

1ST READING 3-8-05
2ND READING 4-12-05
INDEX NO. _____

2004-242
City of Chattanooga

ORDINANCE NO. 11680

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE CERTAIN PROPERTIES WITHIN THE ROSSVILLE BOULEVARD COMMUNITY, MORE PARTICULARLY DESCRIBED HEREIN AND SHOWN ON THE ZONING STUDY AND MAPS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM C-2 CONVENIENCE COMMERCIAL ZONE, R-2 RESIDENTIAL ZONE, R-3 RESIDENTIAL ZONE, AND R-4 SPECIAL ZONE TO R-1 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Portion 1: Beginning at the intersection of the east line of the 2600 block of Watauga Street and the north line of an unnamed alley, thence northeast along the east line of said street to the south line of another unnamed alley, thence southeast down said south line to its intersection with the west line of the 2500 block of South Hickory Street, thence southwest along the west line of said street to its intersection with the north line of an unnamed alley, thence northwest along said north line to its intersection with the west line of the 2600 block of Watauga Street, the point of beginning. Tax Map 156H-F-003 thru 011 and 156H-F-021 thru 029.

Portion 2: Beginning at the intersection of the east line of the 2800 block of South Hickory Street and the south line of the 1700 block of East 28th Street, thence southeast along said south line to the east line of the 2800 block of Faxon Street, thence southwest along said west line to the south line of 156I-K-022, thence southeast along said south line to the west line of an unnamed alley, thence southeast across said alley to its east line, thence northeast along said east line to its intersection with the south line of the 1800 block of East 28th Street, thence southeast along said south line to its intersection with the west line of the 2800 block of South Orchard Knob Avenue, thence southwest along said west line to the southeast corner of 156I-K-043, thence northwest along the

south line of said parcel to the northeast corner of 156I-K-041, thence southwest along the east lines of 156I-K-034 thru 039, 041 and 044 to the north line of the unopened 1800 block of East 29th Street, thence northwest along said north line to the west line of the 2900 block of Faxon Street, thence northeast along said west line to the southeast corner of 156I-K-014, thence northwest along the south line of said parcel to its southwest corner, thence northeast along the west lines of 156I-K-012 thru 014 to the south line of the 1700 block of Brown Street, thence northeast across Brown Street to its north line, thence northwest along said north line to its intersection with the east line of the 2800 block of Clio Avenue, thence northeast along said east line to its intersection with the south line of the 1700 block of East 28th Street, the point of beginning. Tax Map 156I-K-004 thru 014, 016 thru 021, 024 thru 039, 041 thru 044.

Portion 3: Beginning at the intersection of the west line of the 3200 block of Brannon Avenue and the north line of the 1100 block of East 33rd Street, thence northwest along said north line to the southwest corner of 155M-E-024, thence northeast along the west line of said parcel to a point in the south line of 155M-E-003, thence northwest along the south line of said parcel to its southwest most corner, thence northeast along the west line of said parcel to a point, thence northwest along said south line to the southeast corner of 155M-E-002, thence northwest along the south lines of 155M-E-002 and 001 to the southwest corner of parcel 001, thence northeast along the west line of parcel 001 to the south line of the 1000 block of East 32nd Street, thence northwest along the south line of said street to its intersection with the west line of the 2800 block of Crescent Circle, thence northeastwardly and southeastwardly along said circle to the northwest corner of Lot 293 of Plat Book 8, Page 36, ROHC, thence southeast along the north line of said Lot 293 to its intersection with the west line of the railroad right-of-way presently or previously owned by the Alabama Great Southern Railway Company, thence southeast along the east line of said right-of-way to its intersection with the north line of an unnamed alley, thence northwest along said north line to its intersection with the west line of the 3200 block of Brannon Avenue, thence southwest along the west line of said avenue to its intersection with the north line of the 1100 block of East 33rd Street, the point of beginning. Tax Map 155M-D-001 thru 009, 011 thru 026, 155M-E-001 thru 024, 156I-D-007 thru 011 and 013(part), 156P-A-001 thru 047, 156P-B001 thru 022, 156P-C-001 thru 005, 156P-D-001 thru 006, 156P-E-001 thru 008.

Portion 4: Beginning at the intersection of the east line of the 4700 block of Divine Avenue and the south line of the 1400 block of East 47th Street, thence northeast along the south line of said street to the northwest corner of 168P-A-009, thence southeast along the west line of said parcel to the north line of an unnamed alley,

thence northeast along said north line to its intersection with the west line of the 4700 block of Walthall Street, thence northwest to the south line of East 47th Street to the 4700 block of Covington Street, thence southeast along the west line of said street to its intersection with the north line of the 1600 block of East 50th Street, thence southwest along the north line of said street to its intersection with the east line of the 4900 block of Divine Street, thence northwest along the east line of said street to its intersection with the south line of the 1400 block of East 47th Street, the point of beginning excepting 168P-F-033. Tax Map 168P-A-001 thru 008, 011 thru 019, 022 thru 035, 168P-B-002 thru 017, 168P-D-001 thru 019, 168P-E-002 thru 035, 168P-F-001 thru 032, and 168P-G-001 thru 019.

