

Chattanooga-Hamilton County Regional Planning Agency
1250 Market Street, Suite 2000-DRC
Chattanooga, TN 37402

«Name»
«street number» «street prefix» «street name» «street suffix»
«apartment number»
«city», «state» «zip code»

Fold Here to Mail

Thank you for your interest in the future of Fort Wood!

Please return this survey by July 27, 2007
&
Mark your calendar for the Public Open House
Thursday, August 23, 2007
Time & Location TBA

Results of the survey & recommendations will be displayed.
For more information and meeting updates,
check our website at www.chcrpa.org.

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Fort Wood Zoning Study
Attention Melissa Taylor
Chattanooga-Hamilton County Regional Planning Agency
1250 Market Street, Suite 2000-DRC
Chattanooga, TN 37402

Tape Edge Here

Tape Edge Here

Zoning Facts

Zoning?

Zoning is a set of legally enforceable standards which 'regulate and restrict the use of land and the use and location of buildings and structures; regulates and restricts the height, size and bulk of buildings and structures, and determines the area of yards, courts and other places surrounding same; regulates and restricts the density of population; divides a jurisdiction into districts for such purposes; adopts maps of said jurisdiction showing boundaries and classification of such districts; provides for correcting errors and granting variances, and prescribes penalties for the violation of its provisions'.

Zones in Fort Wood?

Although many of the land uses in the Fort Wood neighborhood are single-family residences, a majority of the properties, including those single-family uses, are zoned either R-3 or R-4. R-3 and R-4 residential zones allow several other uses than R-1 Single-family residential zone as documented in the table below. Only one commercial zone exists in the neighborhood, a C-2 zone, which allows for a variety of business, office, and service facility type uses and is also classified in neighboring land use plans as "medium to high business mix". Maps have been provided on the back of the survey for your reference.

		Permitted Uses																
		Single-family detached	Duplex	Triplex	Quadplex	Townhouse	Patio Homes	Apartments (greater than 4 units)	Single-wide manufactured	Boarding Homes, Lodging Homes, B&Bs	Offices/Banks	Dorms	Fraternal Organizations	Retail Galleries	Media Stations	Gift Shops	Beauty Shops	small animal hospitals
Chattanooga Zoning Ordinance																		
R-1	Residential Zone	✓																
R-3	Residential Zone	✓	✓	✓	✓	✓		✓	mobile home parks by special permit	✓	✓							
R-4	Special Zone	✓	✓	✓	✓			✓		✓	✓	by special permit	by special permit	✓	by special permit	by special permit	by special permit	

✓ Principle use "by right"

Grandfathered Properties / Non-Conforming Uses?

The Chattanooga Zoning Ordinance states that "the lawful use of a building existing at the time of the passage of the Chattanooga Zoning Ordinance or any amendment thereto (the Zoning Ordinance and amendments thereto are hereinafter, and in §101, collectively referred to as the "Ordinance") shall not be affected by the Ordinance" and the requirement, if one owns such a non-conforming use, to comply with the ordinance and its amendments shall happen "if such a non-conforming building is removed or the non-conforming use of such building is discontinued for 100 consecutive days regardless of the intent of the owner or occupant of such building to continue or discontinue such use".

Comments:

Please return this preaddressed stamped survey by July 25, 2007. The results will be used to make recommendations to the Planning Commission and City Council regarding zoning in Fort Wood. Direct additional comments and/or questions to Melissa Taylor, Senior Planner, Regional Planning Agency (RPA) at 423-757-5216. Fort Wood Zoning Study information, public meeting dates, and City Zoning Ordinance can be found on the web at www.chcrpa.org or in our

Fort Wood Zoning Study Survey Questions

As a resident or property owner in the Fort Wood area, are you satisfied with the character and nature of development pattern? If so, what do you like most? If not, what is most displeasing to you?

Please check the types of development you feel are appropriate in the Fort Wood area? You can check more than one.

- | | | |
|--|---|--|
| <input type="checkbox"/> Single Family Residential | <input type="checkbox"/> Townhomes | <input type="checkbox"/> Neighborhood Commercial |
| <input type="checkbox"/> Two Family Residential | <input type="checkbox"/> Offices | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Multi-Family Residential | <input type="checkbox"/> Boarding/Lodging homes | |

Use the space provided on the previous page (bottom left), to further comment about any of the above development types.

As a stakeholder in your community, do you regularly attend a neighborhood association meeting? Yes or No
If so, what neighborhood association? _____

Are you affiliated with the University of Tennessee at Chattanooga in any way such as employment, business, or student?
 Yes or No

Are you a Fort Wood property owner? Yes or No **If so, skip to the Property Owner section**

Do you rent a home/apartment or business space in Fort Wood? If so, which and for how long?

If you are renting living space, what type of residence is it?

- | | | | |
|---|---|------------------------------------|---|
| <input type="checkbox"/> Multi-family (more than two units) | <input type="checkbox"/> Duplex (two units) | <input type="checkbox"/> Townhouse | <input type="checkbox"/> Single-family home |
|---|---|------------------------------------|---|

If renting space for business purposes, is the business faith-based? Yes or No
If so, is it affiliated with the University of Tennessee at Chattanooga? Yes or No

Would you consider purchasing your own living or business space in Fort Wood? Yes or No

Thank you for completing the survey! Please provide additional comments in the space at right.

Property Owner Section Only:

As a property owner in the Fort Wood Study area, is your property your residence, business, and/or rental property? If it is rental property, is it residential or business use? How many units? _____

If your property is used as rental residential, is it multi-family apartments, duplex apartments, townhouse style single-family, or a standard single-family home?

Is your property used for a faith-based or other community/social organization? Yes or No
If so, is it affiliated with the University of Tennessee at Chattanooga? Yes or No

Your property is currently zoned? N/A

If you use your property as a single-family residence, would you support the rezoning of your property to R-1 Residential (City's single-family residential zone)? Yes or No; please tell us why or why not.

As the owner of a property zoned other than R-1 Residential, please check all of the uses currently allowed on your property that you consider important to maintain.

- | | |
|---|--|
| <input type="checkbox"/> Duplex or two-family residence | <input type="checkbox"/> Office |
| <input type="checkbox"/> Multi-family residence | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Townhome style single-family | <input type="checkbox"/> None of these |

Based on the question above, would you consider supporting a rezoning of your property that would allow your current or desired use(s) to continue as a legal non-conforming use (otherwise known as "Grandfathered" use), but may not allow all or some of those uses if the current use were discontinued for more than 100 days? Please tell us the reason for your answer.

Fort Wood Zoning Study 2007

Boundary Map

Legend

- Zoning Study Boundary
- Historic District Boundary



Fort Wood Zoning Study

Zoning 2007

Legend

ZONE

- C-2
- R-3
- R-4

