

**First Reading: September 25, 2018**  
**Second Reading: October 2, 2018**

2018-159  
UCI, LLC  
c/o Kurtis Morris  
District No. 1  
Alternate Version #3

ORDINANCE NO. 13373

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1005 BEASON DRIVE, FROM R-2 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE 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 1005 Beason Drive, more particularly described herein:

Lots 2 thru 5, S. J. Blessings Subdivision, Plat Book 10, Page 5, ROHC, Deed Book 11326, Page 562, ROHC. Tax Map No. 1260-B-004.

and as shown on the maps attached hereto and made a part hereof by reference from R-2 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

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

- 1) Limit the total number of units allowed on the site to twelve (12) townhouses; and

- 2) There shall be no development, with the exception of removals and restoration for the purposes of installing a retaining wall indicated on the attached site plan, north of a line described as connecting two (2) points "A" and "B". Point "A" to be located along the north western property line, one hundred seventy-five (175') feet south of its northern most point. Point "B" to be located along the eastern (Beason Drive) property line, fifty (50') feet south of its northern most point.

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: October 2, 2018

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/Alternate Version #3

**Chattanooga-Hamilton County Regional Planning Agency  
PLANNING COMMISSION STAFF REPORT**

CASE NUMBER: 2018-159

PC MEETING DATE: 08/13/2018

APPLICANT: UCI, LLC c/o Kurt Morris

PROPERTY OWNER: UCI, LLC

PROPERTY ADDRESS: 1005 Beason Dr.

TAX MAP PARCEL ID: 1260-B-004

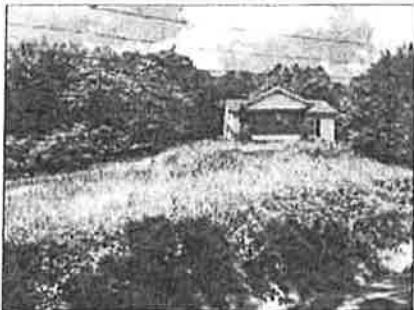
SIZE OF PROPERTY: 1.68 +/-

JURISDICTION: City of Chattanooga

REQUEST: Rezone from R-2 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone

SUMMARY OF REQUEST: A proposal to rezone from R-2 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone to allow for a new townhouse development.

**SITE PHOTOGRAPHS**



View of Subject Property



Adjacent Duplex



View north on Beason Dr.

**PROPERTY DESCRIPTION**

**EXISTING LAND USE**

Single-Family Residential

**SURROUNDING LAND USES**

North: Single-Family Residential  
East: Single-Family Residential  
South: Residential Multi-Family; Duplex  
West: Vacant Lot

**ACCESS**

Driveway access off of Beason Dr. with no pedestrian access.

**TRANSPORTATION**

Beason Dr. is a narrow, local street. There is no nearby access to public transit.

**PROPOSED**

**RESIDENTIAL DENSITY**  
6.25 du/ac

**ADJACENT**

**RESIDENTIAL DENSITY**  
2.30 du/acre

**NATURAL RESOURCES**

There are steep slopes up to 35% on the site. The site has dense tree coverage. There are no floodplains on the site.

**ZONING**

**ZONING HISTORY**

- There is no recent zoning history for the site.
- The closest R-T/Z Zone is approximately 0.25 miles to the southeast of the site on Wayne Ave. The site was rezoned from R-2 Zone to R-T/Z Zone in 2007 (Ordinance #11991) subject to a site plan and a maximum of four units.

**ZONE DISTRICT COMPATIBILITY**

USE
Single-Family Residential
Two-Family Dwelling
Townhomes (2 units)
Townhomes (3-12 units)
Zero Lot Line Single-Family
Detached Homes (Garden Homes)

**DEVELOPMENT STANDARDS**

Lot Size

**CURRENT R-2 ZONE**

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

**CURRENT R-2 ZONE**

Single-Family:  
7,500 sq. ft.