Portion 5: Beginning at the intersection of the south line of the 2100 block of East 28th Street with the east line of the 2800 block of 3rd Avenue thence southeast along said south line to the east line of the 2800 block of 4th Avenue, thence southwest along said east line to the northwest corner of 156O-C-022, thence southeast along the north line of said parcel to the southwest corner of 156O-C-025, thence northeast along the west lines of 156O-C-025 and 024 to the south line of the 2200 block of East 28th Street, thence southeast along the south line of said street to the northeast corner of 156O-F-025, thence southwest along the east property lines of parcels fronting the east line of the 2800 thru 3000 block of 5th Avenue to the north line of the 2300 block of East 31st Street, thence southwest across said street to its south line, thence southeast along said south line to the west line of the 3100 block of 10th Avenue, thence southwest along said west line to its intersection with the north line of an unnamed alley, thence northwest along said north line to its intersection with the west line of the 3200 block of 8th Avenue, thence southwest along said west line to its intersection with the south line of East 34th Street, thence northwest along said south line to its intersection with the west line of the 3400 block of 7th Avenue, thence southwest along said west line to its intersection with the south line of the 2400 block of East 35th Street, thence northwest along said south line to its intersection with the east line of an unnamed alley, thence southwest along said east line to the northwest corner of 168B-H-018, thence southeast along the north line of said parcel to the west line of the 3500 block of 7th Avenue, thence southwest along said west line to its intersection with the north line of the 2500 block of East 40th Street, thence northwest along said north line to its intersection with the west line of the 3900 block of Clio Avenue and the southeast corner of 168H-C-013, thence southwest along the south line of said parcel to its southwest corner, thence northwest along the west property lines of parcels fronting the 3900 and 3800 blocks of Clio Avenue to their intersection with the south line of the 1700 block of East 38th Street, thence northwest

across said street to its north line, thence northeast along said north line to its intersection with the west line of the 3700 block of Clio Avenue, thence northwest along said west line to the southeast corner of 168A-R-007, thence southwest along the south line of said parcel to its southwest corner, thence northwest along the west lines of 168A-R-007 thru 003 to the northwest corner of parcel 003, thence northeast along the north line of said parcel to the west line of the 3700 block of Clio Avenue, thence northwest along said west line to its intersection with the north line of the 1700 block of East 37th Street, thence southwest along said north line to the southwest corner of 168A-L-012, thence northwest along the west lines of 168A-L-012 thru 009 to the northwest corner of parcel 009, thence northeast along the north line of said parcel to the 3600 block of Clio Avenue, thence northwest along said west line to its intersection with the north line of the 1700 block of East 35th Street, thence southwest along said north line to the southwest corner of 168A-C-019, thence northwest along the west lines of 168A-C-019 thru 012 to the south line of the 1700 block of East 32nd Street, thence northwest along the south line to its intersection with the east line of the 3200 block of Clio Avenue, thence northwest along said east line to its intersection with the south line of the 1700 block of East 32nd Street, thence northeast and southeast along said south line to its intersection with the east line of the 3200 block of Clio Avenue, thence northeast along said east line to the intersection of the south line of the 1700 block of East 32nd Street, thence northeast and southeast along said south line to its intersection with the east line of the 3100 block of South Orchard Knob Avenue, thence along the north lines of 156P-H-017 thru 014 to the southwest corner of 156P-H-007, thence northeast along the west line of said parcel to the south line of the 1900 block of East 31st Street, thence southeast along said south line to the northeast corner of 156O-A-021, thence northeast across said street to the southwest corner of 156O-A-012, thence northeast along the west lines of 156O-A-012 thru 010 to the southeast corner of 156O-A-023, thence northwest along the south line of said parcel to the east line of the 2900 block of 2nd Avenue, thence northeast along said east line to its intersection with the south line of the 1900 block of East 29th Street, thence southeast along said south line of the east line of the 2800 block of 3rd Avenue, thence northeast along said east line to its intersection with the south line of the 2100 block of East 28th Street, the point of beginning, excepting 156O-E-028, 168A-G-014, 015, 168A-J-014, 168B-G-017, and 167B-G-018. Tax Map 156O-A- 001 thru 156O-A-021, 156O-A-023 thru 156O-A-027, 156O-B-001 thru 156O-B-034, 156O-C-001 thru 156O-C-022, 156O-C-024 thru 156O-C-048, 156O-D-001 thru 156O-D-036, 156O-E-001 thru 156O-E-026, 156O-E-029 thru 156O-E-046, 156O-F-001 thru 156O-F-025, 156O-G-001 thru 156O-G-049, 156O-H-001 thru 156O-H-010,

156O-H-024 thru 156O-H-031, 156P-H-007 thru 156P-H-017, 156P-J-001 thru 156P-J-031, 156P-K-001 thru 156P-K-040, 156P-L-001 thru 156P-L-022, 156P-M-001 thru 156P-M-032, 168A-C-006 thru 168A-C-025, 168A-D-001 thru 168A-D-035, 168A-E-001 thru 168A-E-019, 168A-F-001 thru 168A-F-027, 168A-G-001 thru 168A-G-012, 168A-G-016 thru 168A-G-030, 168A-H-001 thru 168A-H-032, 168A-J-001 thru 168A-J-013, 168A-J-015 thru 168A-J-040, 168A-K-001 thru 168A-K-025, 168A-L-009 thru 168A-L-012, 168A-R-003 thru 168A-R-007, 168A-R-010 thru 168A-R-015, 168A-S-001 thru 168A-S-027, 168A-T-001 thru 168A-T-021, 168B-A-001 thru 168B-A-028, 168B-B-001 thru 168B-B-030, 168B-C-001 thru 168B-C-030, 168B-D-001 thru 168B-D-017, 168B-E-001 thru 168B-E-021, 168B-F-001 thru 168B-F-018, 168B-G-001 thru 168B-G-0016, 168B-G-019 thru 168B-G-035, 168B-H-001 thru 168B-H-016 and 168B-H-018 thru 168B-H-029, 168B-K-003 thru 168B-K-011, 168G-A-001 thru 168G-A-021, 168H-C-007 thru 168H-C-030, 168H-D-001 thru 168H-D-020, 168H-E-001 thru 168H-E-030.

