

1ST READING 8-12-08
2ND READING 9-2-08
INDEX NO. _____

2008-103
Southeast Local Development Corporation
c/o Joe Guthrie

ORDINANCE NO. 12157

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 1100 BLOCKS OF 10TH STREET AND 11TH STREET, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL 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:

Lots 1 thru 7 and 13, 15, and 16, Loveman's Addition to Park Place, Plat Book 1, Page 32, Deed Book 5958, Page 695, Deed Book 6284, Page 725, Deed Book 6995, Page 800, Deed Book 7337, Page 85, Deed Book 7395, Page 151, Deed Book 8191, Page 607, and Deed Book 8570, Page 251, ROHC. Tax Map 146I-C-004, 005, 007 and 034 thru 041.

from R-1 Residential Zone to R-4 Special Zone.

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

1. Design Review:
 - a) To promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote compatibility with the surrounding M. L. King neighborhood, all site plans, landscaping, and building elevations shall be reviewed by the Planning and Design Studio and designated representatives of the M. L. King Neighborhood Association prior to the issuance of any building permits.
 - b) Ingress, egress, and parking shall be reviewed by the Chattanooga Traffic Engineering Department.

2. Uses Permitted:
 - Fraternal organizations only.
3. Setbacks and street frontage:

Building setbacks should be consistent with the existing residential setbacks in the M. L. King neighborhood.
4. Building facades and access:
 - a) Each building shall have a pedestrian entrance fronting the primary street.
 - b) No security-type roll up metal doors shall be permitted to front streets other than interior block alleys.
 - c) The minimum height of new buildings shall be 18 feet. Maximum building heights shall be 50 feet.
5. Placement of equipment:

All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.
6. Access and Parking:
 - a) Parking lots shall be located to the rear of the buildings. Garages shall be located behind the primary building.
 - b) For corner lots, or where physical constraints such as topography do not allow for rear parking, any parking fronting a public street shall be screened along the public right-of-way as described below.
 - c) A low wall of brick, stucco, or stone (concrete block can only be used when faced with said materials) or a combination of a decorative metal fence and landscaping shall provide a nearly opaque screen along the public right-of-way. This screen shall have a minimum height of three feet and a maximum height of four feet above grade. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
 - d) Additional curb cuts shall not be permitted on Central Avenue.
 - e) Alleys, where they exist, shall be used for vehicular access. In the absence of alleys, secondary streets should be used for vehicular access. Shared drives should be used wherever possible to reduce the amount of pervious surfaces.

7. Landscaping:

To achieve the city's goal of a 15% tree canopy cover in the urban area, surface parking lots shall be landscaped with a minimum of one tree for every five parking spaces.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

(2) weeks from and after its passage.

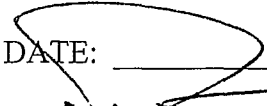
PASSED on Second and Final Reading

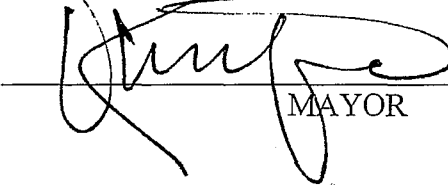
September 2, 2008.



VICE CHAIRPERSON

APPROVED: x DISAPPROVED:

DATE:  9/8, 2008



MAYOR

/add

2008-103 City of Chattanooga
May 12, 2008 (Deferred)
July 14, 2008 (Action Taken)

RESOLUTION

WHEREAS, Southeast Local Development Corporation, c/o Joe Guthrie, 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 on tracts of land located in the 1100 Blocks of East 10th Street and East 11th Street.

Lots 1 thru 7 and 13, 15, and 16, Loveman's Addition to Park Place, Plat Book 1, Page 32, Deed Book 5958, Page 695, Deed Book 6284, Page 725, Deed Book 6995, Page 800, Deed Book 7337, Page 85, Deed Book 7395, Page 151, Deed Book 8191, Page 607, and Deed Book 8570, Page 251, ROHC. Tax Map 1461-C-004, 005, 007 and 034 thru 041 as shown on the attached map.