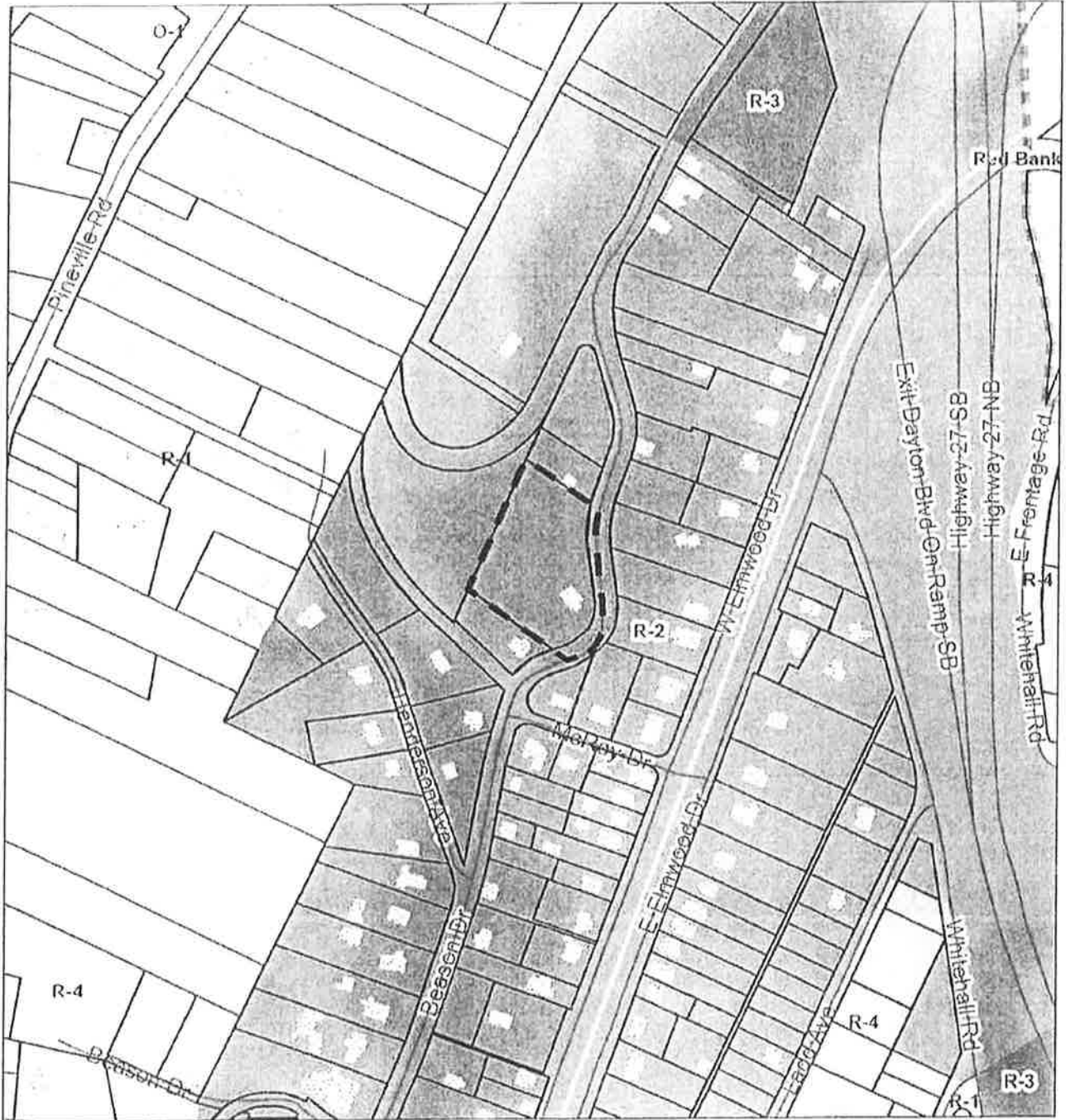
**PROPOSED R-T/Z ZONE**

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**PROPOSED R-T/Z ZONE**

N/A

