

1ST READING

3-10-09

2ND READING

3-17-09

INDEX NO.

2009-021
Mike Hedges

ORDINANCE NO. 12224

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE PART OF THE TRACTS OF LAND LOCATED IN THE 3300 AND 3400 BLOCKS OF CHANDLER PLACE, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP AND DRAWING ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM M-2 LIGHT INDUSTRIAL ZONE TO R-3 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:

All that part of an unplatted tract of land located in the 3300 and 3400 blocks of Chandler Place which is currently zoned M-2 being part of the property described in Deed Book 1043, Page 223, ROHC. Tax Map 155N-N-001.

from M-2 Light Industrial Zone to R-3 Residential Zone.

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

1. Buildings along Chandler Place shall be aligned parallel to and face the street.
2. Buildings along Chandler Place shall be set back no more than the 25-foot minimum setback requirement.
3. A sidewalk shall be provided along the entrance drives to link to the public right-of-way on Chandler Place.
4. At least one primary pedestrian entrance to front Chandler Place in each building that faces Chandler Place.

5. A fence along the railroad right-of-way to discourage pedestrian access (see attached RPA Sketch).
6. If a wall, fence, and/or hedge is to be used along the Chandler Place right-of-way, it shall be a minimum height of three (3) feet and a maximum height of four (4) feet above grade. Highway-style guardrail, stockade, or contemporary security fencing (e.g. chain link, barbwire, and razor wire) shall not be permitted.
7. In addition to the required 8-foot wide street yard along Chandler Place, an additional seven feet shall be provided to include two staggered rows spaced a maximum of 7 feet apart of shrubs spaced a maximum of 8 feet on center (see attached RPA Sketch).
8. A Type A landscape screen (as described in the Chattanooga Landscape Ordinance) between the Villages at Alton Park and the multi-family development (see attached RPA Sketch).
9. Maximum building height should not exceed three (3) stories.
10. Placement of all dumpsters to the rear of the property or away from residential areas. In all cases, dumpsters shall be screened from any public right-of-way.
11. Off-street parking should be located to the rear of the buildings. If it is physically impossible to located parking to the rear of the buildings, a decorative fence, wall and/or hedge shall be provided along any street to screen the parking. Highway-style guardrail, stockade, or contemporary security fencing (e.g. chain link, barbwire, and razor wire) shall not be permitted.
12. Schedule and attend a City of Chattanooga Pre-submittal meeting to gather important guidance and feedback on the technical issues of the project.

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

March 17, 2009.

Linda Bennett
CHAIRPERSON

APPROVED: DISAPPROVED:

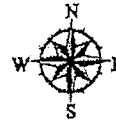
DATE: 3/23, 2009

[Signature]
MAYOR

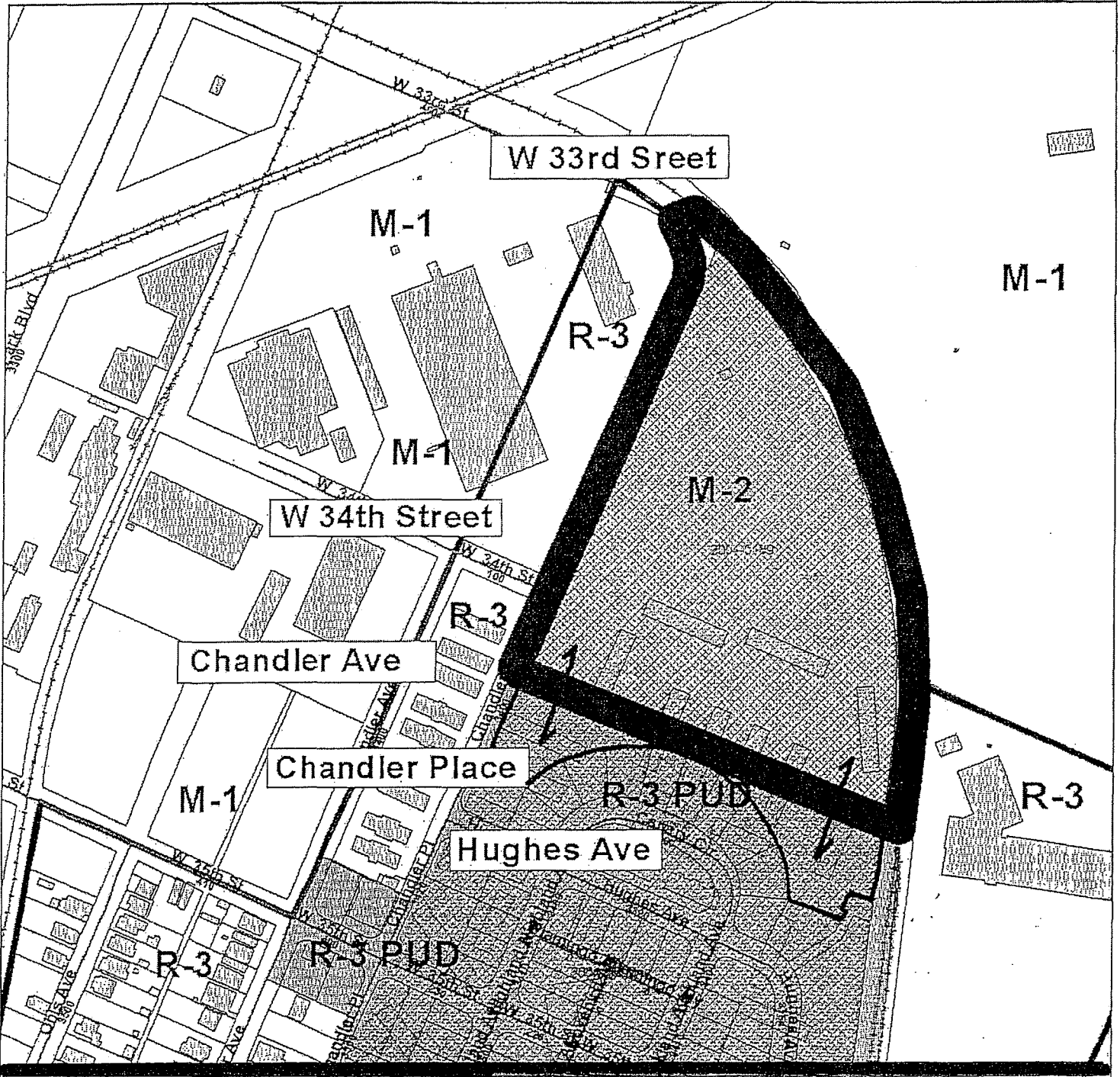
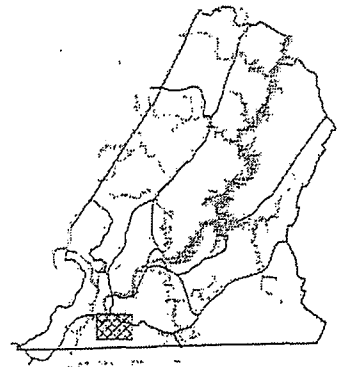
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2009-0021
PC MEETING DATE: 2/9/2009
FROM: M-2
TO: R-3