Portion 6: Beginning at the intersection of the east line of the 2600 block of Dodds Avenue and the north line of the 2800 block of East 26th Street, thence southeast along said north line to the southwest corner of 156K-D-019, thence northeast along the west lines of 156K-D-019 and 022 to the south line of the 2600 block of Woodside Street, thence northeast across Woodside Street to the southwest corner of 156K-D-002, thence northeast along the west line of said parcel to the south line of the 2600 block of East 25th Street, thence southeast along said south line to its intersection with the west line of the 2600 block of Westside Drive, thence southwest along said west line to the north line of an unnamed alley, thence northwest along said alley to the west line of another unnamed alley, thence southwest along said west line to the southeast corner of 156N-B-026, thence northwest along the south line of said parcel to its southwest corner, thence southwest to the west line of an unnamed alley, thence southwest along said west line to its intersection with the south line of the 3200 block of East 32nd Street, thence southeast along said south line to the northwest corner of 168C-B-028, thence southeast along the north line of said parcel to the west line of an unnamed alley, thence southwest along said west line to the northeast corner of 168G-N-005, thence northwest along the north line of said parcel to the east line of the unopened 3600 block of 16th Avenue, thence southwest along said east line to the south line of an unnamed alley, thence northwest along said south line to the east line of another unnamed alley, thence southwest along said east line to the north line of the unopened 3200 block of East 37th Street, thence southeast along said north line to the center line of the 500 block of West Shadowlawn Drive, thence northeastwardly and southwestwardly along said drive to the west line of the 3800 block of 17th Avenue,

thence southwest along said west line to its intersection with the north line of an unnamed alley, thence northwest to the west line of an unnamed alley, thence southwest along the west line of said alley to its intersection with the west line of the unopened Mission Terrace, thence southwest along said west line to its intersection with the north line of the 3400 block of East 51st Street, thence southwest along said north line to the southeast corner of 168O-D-012, thence following the south line of 168O-D-012 and 013 to the east line of the 5000 block of 13th Avenue, thence northerly along said east line to the southeast corner of 168O-A-001, thence northwest along the south lines of 168O-A-001 and 020 to the east line of an unnamed alley, thence northwest across said alley to the southeast corner 168O-A-019, thence northwest along the south lines of 168O-A-019 and 018 to the east line of the 4700 block of 12th Avenue, thence northwest and northeast along said avenue to its intersection with the north line of the 2800 block of East 43rd Street, thence northwest along said north line to its intersection with the east line of the 4200 block of Dodds Avenue, thence northeast along said avenue to its intersection with the north line of the 2800 block of East 42nd Street, thence southeast along said north line to its intersection with the east line of an unnamed alley, thence northeast along said east line to the southwest corner of 168G-G-010, thence continuing northeast along the west line of 168G-G-010 thru 007 to the intersection of the south line of the 2800 block of East 40th Street, thence northeast crossing said street to the east line of an unnamed alley, thence northeast along said alley to the northeast corner of 168G-H-007, thence northwest along the north line of said parcel to the east line of the 3800 block of Dodds Avenue, thence northeast along said east line to its intersection with the north line of the 2800 block of East 37th Street, thence southeast along said north line to its intersection with the east line of an unnamed alley, thence northeast along said east line to the south line of the 2800 block of East 36th Street, thence northeast crossing to the southwest corner of 168B-N-006, thence northeast along the west lines of 168B-N-006 thru 004 to the south line of the 2800 block of East 35th Street, thence northeast across said street to its intersection with the east line of an unnamed alley, thence northeast along said east line to the southwest corner of 168B-M-004, thence southeast along the south line of said parcel to its southeast corner, thence northeast along the east line of said parcel to the south line of the 2800 block of East 34th Street, thence northwest along said south line to its intersection with the east line of an unnamed alley, thence northeast along said east line to its intersection with the south line of the 2800 block of East 30th Street, thence southeast along said south line to its intersection with the east line of the 2900 block of 12th Avenue, thence northeast along said east line to its intersection with the north line of the 2600 block of East 29th Street, thence

southwest along said north line to its intersection with the east line of an unnamed alley, thence northeast along said east line to its intersection with the north line of the 2800 block of East 28th Street, thence northwest along said north line to its intersection with the 2800 block of Dodds Avenue, thence northeast along said east line to its intersection with the north line of the 2800 block of East 26th Street, the point of beginning, excepting 168G-J-005. Tax Map 156K-D-002 thru 156K-D-019 and 156K-D-022 thru 156K-D-028, 156N-A-001 thru 156N-A-043, 156N-B-002 thru 156N-B-029, 156N-C-001 thru 156N-C-014, 156O-K-001 thru 156O-K-030, 156O-L-001 thru 156O-L-012, 156O-M-007 thru 156O-M-014, 156O-N-001 thru 156O-N-024, 168B-L-015 thru 168B-L-028, 168B-M-003 thru 168B-M-010, 168B-N-004 thru 168B-N-015, 168B-P-001 thru 168B-P-014, 168B-Q-001 thru 168B-Q-012, 168B-R-001 thru 168B-R-016, 168B-S-001 thru 168B-S-016, 168B-T-001 thru 168B-T-045, 168B-U-001 thru 168B-U-020, 168C-A-001, 168C-A-003, 168C-A-004, 168C-A-009 thru 168C-A-025.01, 168C-B-025 thru 168C-B-028, 168G-F-001 thru 168G-F-028, 168G-G-007 thru 168G-G-027, 168G-H-006 thru 168G-H-037, 168G-J-001 thru 168G-J-004, 168G-J-006 thru 168G-J-014, 168G-K-001 thru 168G-K-024, 168G-L-001 thru 168G-L-024, 168G-M-001 thru 168G-M-022, 168G-N-001 thru 168G-N-017, 168G-P-001 thru 168G-P-017, 168G-Q-001 thru 168G-Q-024, 168G-R-001 thru 168G-R-028, 168G-S-001 thru 168G-S-011, 168G-T-001 thru 168G-T-039, 168J-B-001 thru 168J-B-040, 168J-C-001 thru 168J-C-017, 168J-D-001 thru 168J-D-036, 168J-E-001 thru 168J-E-024, 168J-F-001 thru 168J-F-028, 168J-G-001 thru 168J-G-030, 168J-H-001 thru 168J-H-037, 168J-M-008 thru 168J-M-014, 168J-N-001 thru 168J-N-017, 168J-P-001 thru 168J-P-020, 168J-Q-001 thru 168J-Q-011, 168J-R-001 thru 168J-R-028, 168J-S-001 thru 168J-S-014, 168O-A-001, 168O-A-018 thru 168O-A-020, 168O-D-001 thru 168O-D-023, 168O-E-001 thru 168O-E-017, 168O-F-001 thru 168O-F-008, 168O-G-001 thru 168O-G-032, 168O-H-001 thru 168O-H-037, 168O-J-001 thru 168O-J-013, 168O-K-001 thru 168O-K-025, 168O-L-001 thru 168O-L-009, 168O-M-001 thru 168O-M-011.

from C-2 Convenience Commercial Zone, R-2 Residential Zone, R-3 Residential Zone, and R-4 Special Zone to R-1 Residential Zone.