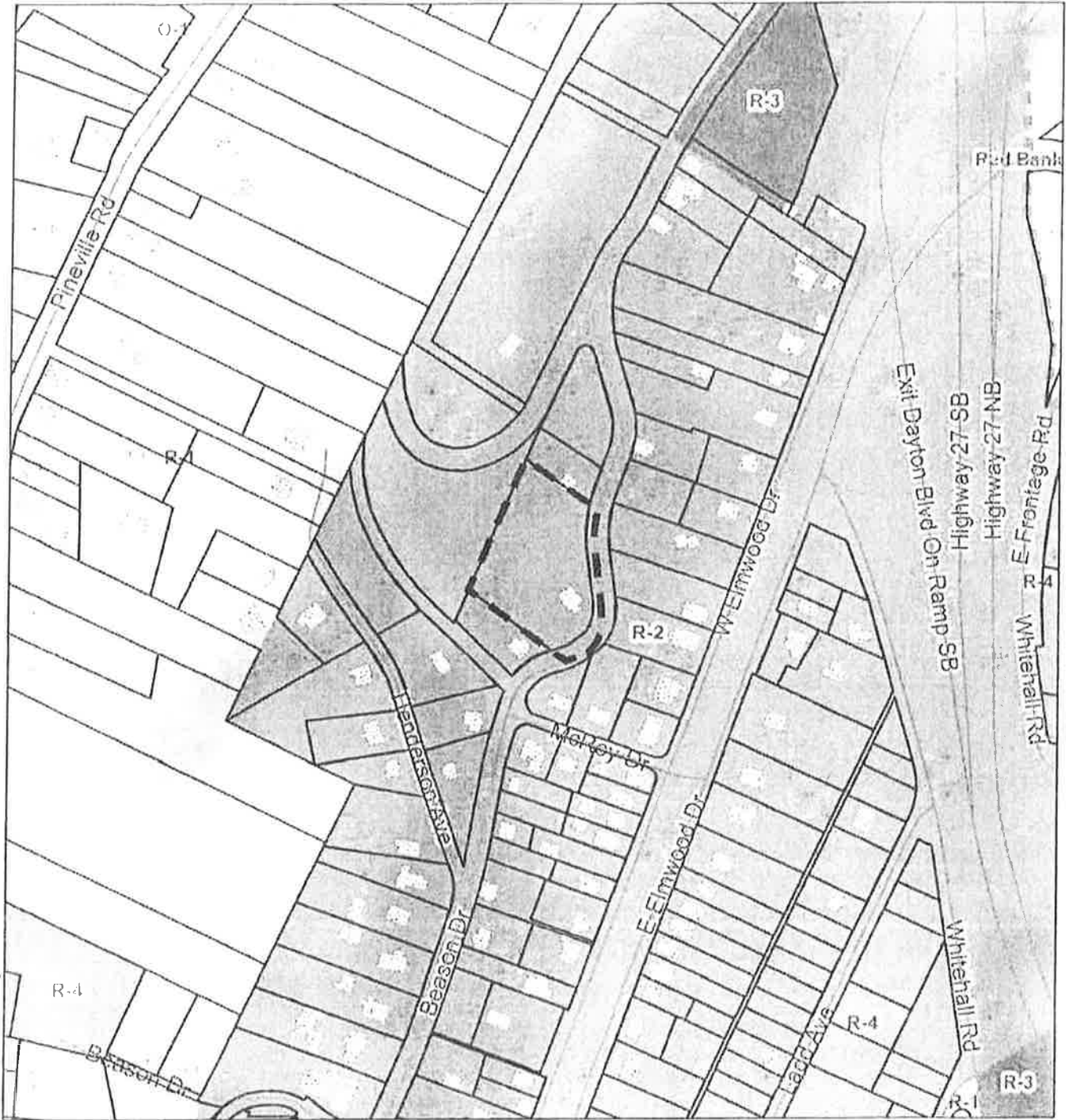
# 2018-0159 Rezoning from R-2 to R-T/Z



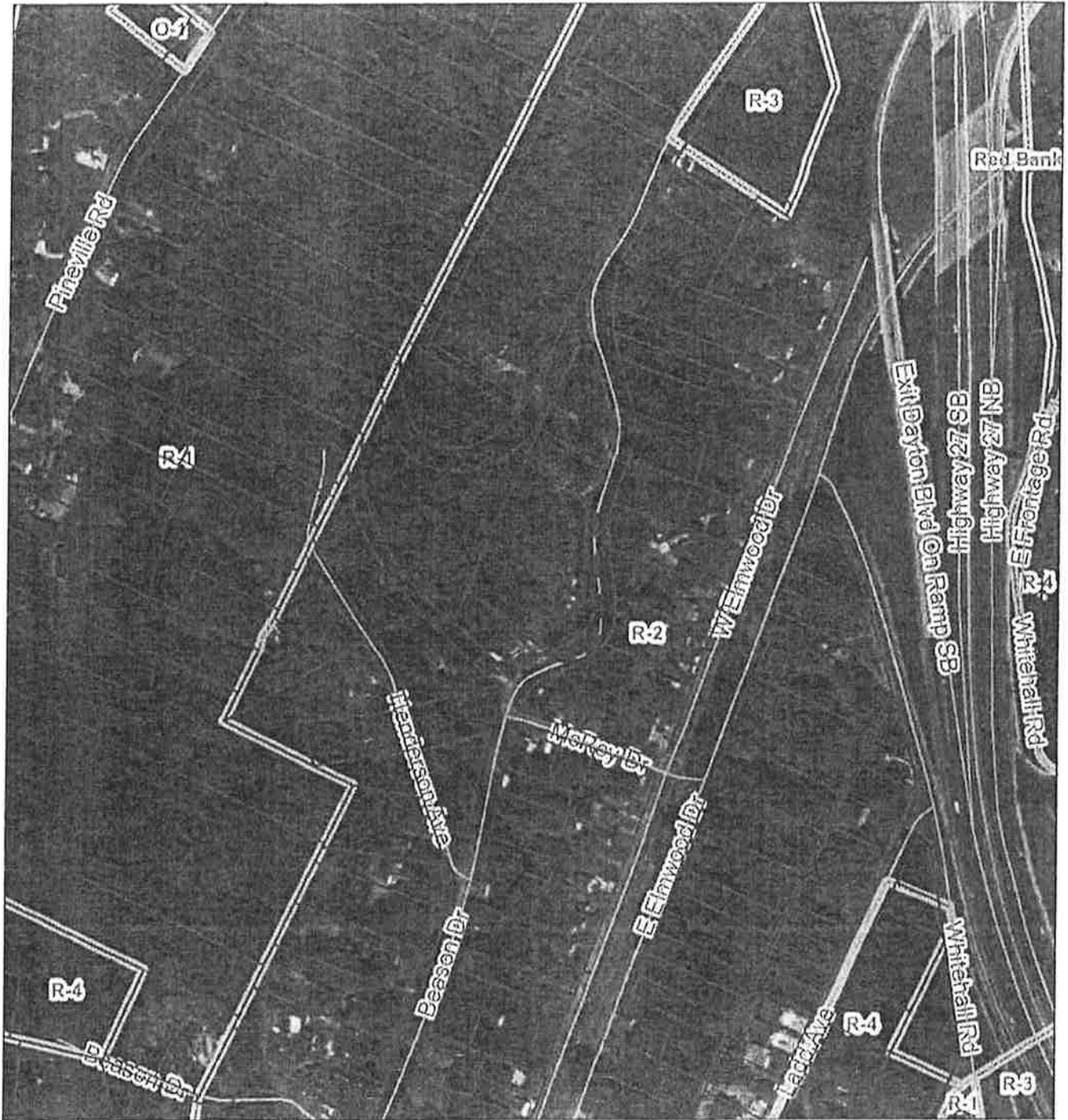
PLANNING COMMISSION RECOMMENDATION  
FOR CASE NO. 2018-159: Approve



2018-0159 Rezoning from R-2 to R-T/Z



2018-0159 Rezoning from R-2 to R-T/Z





ZONE R-2

1750'