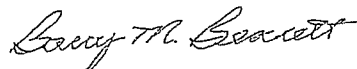
AND WHEREAS, the Planning Commission held a public hearing on this petition on May 12, 2008, at which time this petition was deferred until the July 14, 2008, Planning Commission meeting at the applicant's request,

AND WHEREAS, the Planning Commission heard and considered all statements favoring or opposing the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on July 14, 2008, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to use as fraternal organizations only.

Sincerely,



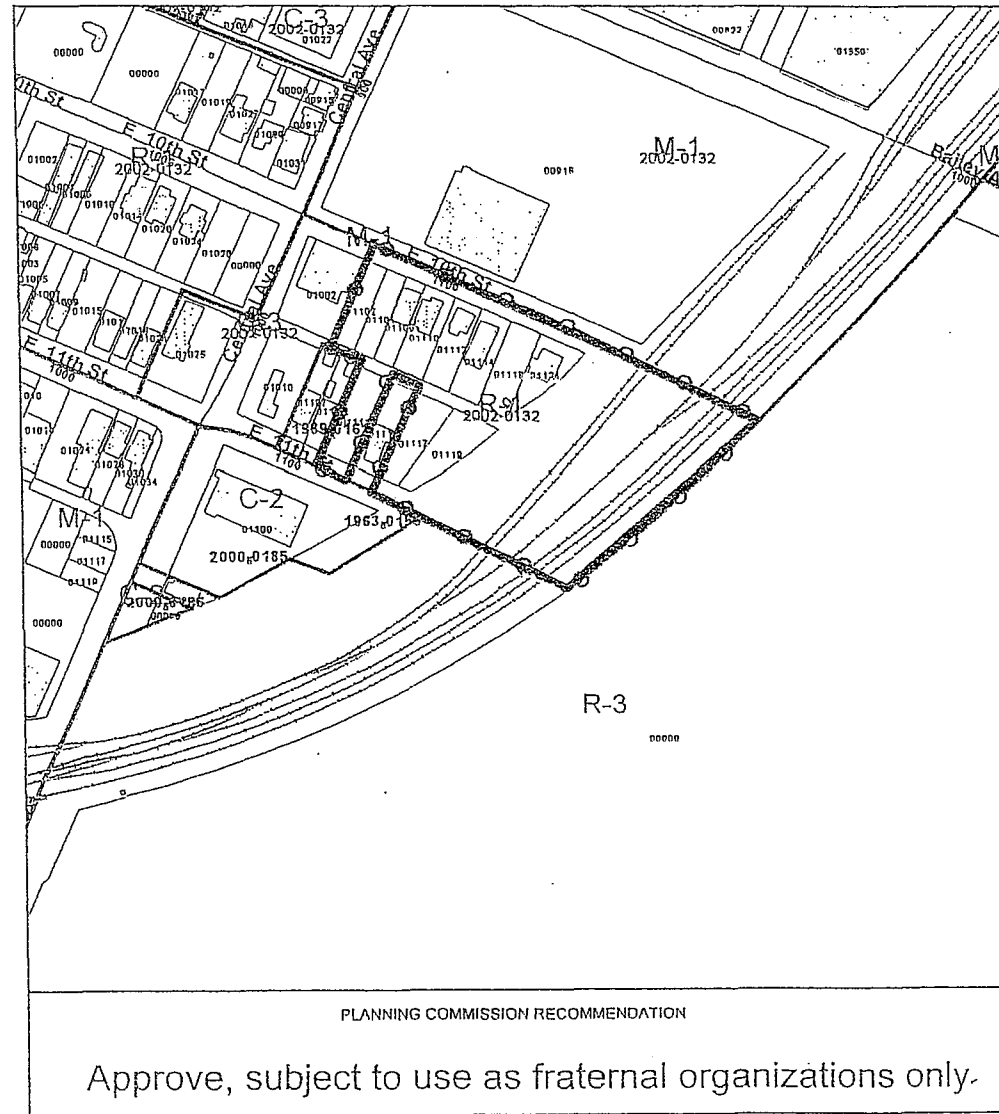
Barry M. Bennett
Secretary

CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY

CHATTANOOGA
CASE NO: 2008-0103
PC MEETING DATE: 7/14/2008
FROM: R-1
TO: R-4



1 in. = 200.0 feet



APPLICATION NO: 2008-103

JURISDICTION: Chattanooga Dist. #9
Hamilton County Dist. #6

APPLICANT: Southeast Local Development Corporation, c/o Joe Guthrie

DATE OF PLANNING COMMISSION MEETING: May 12, 2008 (Deferred)
July 14, 2008 (Action Taken)