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

1. The revised Rossville Boulevard Community Zoning Study and maps attached hereto and made a part hereof by reference.

2. All existing easements are retained.

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

April 12, 2005.

W. David Benson Sr.
CHAIRPERSON

APPROVED: DISAPPROVED:



DATE: 4/15, 2005

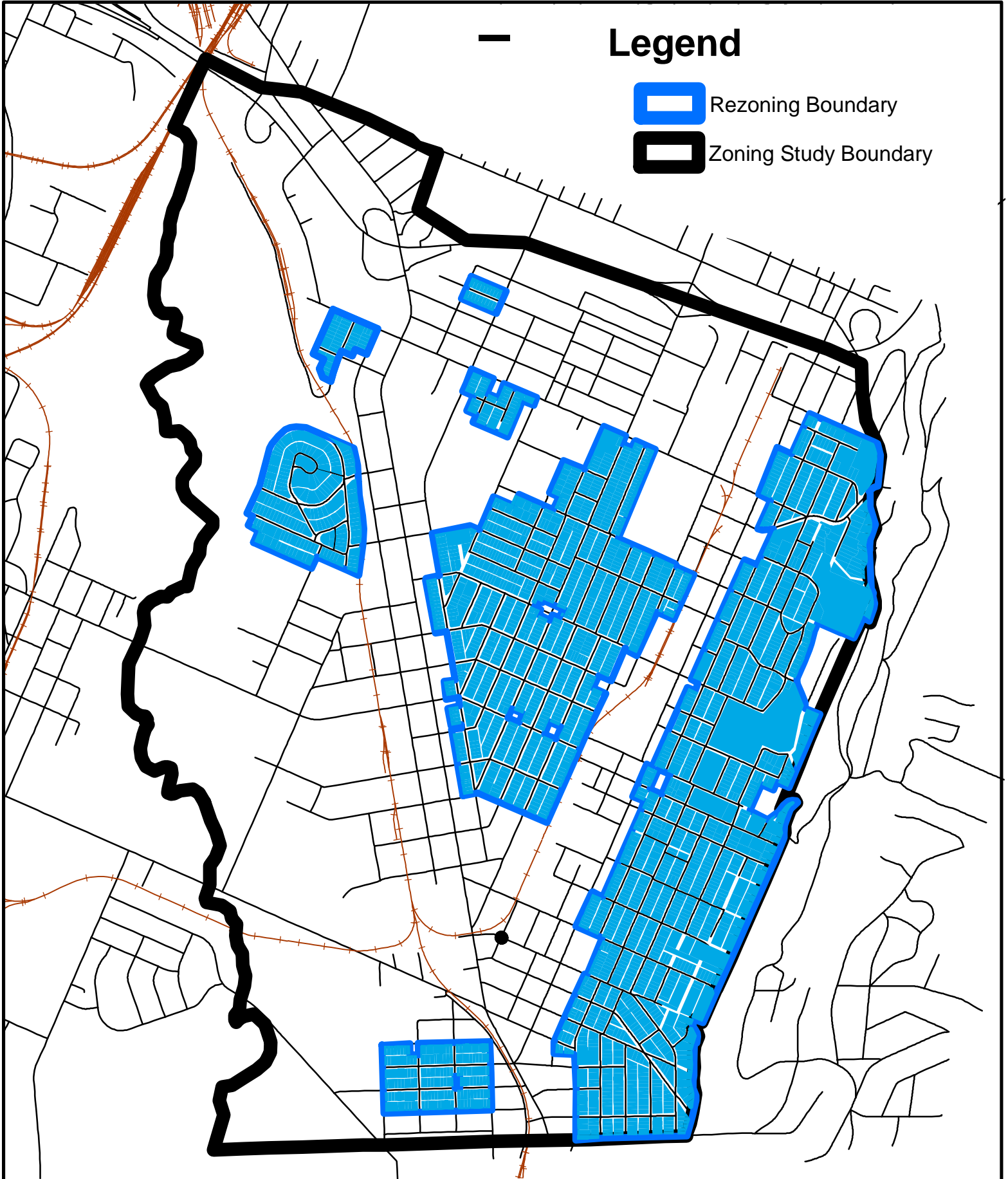
Baucus
MAYOR

Reviewed By: Phillips

AKS/add

Legend

-  Rezoning Boundary
-  Zoning Study Boundary



Recommended Rossville Blvd
Community Zoning Adjustment Areas

PREPARED BY

CHATTANOOGA • HAMILTON COUNTY



ROSSVILLE BLVD 1955



ROSSVILLE BLVD

COMMUNITY ZONING STUDY

CASE NO. 2004-242

Overview

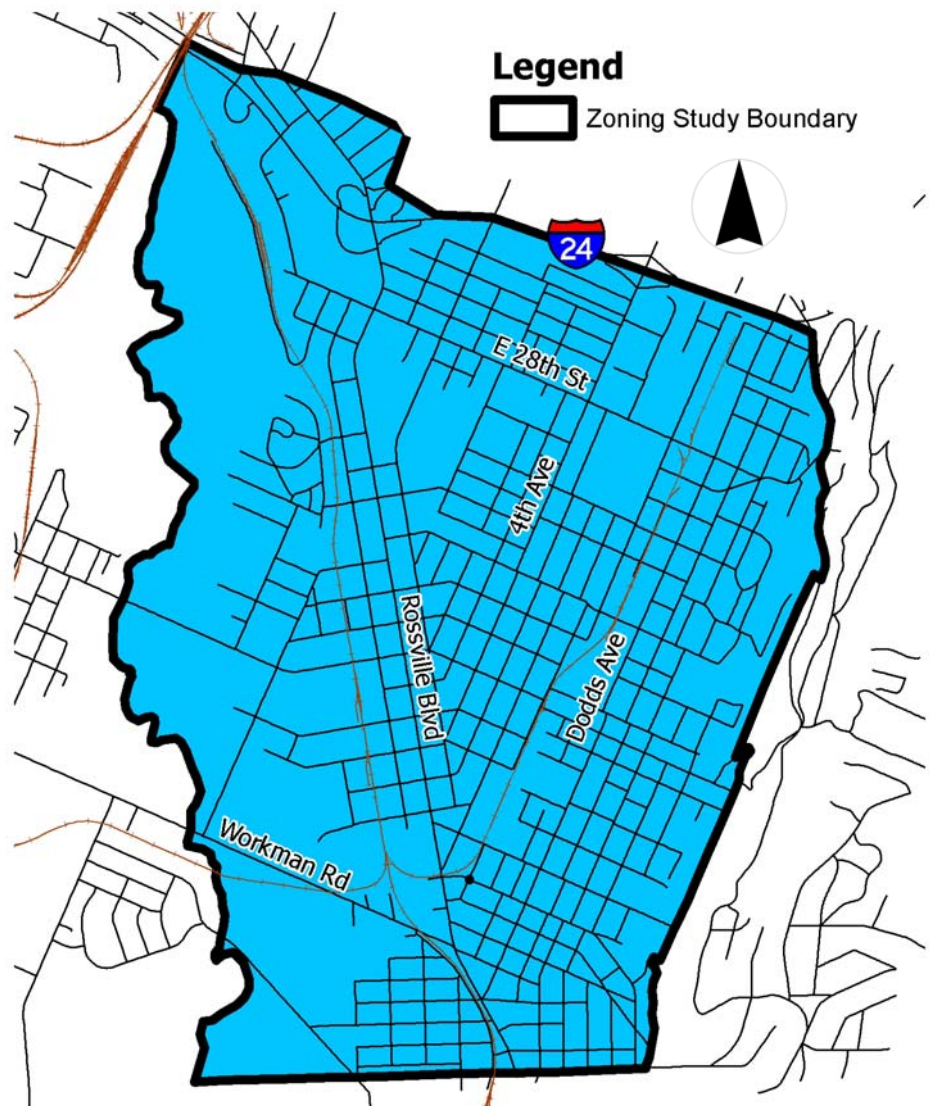
STUDY PURPOSE

In early 2004, the Regional Planning Agency, in cooperation with the Department of Neighborhood Services and neighborhood stakeholders, helped craft a plan for the Avondale neighborhood. Neighborhood concerns regarding duplex proliferation led to a successful effort to rezone significant areas of the neighborhood to R-1, thus helping protect the integrity of existing single-unit residential areas.

Subsequent neighborhood planning efforts in East Chattanooga and now the Rossville Boulevard Community have reflected continued neighborhood concerns regarding possible duplex proliferation. The Rossville Boulevard Community Plan recommends that a zoning study be conducted to address the appropriateness of existing zoning of residential areas within the plan's study area.

STUDY AREA

The study area is located southeast of downtown Chattanooga. The area is roughly bounded by I-24 to the north, Missionary Ridge to the east, the Georgia state line to the south, and Chattanooga Creek to the west. It includes the neighborhoods of Ft. Cheatham, East Lake, Clifton Hills, Cedar Hills, Boulevard Park, and Park City.



HISTORY

The Rossville Boulevard area as it exists today began settlement in the late 19th century. After defeating annexation referenda twice in the early 1920's the area was annexed into the City of Chattanooga August 18, 1925. The area's predominantly single-unit residential character began to develop at this time.

