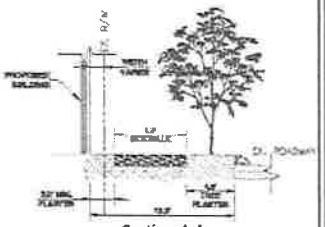


Site Plan

SCALED 1" =20'

Vicinity Map

N.T.S.



Section A-A

© COPYRIGHT 2018 MAP ENGINEERS, LLC

PRELIMINARY NOT FOR CONSTRUCTION

MAP ENGINEERS L.L.C.

SOUTH BROAD MIXED USE DEVELOPMENT
FOR
SOUTH BROAD, LLC
735 BROAD STREET
SUITE 1204
CHATTANOOGA, TN 37402

SITE PLAN

REVISIONS

1	
2	
3	
4	
5	

ALL RIGHTS RESERVED

SHEET NUMBER: PS-1

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:

2016-060 Jack Haylett Branch Acquisition Company, LLC/Defoor Brothers, LLC/Tommy Thompson/Winona Sims & Steven Dobbs Family Trust. 2300 to 2500 blocks of Gunbarrel Road, 7325 thru 7342 blocks of McCutcheon Road, 2500 block of Life Style Way, and 2300 thru 2400 blocks of Elam Lane, from MXU Mixed Use Zone and R-1 Residential Zone to C-4 Planned Commerce Center Zone, subject to certain conditions.

2016-084 South Broad, LLC and DEW, LLC. 2600 blocks of Long Street, Broad Street, Cowart Street, and Williams Street and the 200 blocks of West 27th Street and 131 West 27th Street, from R-3 Residential Zone, C-2 Convenience Commercial Zone, and UGC Urban General Commercial Zone to C-3 Central Business Zone, subject to certain conditions.

2016-089 Thomas Austin. 3900 block of Kelly's Ferry Road, from R-1 Residential Zone, R-4 Special Zone, and M-1 Manufacturing Zone to R-4 Special Zone, subject to certain conditions.

2016-090 John Floyd and David Downer. 5461 Hixson Pike, from O-1 Office Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2016-095 Aaron White and Grant Law. 804 and 901 Riverfront Parkway, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2016-097 City of Chattanooga/Regional Planning Agency. 425, 427 West Bell Avenue, 610, 611 W. Manning Street, 700 block of North Market Street, 600 River Street, 200 Market Street, 418, 422, 424 Georgia Avenue, 1440 Adams Street, and 1511 Jefferson Street.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following condition to amend be approved:

> 2016-094 Asa Engineering c/o Allen Jones/Brian Sullivan. 7407 Igou Gap Road, to amend Ordinance No. 12885 of Previous Case No. 2014-0121, subject to certain conditions.

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) **Deleting** Article V, Division 24, Section 38-402(b) in its entirety and substitute in lieu thereof, so as to clarify PUD development plan requirements.

(b) **Removing** the text "and site area" from the first sentence of Article V, Zone Regulations: Division 26, Planned Unit Development Institutional, Section 38-414.

(c) **Amending** Article VIII, Section 38-568(12) by adding subsection 38-568(12)(d), relative to the Powers of the Board of Appeals for Variances and Special Permits.

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,

July 12, 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