LOCATION: 1100 Blocks of East 10th Street and East 11th Street

PRESENT ZONING: R-1 Residential Zone

REQUEST FOR: R-4 Special Zone

PROPOSED DEVELOPMENT: Fraternity Houses

SIZE OF TRACT: 1.8 Acres

ACCESS TO TRACT: Good

SITE CHARACTERISTICS: Vacant

SURROUNDING DEVELOPMENT: Residential, Industrial, Office & Railroad

EXTENSION OF EXISTING ZONE: No

NAME OF COMMUNITY LAND USE PLAN: Downtown Plan & MLK Plan

CONSISTENT WITH COMMUNITY LAND USE PLAN:

The Downtown Plan does not include a specific recommendation for this site, other than generally encouraging residential infill and mixed use development in the MLK district.

The MLK Plan is underway. Completion is anticipated in the fall of 2008.

CONSISTENT WITH COMPREHENSIVE PLAN 2030: N/A **Planning Commission Recommendation:**
Approve, subject to certain conditions
as stated in the resolution.

ADEQUATE SITE PLAN SUBMITTED: Yes

STAFF RECOMMENDATION: Defer until the MLK Plan is adopted.

REASONS FOR RECOMMENDATION:

This area was rezoned from R-3 Residential as part of the 2002 MLK Zoning Study. That study was an effort from the community to re-establish the residential base of the area.

Community planning efforts are underway for this location. A recommendation for this request should reflect those of the land use plan once it is completed.

The MLK Neighborhood Association is not in favor of this proposal.

UTC is not in favor of building fraternity houses in this location. A site closer to the university is preferred.

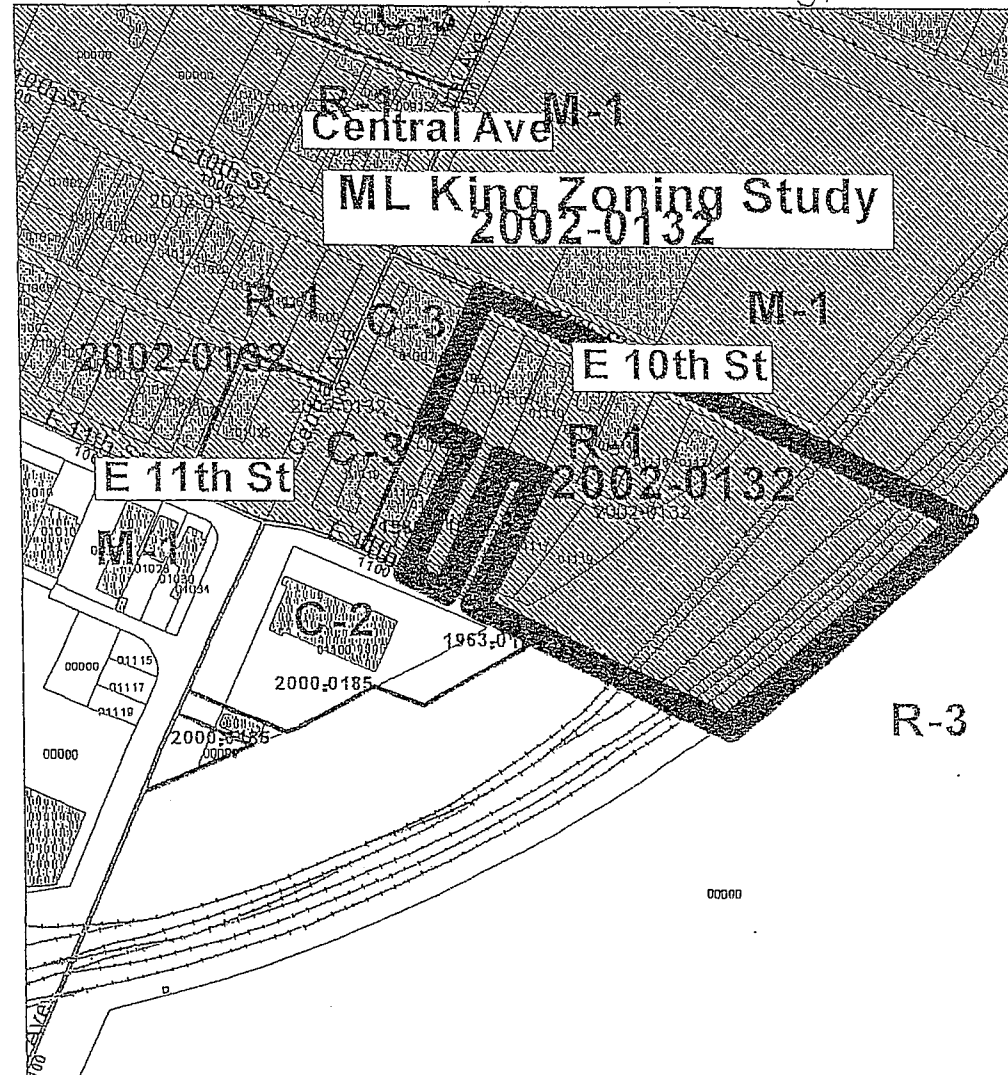
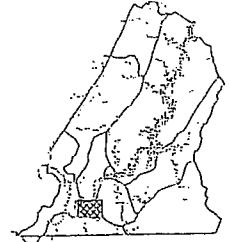
There is a moratorium on zoning for this area.

CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY

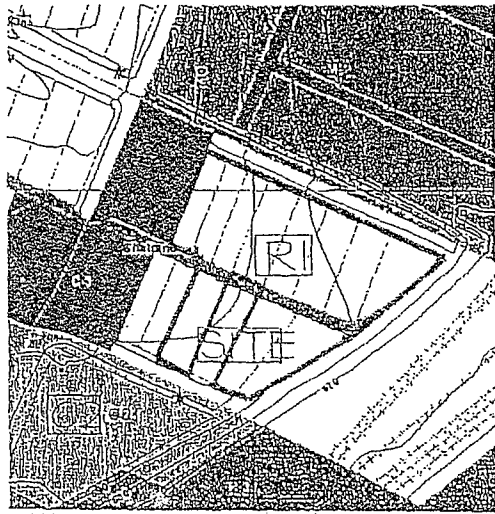
CHATTANOOGA
CASE NO: 2008-0103
PC MEETING DATE: 7/14/2008
FROM: R-1
TO: R-4



1 in. = 160.0 feet



2008-103



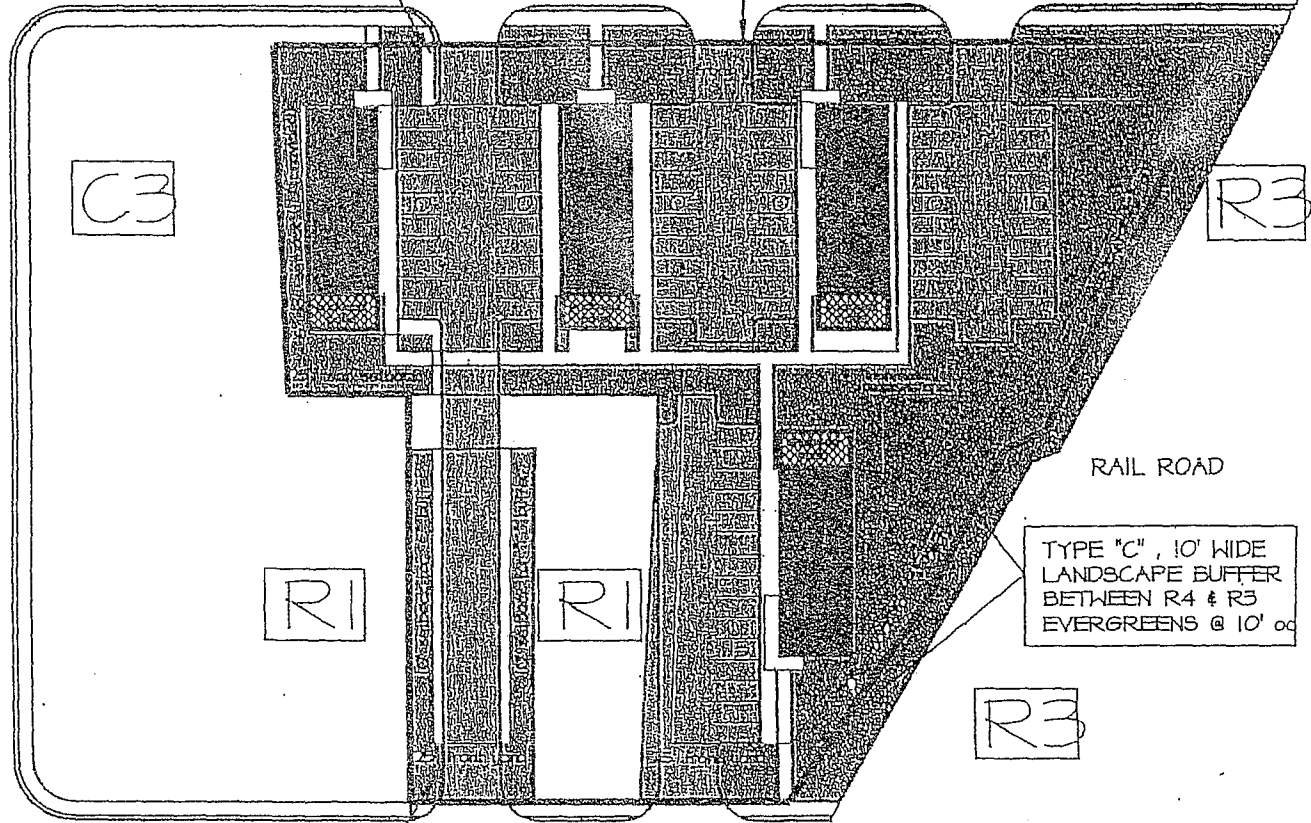
ZONING MAP
SCALE: NOT TO SCALE

8' STREET YARD ALONG STREET'S
Class I shade trees @ 35'bc AVG.

East 10th street

PROPERTY TO BE REZONED

Central Avenue



RAIL ROAD

TYPE "C", 10' WIDE
LANDSCAPE BUFFER
BETWEEN R4 & R3
EVERGREENS @ 10' oc

8' STREET YARD ALONG STREET'S
Class I shade trees @ 35'bc AVG.

East 11th street

NARRATIVE:

The intent is to get the property rezoned to R-4, for development of the property as potential lodging homes.

The surrounding properties have a variety of zoning assigned to them including commercial, manufacturing, and residential.

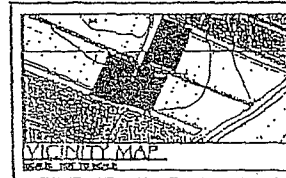
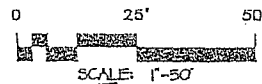
CURRENT ZONING OF PROPERTY - R-1

ACREAGE - APPROX. 1.8 ACRES TOTAL

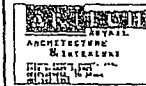
OWNER: SOUTHEAST LOCAL DEVELOPMENT CORP.
535 CHESTNUT STREET, SUITE 161
CHATTAHOOGA TN, 37401

CONTACT: JOE GUTHRIE (423) 424-4231

CONCEPTUAL SITE PLAN



PROPOSED SITE PLAN FOR REZONING
10TH STREET @ CENTRAL BLVD.
CHATTAHOOGA, TN



JOB NO. 11-111
DATE 04-25-08
CP-1