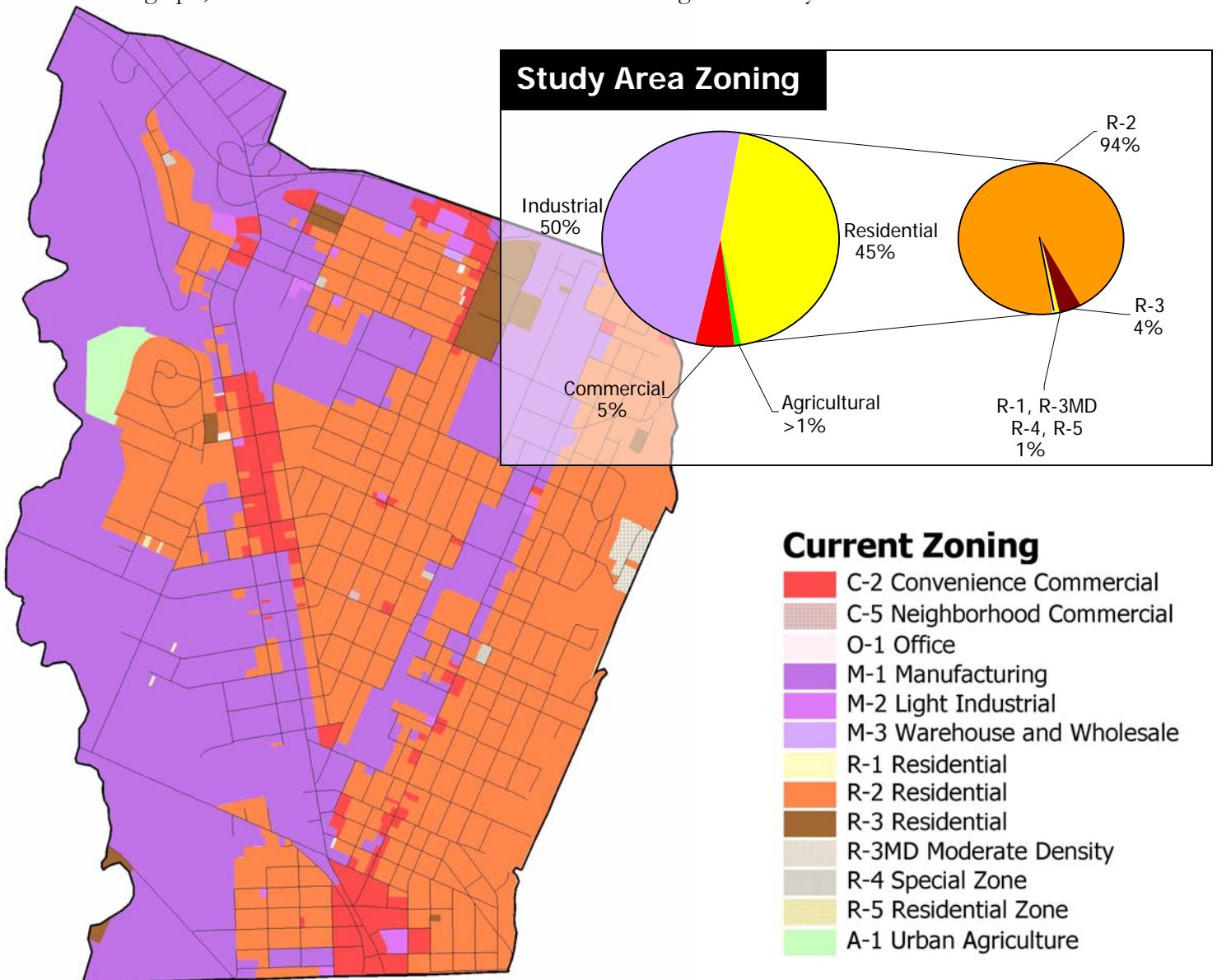
ZONING

As in Avondale and East Chattanooga, the bulk of the R-2 zoning in the area has been in place since at least 1961, with the passage of the *1961 Revised Zoning Ordinance*. Duplexes at that time could be developed on parcels of 5,000 square feet or larger, but are now restricted to lots of record 7,500 square feet or larger in the R-2, R-3MD, R-3, R-4, and R-5 residential zones.

Existing Conditions

ZONING

The following types of zoning are present in the study area. As is made evident by the graph, R-2 is the dominant form of residential zoning in the study area.



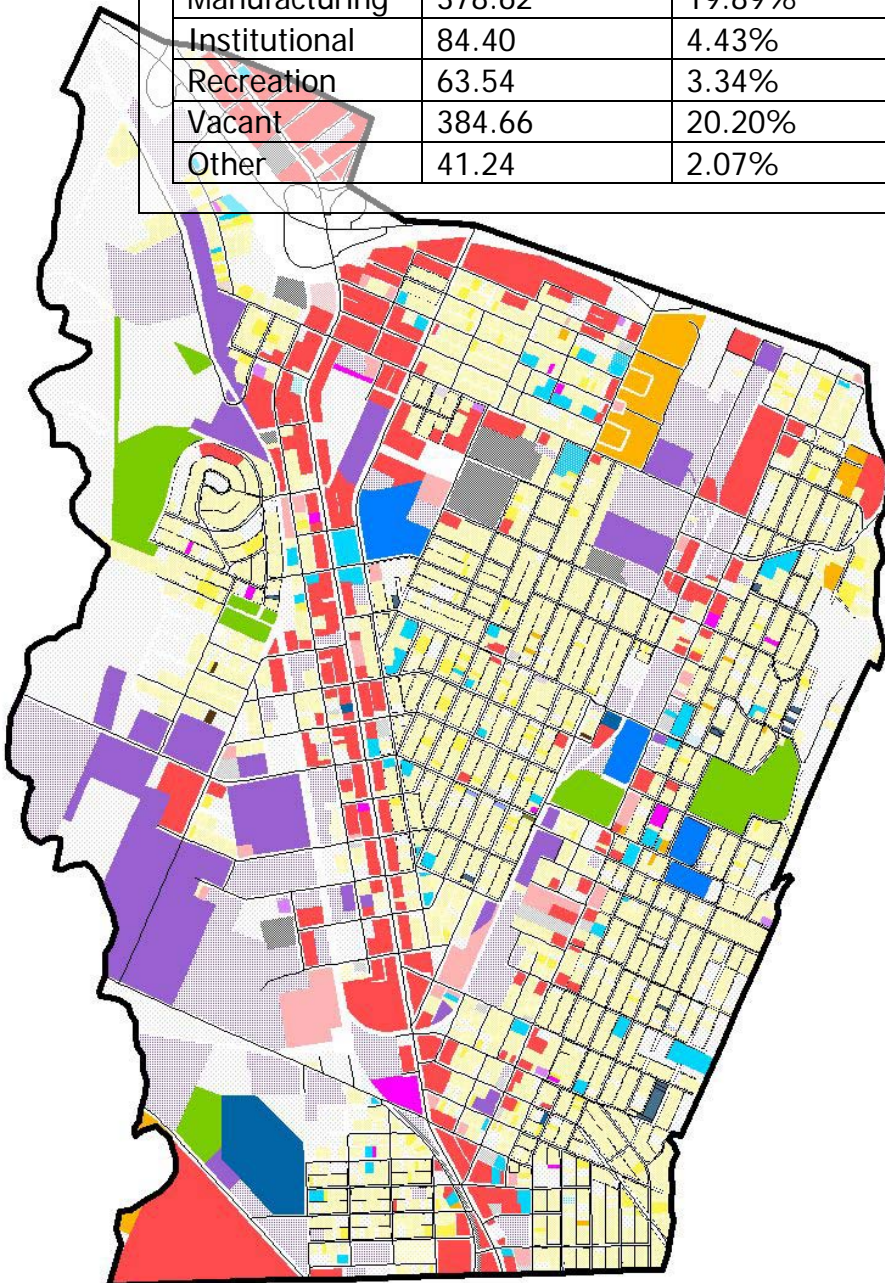
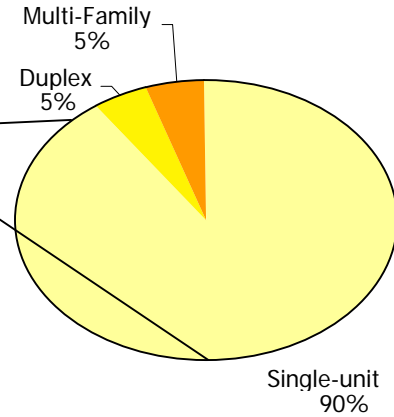
LAND USE

