

ZONING APPLICATION FORM

CASE NUMBER:	2014-051	Date Submitted: 05/09/2014					
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)							
1 Applicant Request							
Zoning	From: M-3	To: C-3					
	Total Acres in request area: 1.25 +/-						
2 Property Information							
Property Address:	614 East Main St (at rear of parcel)						
Property Tax Map Number(s):	145L-J-017 (part)						
3 Proposed Development							
Reason for Request and/or Proposed Use:	Residential Development						
4 Site Characteristics							
Current Zoning:	M-3						
Current Use:	Undeveloped, Container Storage						
Adjacent Uses:	Residential, Commercial, Undeveloped, Manufacturing						
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: RTB Holdings LLC		Address: 3721 Ringgold Rd					
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner					
City: Chattanooga	State: TN	Zip Code: 37421	Email:				
Phone 1: 423-883-0410	Phone 2:	Phone 3:	Fax:				
6 Property Owner Information (if not applicant)							
Name: Parks Properties LLC		Phone: 423-643-3800					
Address: 711 East Main St, Chattanooga, TN 37408							
Office Use Only:							
Planning District: 8A		Neighborhood: Southside Historic District					
Hamilton Co. Comm. District: 4		Chatt. Council District: 8	Other Municipality:				
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:					
Checklist							
<input checked="" type="checkbox"/>	Application Complete	<input checked="" type="checkbox"/>	Ownership Verification	<input checked="" type="checkbox"/>	Map of Proposed Zoning Area with dimensions		
<input checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Total Acres to be considered: 1.25+/-	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 4841/699							
Plat Book/Page: 52/194				<input checked="" type="checkbox"/>	Notice Signs	Number of Notice Signs: 3	
<input checked="" type="checkbox"/>	Filing Fee: \$635.00	Cash		<input checked="" type="checkbox"/>	Check	Check Number: 5781	
Planning Commission meeting date: 06/09/2014				Application processed by: Jennifer Ware			

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-051	PC Meeting Date: 06-09-14
Applicant Request:	Rezoning from M-3 Warehouse and Wholesale Zone to C-3 Central Business Zone	
Property Location:	614 East Main Street	
Property Owner:	Parks Properties	
Applicant:	RTB Holdings, LLC	
Staff Recommendation:	APPROVE, with Conditions as noted below	

PROJECT ANALYSIS**RPA Land Use & Transportation Comments****Project Description**

The applicant is proposing to develop the southern portion of the property with 12 residential lots ranging in size from 4,000 to 6,000 square feet. The proposal is for single-family detached units that will front on East 16th Street. The units are proposed to have vehicular access from a rear alley, with garages behind the houses on the alley.

Site Description

The 1.25 acre site is currently used for container storage. Adjacent properties are a mix of residential uses to the south and west, commercial and manufacturing uses to the north along East Main Street, and vacant land to the east across Madison Street.

Zoning History

This site has had no recent zoning activity. To the west of the site is a multi-family residential building, rezoned C-3 Central Business Zone in 1985. Properties to the south are zoned R-3 Residential Zone, though much of the Jefferson Park neighborhood to the south is zoned R-3 Residential Zone and C-3 Central Business Zone. Much of the recent development in this neighborhood has been rezoned to C-3 Central Business Zone for residential purposes over the past several years. Two properties to the north, across East Main Street, were rezoned to C-3 Central Business Zone in 2007 and 2013. Properties immediately to the north, including the northern portion of the subject property, are zoned C-2 Convenience Commercial Zone.

Plans/Policies

This site is within the 2004 Downtown Plan and the 1997 Southside Plan, both of which recommend residential development for this location and the use of alleys for vehicular access.

City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

RPA Summary

Since the Applicant's proposal is consistent with the Downtown Plan, and with development patterns in the surrounding neighborhood, RPA staff recommends approval. To encourage development that is consistent with the character of the neighborhood both in the present and in the future, staff

STAFF CASE REPORT TO PLANNING COMMISSION

recommends that the following C-3 Central Business Zone conditions be attached:

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. Land Use.