1 in. = 260.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2009-021: Approve, subject to certain conditions as stated in the Planning Commission Resolution.



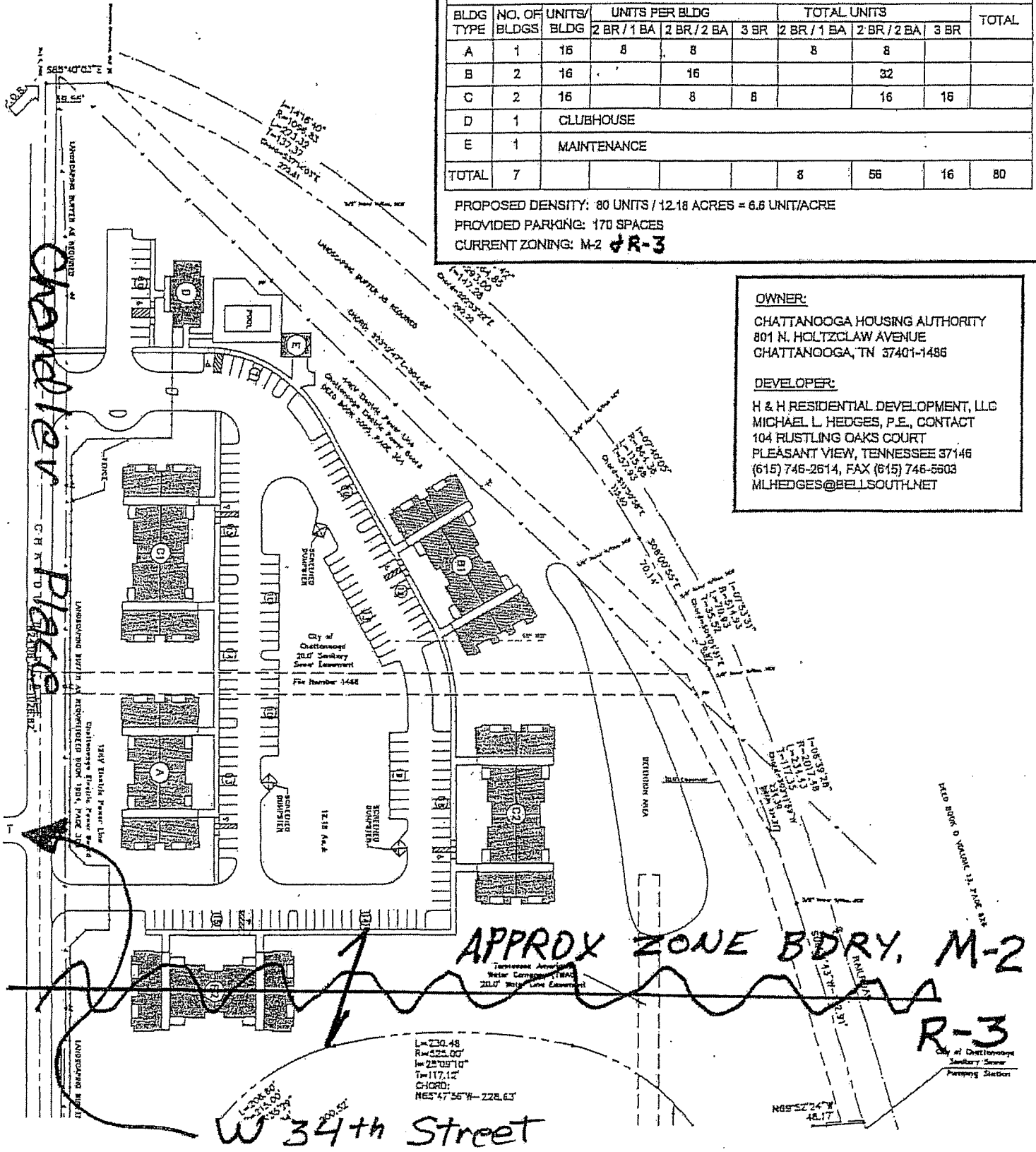
2009-021

BUILDING SCHEDULE									
BLDG TYPE	NO. OF BLDGS	UNITS/BLDG	UNITS PER BLDG			TOTAL UNITS			TOTAL
			2 BR / 1 BA	2 BR / 2 BA	3 BR	2 BR / 1 BA	2 BR / 2 BA	3 BR	
A	1	16	8	8		8	8		
B	2	16		16			32		
C	2	16		8	8		16	16	
D	1	CLUBHOUSE							
E	1	MAINTENANCE							
TOTAL	7					8	56	16	80

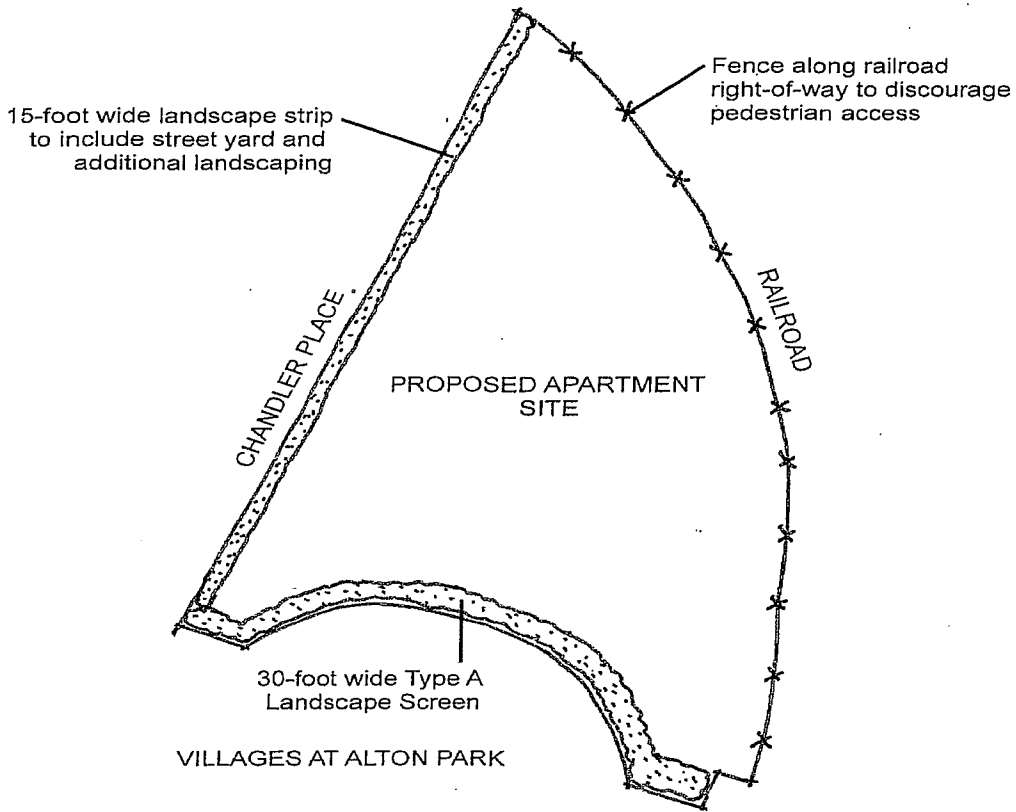
PROPOSED DENSITY: 80 UNITS / 12.18 ACRES = 6.6 UNIT/ACRE
 PROVIDED PARKING: 170 SPACES
 CURRENT ZONING: M-2 **R-3**

OWNER:
 CHATTANOOGA HOUSING AUTHORITY
 801 N. HOLTZCLAW AVENUE
 CHATTANOOGA, TN 37401-1486

DEVELOPER:
 H & H RESIDENTIAL DEVELOPMENT, LLC
 MICHAEL L. HEDGES, P.E., CONTACT
 104 RUSTLING OAKS COURT
 PLEASANT VIEW, TENNESSEE 37146
 (615) 746-2614, FAX (615) 746-5503
 MLHEDGES@BELLSOUTH.NET



RPA Sketch showing recommended conditions 5, 7, and 8 for
Case 2009-021



RPA Sketch- Conditions 5, 7, 8 Case 2009-021