The map below shows existing land use in the zoning study area. The table provides a breakdown of percentages, while the pie chart provides a breakdown of the residential uses as a percentage of the residential total. Although R-2 is the dominant zoning, single-unit uses predominate in the study area at 90% of the residential area.

Study Area Land Use

LAND USE	ACRES	PERCENTAGE OF STUDY AREA
Residential	628.57	33.02%
Commercial	305.50	16.05%
Manufacturing	378.62	19.89%
Institutional	84.40	4.43%
Recreation	63.54	3.34%
Vacant	384.66	20.20%
Other	41.24	2.07%

Residential Uses as Percentage of Residential Total

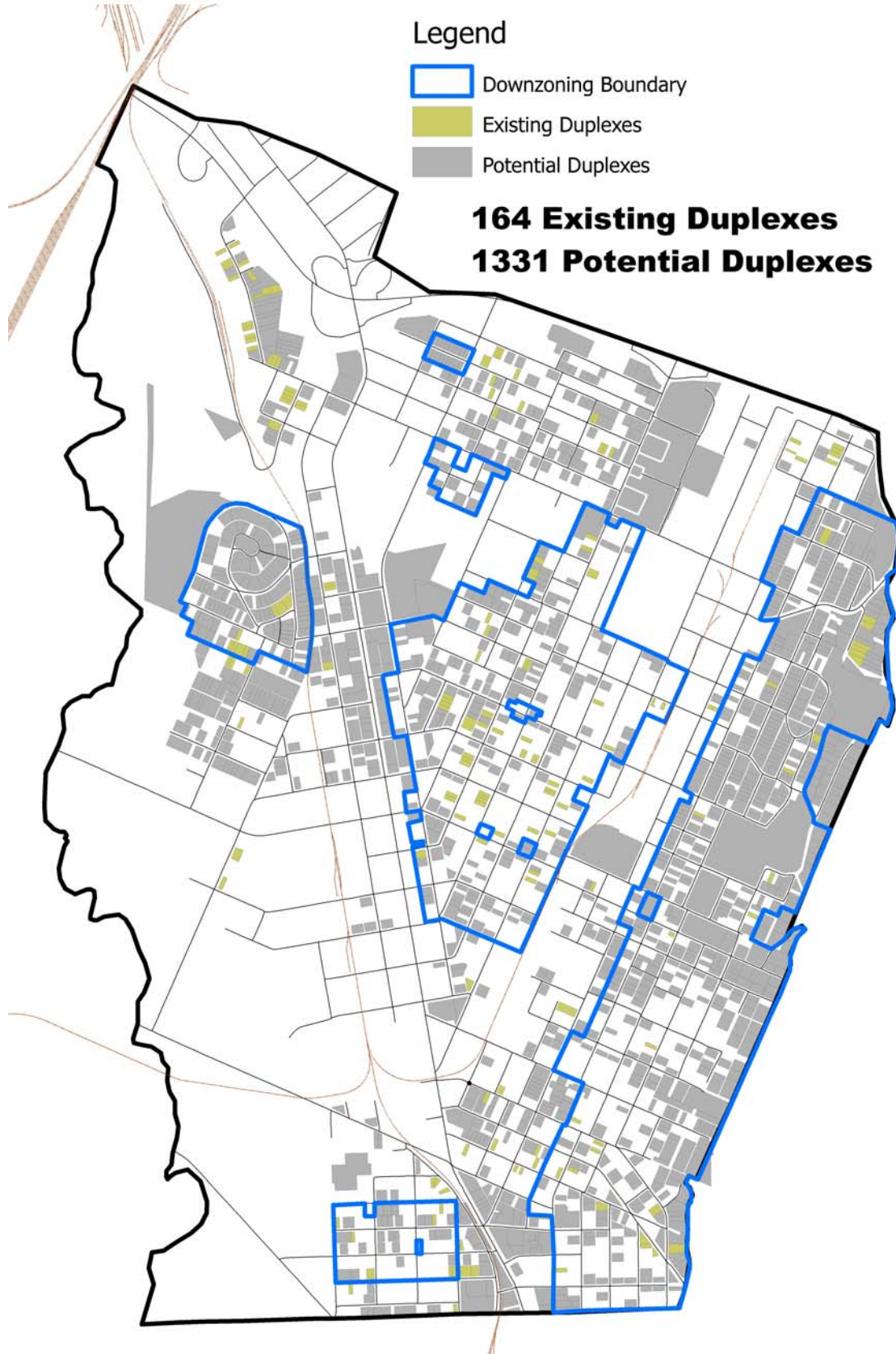


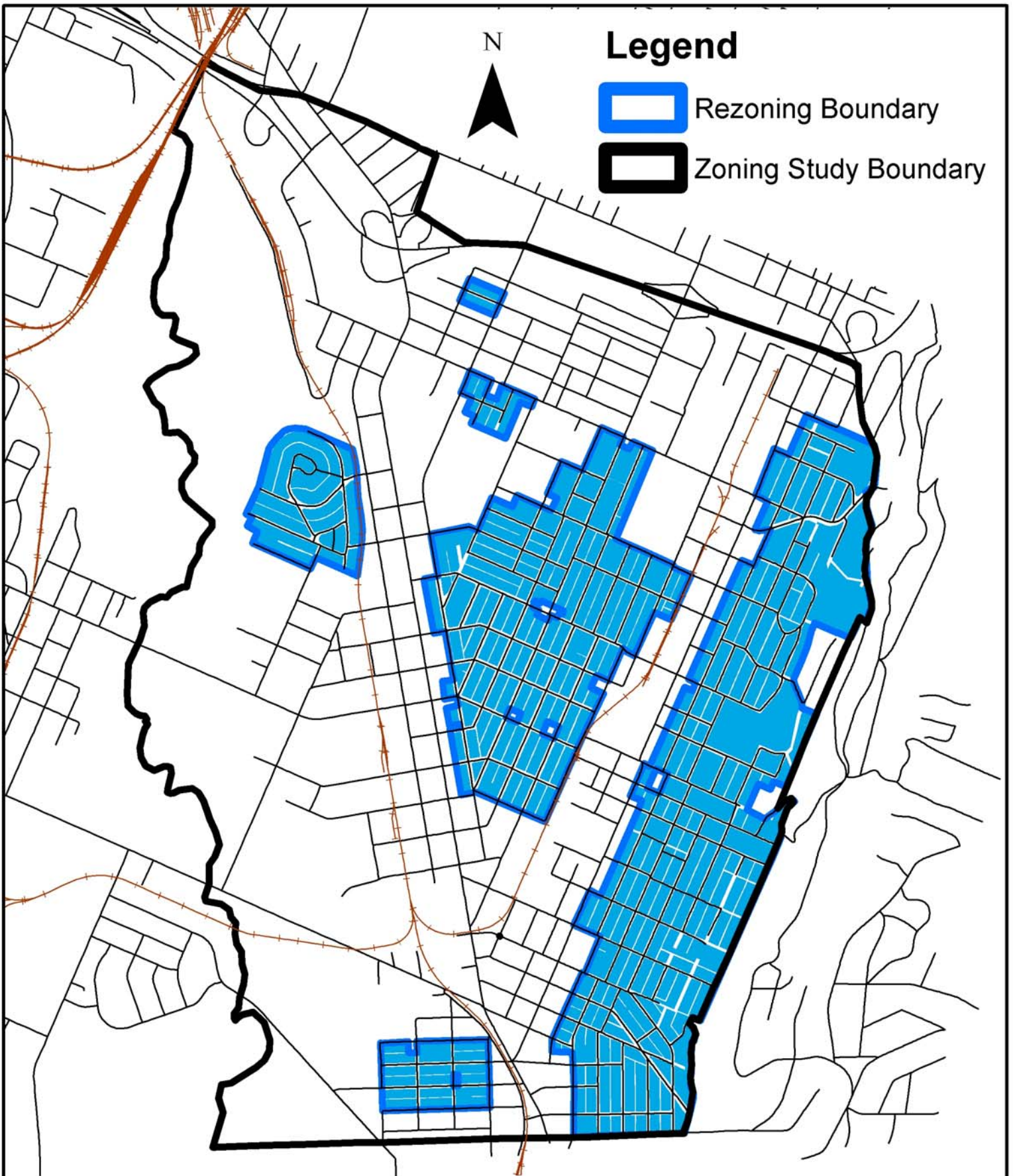
Current Land Use

- Agricultural
- Single Family
- Duplex
- Multi-Family
- Mobile Home
- Manufacturing
- Warehouse/Wholesale
- Storage
- Retail Sales/Service
- Office/Office Park
- Hotel/Motel
- Transportation
- Parking
- Utilities
- Government
- Schools/Colleges
- Religious Facilities
- Cultural Institutions
- Hospitals/Clinics
- Emergency Response/Public Safety
- Day Care/Preschool
- Recreation
- Vacant

POTENTIAL DUPLEX COVERAGE

Under existing conditions, up to 1,331 duplexes with a total of 2,662 housing units could be constructed in the study area. This does not account for the possible subdivision of larger parcels. The blue line represents the area proposed for rezoning.





**Recommended Rossville Blvd
Community Zoning Adjustment Areas**

Recommendations

ZONING ADJUSTMENT

The Chattanooga Hamilton-County Regional Planning Agency recommends that certain properties currently zoned C-2, R-2, R-3, and R-4 be rezoned R-1.

RATIONALE