A. The use of this property shall be limited to residential. Single-family detached shall be allowed.

3. Setbacks.

A. For new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a zero building setback is required along the street frontage.

- (1) To accommodate outdoor pedestrian activities including a park, plaza, or outdoor dining, a greater setback is permitted if a street edge delineating the public and private space is provided in accordance with Condition 6.A.

B. A maximum 15-foot front setback is allowed to accommodate porches, landscaping, stormwater solutions and street trees.

4. Height Requirements.

A. The maximum height of residential buildings shall be three (3) stories.

STAFF CASE REPORT TO PLANNING COMMISSION

- B. The minimum height of new nonresidential buildings shall be eighteen (18) feet.
- C. The maximum height of all new non-residential buildings and new multi-family buildings shall be five (5) stories.

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

6. Off-street parking.

- A. New off-street parking shall not be permitted between a building and the primary street frontage.
 - B. For new construction of a primary building, or improvements altering more than 25% of the parcel that is covered in pavement (including gravel, impervious surfaces, and pavers), the following is required:
 - (1) Off-street parking fronting a public street shall be screened from the right-of way with a street edge in accordance with Condition 6.A. Front end in or parallel parking along alleys is exempt from this requirement.
 - (2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every five parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.
 - C. Garages for new residential dwellings shall be located behind the primary building.
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STAFF CASE REPORT TO PLANNING COMMISSION

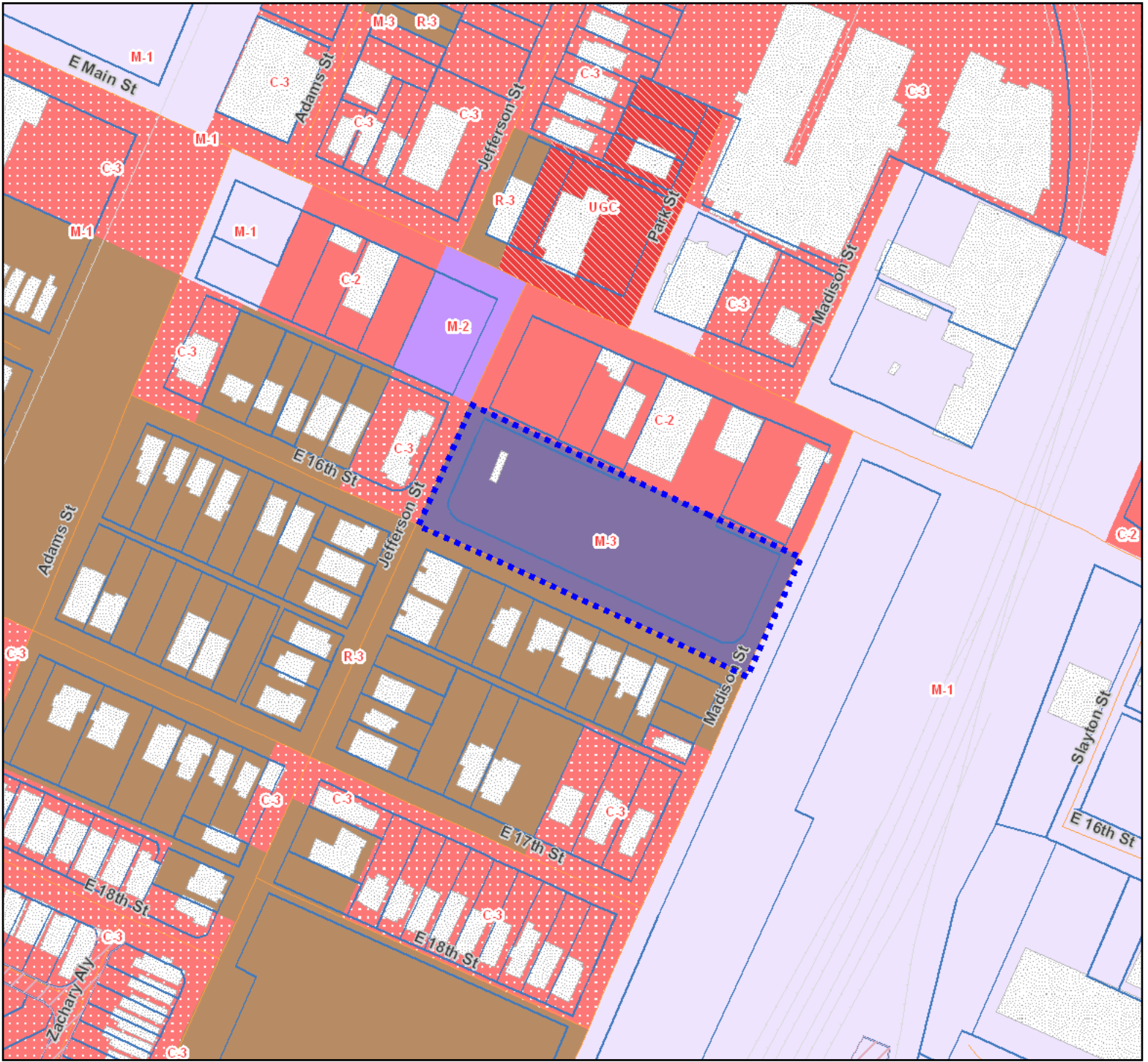
D. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:

- (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

7. Street Frontage.

A. Where a street edge is required, it shall be provided as follows:

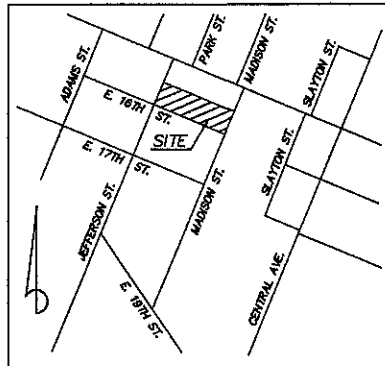
- (1) The street edge shall have a minimum height of three (3) feet and a maximum height of four (4) feet above grade and shall consist of:
 - a. Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
 - b. A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
 - c. An evergreen hedge, with a minimum height at maturity of 3 feet.
 - d. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
 - (2) Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new non-residential buildings.
 - (3) No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.
 - (4) All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.
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2014-051 Rezoning from M-3 to C-3

Chattanooga Hamilton County Regional Planning Agency

180 ft



LOCATION MAP

Owner's Certification

I/We, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s in fee simple.

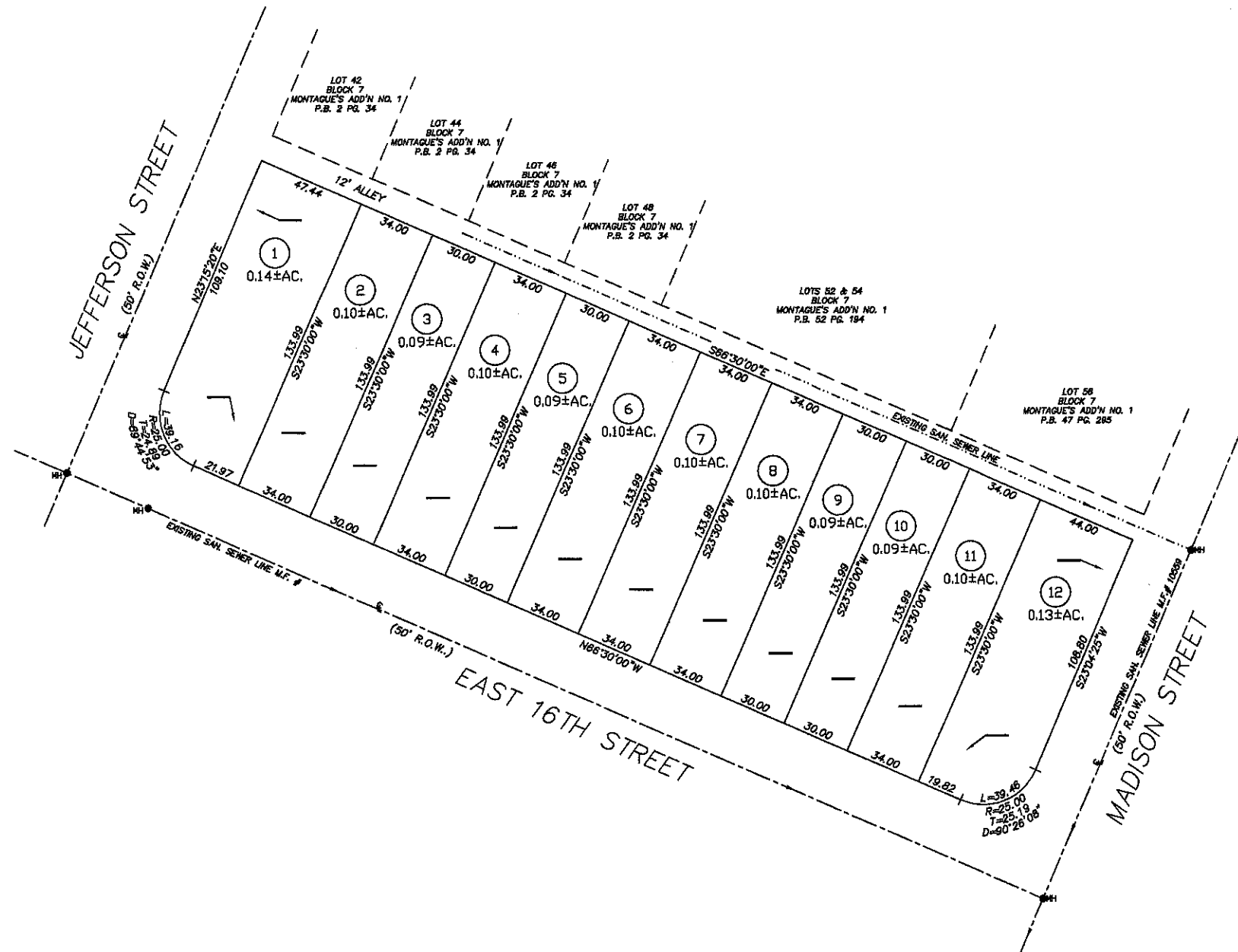
Parks Properties, LLC.
771 E. Main Street
Chattanooga, Tennessee 37408
(423) 885-0410

Surveyor's Certification

I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "T" Survey.

David Mathews PLS#747

APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE _____
BY _____