SCENIC CITY INVESTMENTS - C  
1280 B 004

126  
126

ZONE R-2

ZONE R

ZONE R-2

SAMPI

ZONE R-2

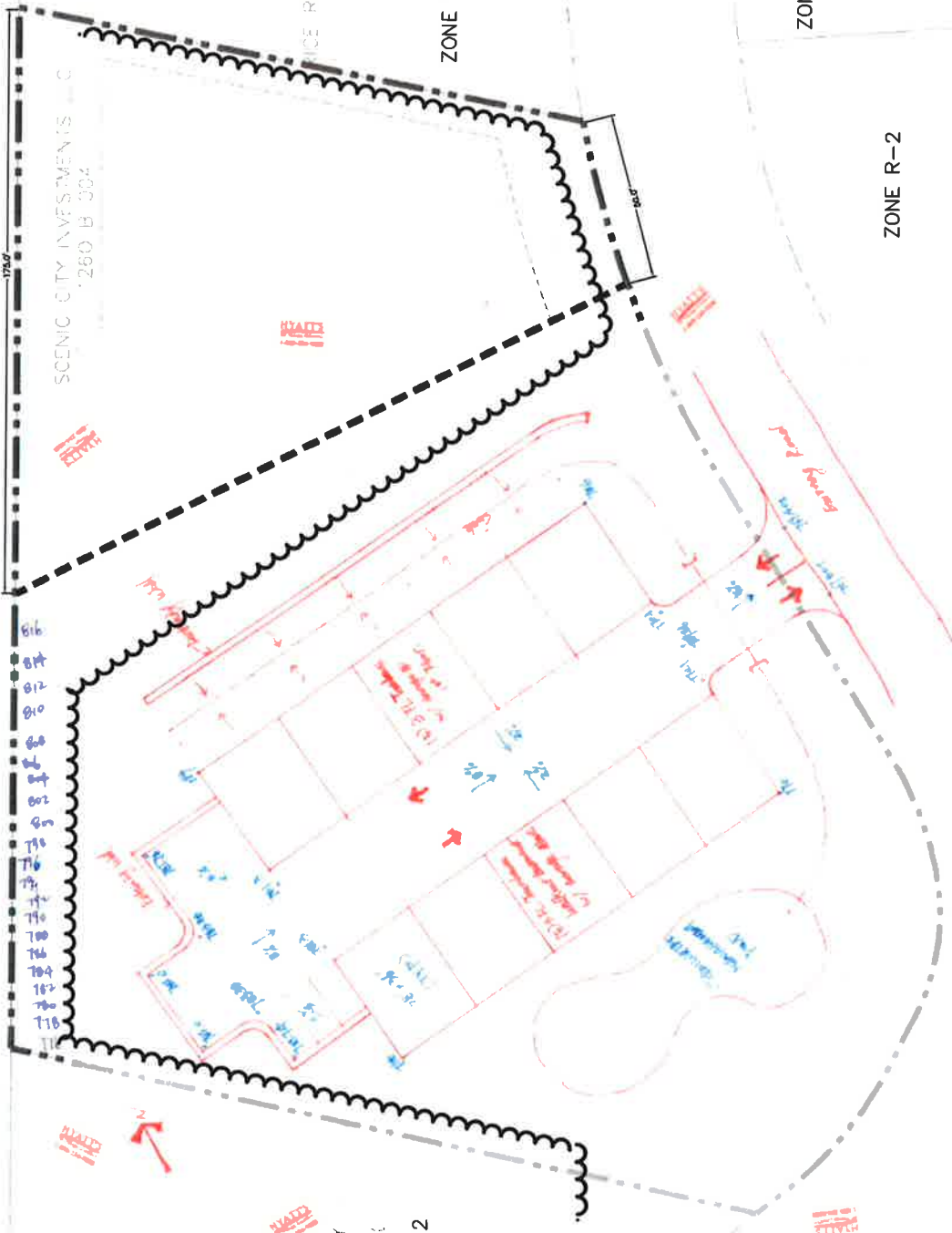
BEASON DRIVE

ZONE R-2

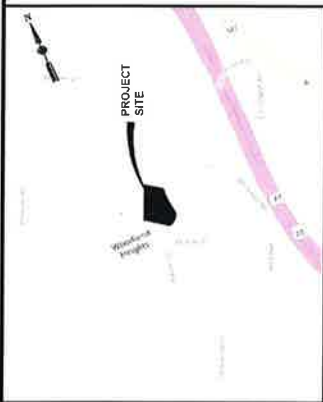
ZONE R-2

ZONE R-2

28E



COMPSON BILLY  
1260 B 1  
ZONE R-2

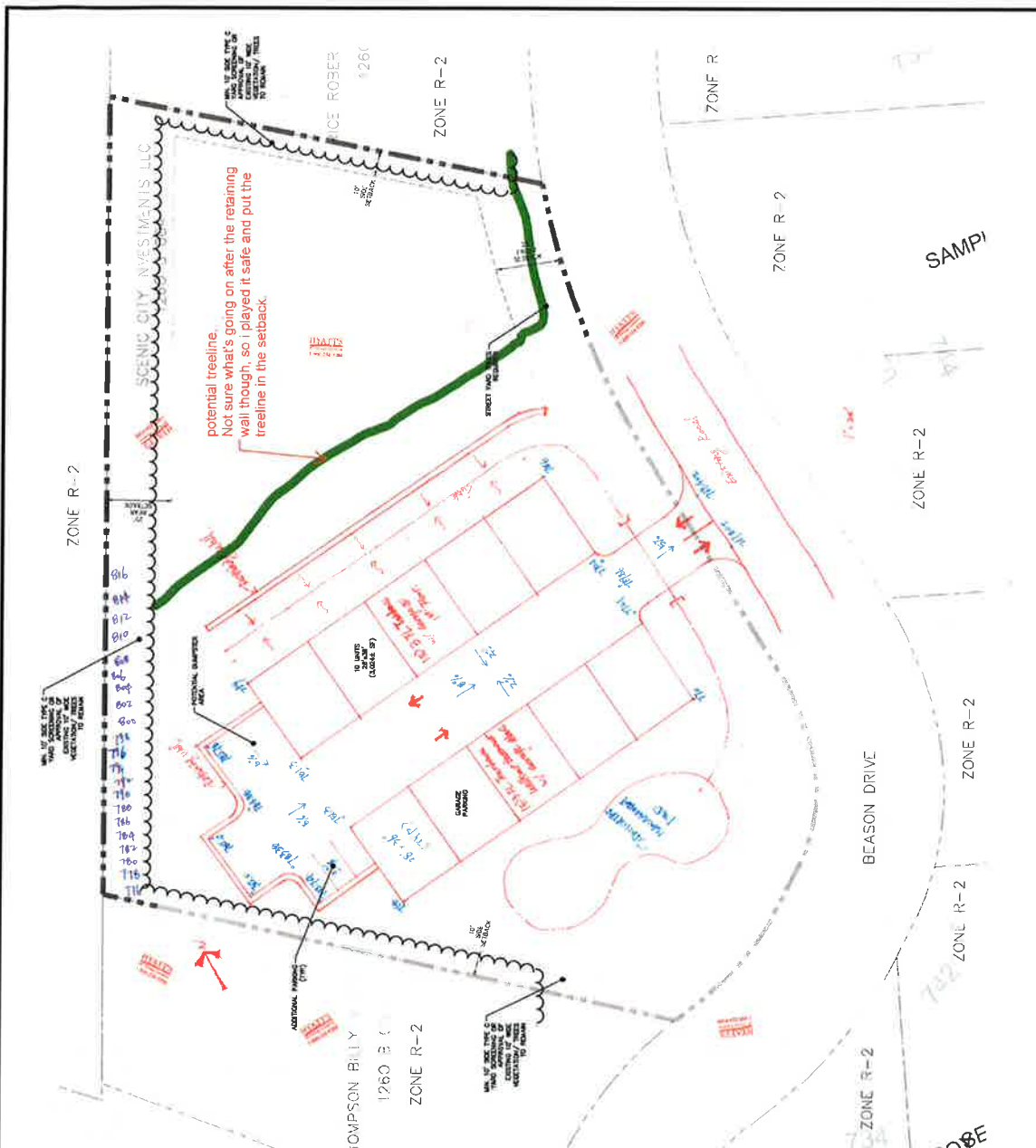


LOCATION MAP  
SCALE: 1"=500'

**SITE PLAN NOTES:**  
 1. ALL LOTS TO BE PARCELED INTO 13 UNITS PERMITTED FOR 13, 10 SHOWN  
 2. INGRESS/EGRESS:  
 EXISTING: NONE  
 PROPOSED: BEASON DRIVE  
 EXISTING ZONE: R-2 RESIDENTIAL ZONE  
 PROPOSED ZONE: R-12 RESIDENTIAL TOWNHOUSE ZERO LOT LINE ZONE  
 LANDSCAPE BUFFERS (TYPE C' ALL SIDES) OR EXISTING VEGETATION AS APPROVED  
 SIDEWALKS NOT APPLICABLE AT THIS TIME  
 PARKING: 10 UNITS & UPGRADING TO ADDITIONAL SPACES- 25 SPACES

**MAP NOTES:**

1. THIS MAP IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY ENGINEER.  
 2. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.



potential treeline.  
 Not sure what's going on after the retaining wall though, so I played it safe and put the treeline in the setback.

**REZONING SITE PLAN**

CITY OF GRIFFIN, GA (HAMILTON COUNTY, GEORGIA)

BEASON DRIVE RESIDENTIAL

SP-1

PROJECT NO.	1260
DATE	1/20/18
PROJECT NAME	BEASON DRIVE
OWNER	SCENIC CITY INVESTMENTS, LLC

**CHAZEN ENGINEERING CONSULTANTS, LLC**

1700 DOW DRIVE, SUITE 100, GRIFFIN, GA 30208  
 PHONE: (770) 485-3300  
 FAX: (770) 485-3301  
 WWW: CHAZENENGINEERING.COM

**Chazen ENGINEERING CONSULTANTS**

Professional Engineer  
 License No. 10000  
 State of Georgia

Tennessee! 100% Satisfaction Guarantee

Scale: 1" = 100'

SKETCH PLAN - NOT FOR CONSTRUCTION