This recommendation is based on the following:

1. Greater than 90% of the residentially zoned area in the Rossville Boulevard Community is single-unit; despite this fact, over 94% of the zoning in the area is R-2.
2. Under current zoning, the number of duplexes could increase by over **eight times**. That possibility presents a threat to the established single-unit pattern of residential development.
3. As other areas of predominantly R-2 zoning have been rezoned (Avondale and East Chattanooga), duplex development may shift into other areas. It is imperative that all areas of predominantly single-unit development be equally protected.
4. During the public planning process, local stakeholders consistently voiced concern regarding the existence and maintenance of existing rental duplexes in their neighborhoods.
5. The adopted Rossville Boulevard Community Plan recommends that significant areas that are single-unit in nature should be preserved, while providing a balance of housing types. The existing rezoning boundary is based predominantly on this plan.
6. Although future duplexes may be permitted in certain areas, the implementation of the rezoning plan will require that placement of duplexes in those areas be considered on a case-by-case basis.
7. Future zoning requests for duplexes will necessitate additional input from the Planning Commission, the Chattanooga City Council and community stakeholders regarding the future development of the area. This process is currently not required due to the present extent of R-2 and R-3 zoning in the Rossville Boulevard community.

COMMERCIAL ZONING

One area zoned C-2 is recommended for rezoning.