HAMILTON COUNTY WATA
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____



GENERAL NOTES

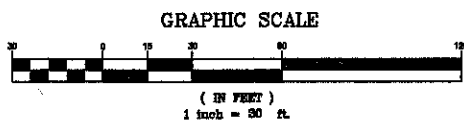
1. Zoned : M-3
2. Acres subdivided : 1.87± Acres
3. This plat subdivides deed : 4841-688
4. Local Government does not certify that utilities or utility connections are available.
5. This subdivision has been developed according to the design standards of the City of Chattanooga Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 145 L-J-017
8. All corners are Iron Pins Set unless otherwise noted.
9. City Ordinance No:8842 entitled "Storm Water Run-Off and Erosion Control" shall apply to any discharge of same from this Subdivision of Property.
10. No fill material is to be placed in a constructed drainage facility in such a manner as to impede storm water run-off flow unless approved by The City Engineer.
11. The City of Chattanooga is not responsible to construct or maintain drainage easements.

RECEIVED

MAY - 9 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services

Client Projects RE-MONTAGUES ADDITION TO MONTAGUES 5/8/2014 2:05:26 PM EDT



FINAL PLAT

RTB ADDITION TO MONTAGUES

LOTS 1 THRU 12
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 5-7-2014 Drawn: BOON
Scale: 1" = 30' Checked: DLM Job#: 14-287

DAVID MATHEWS SURVEYING
1830 HAMIL ROAD CHATTANOOGA, TENN 37418
PH: 423-870-8871 FAX: 423-870-4800
14-S4369