

1ST READING 4-5-05
2ND READING 4-12-05
INDEX NO. _____

2004-242 (Part 2)
City of Chattanooga

ORDINANCE NO. 11681

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE CERTAIN PROPERTIES LOCATED IN THE 2800 BLOCKS OF CANNON AVENUE, CALHOUN AVENUE, AND THE 2800 AND 2900 BLOCKS OF MORGAN AVENUE, MORE PARTICULARLY DESCRIBED HEREIN AND SHOWN ON THE ZONING STUDY AND MAP(S) ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM R-2 RESIDENTIAL 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:

Beginning at the intersection of the east line of the 2800 block of Cannon Avenue and the south line of the 1300 block of East 28th Street, thence southeast along said south line to its intersection with the west line of the 2800 block of Calhoun Avenue, thence southwest along said west line to the southeast corner of 156I-B-014, thence northwest along the south line of said parcel to the northeast corner of 156I-B-020, thence southwest along the east line of said parcel and 156I-B-019 to the southeast corner of parcel 19, thence northwest along the south line of said parcel 19 to its intersection with the east line of the 2800 block of Morgan Avenue, thence continuing northwest across said avenue to its west line, thence southwest along said west line to the southeast corner of 156I-C-005.02, thence northwest along said south line to said parcels southwest corner, thence northwestwardly and northeastwardly along the west lines of said parcel and 156I-C-005.01, 005, and 004, to the southeast corner of 156I-C-002, thence northwest along the south line of said parcel 002 to its southwest corner, thence northeast along the west line of said parcel to its intersection with the south line of the 1400 block of Doyle Street, thence continuing northeast across said street to its intersection with the east line of the 2800 block of Cannon Avenue, thence northeast along the east line of said avenue to its intersection with the south line of the 1300 block of East 28th

Street, the point of beginning. Tax Map 156I-B-001 thru 007, 156I-B-011 thru 014, 156I-B-019 thru 036.01, 156I-C-002 thru 005.02.

from R-2 Residential 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 map(s) 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. Jack Benson
CHAIRPERSON

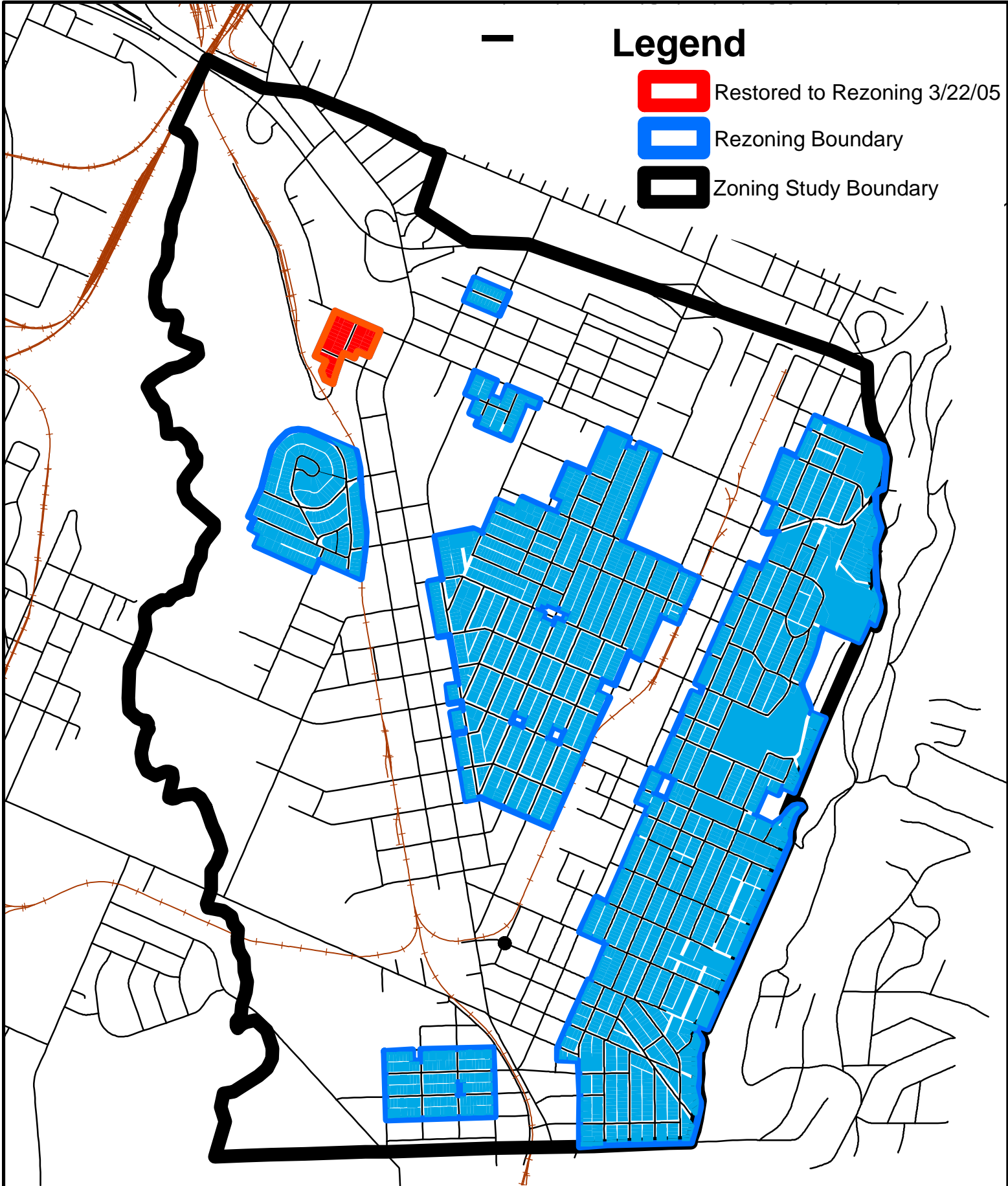
APPROVED: DISAPPROVED:

DATE: 4/15, 2005




Robert
MAYOR

Reviewed By: Shulman

AKS/add





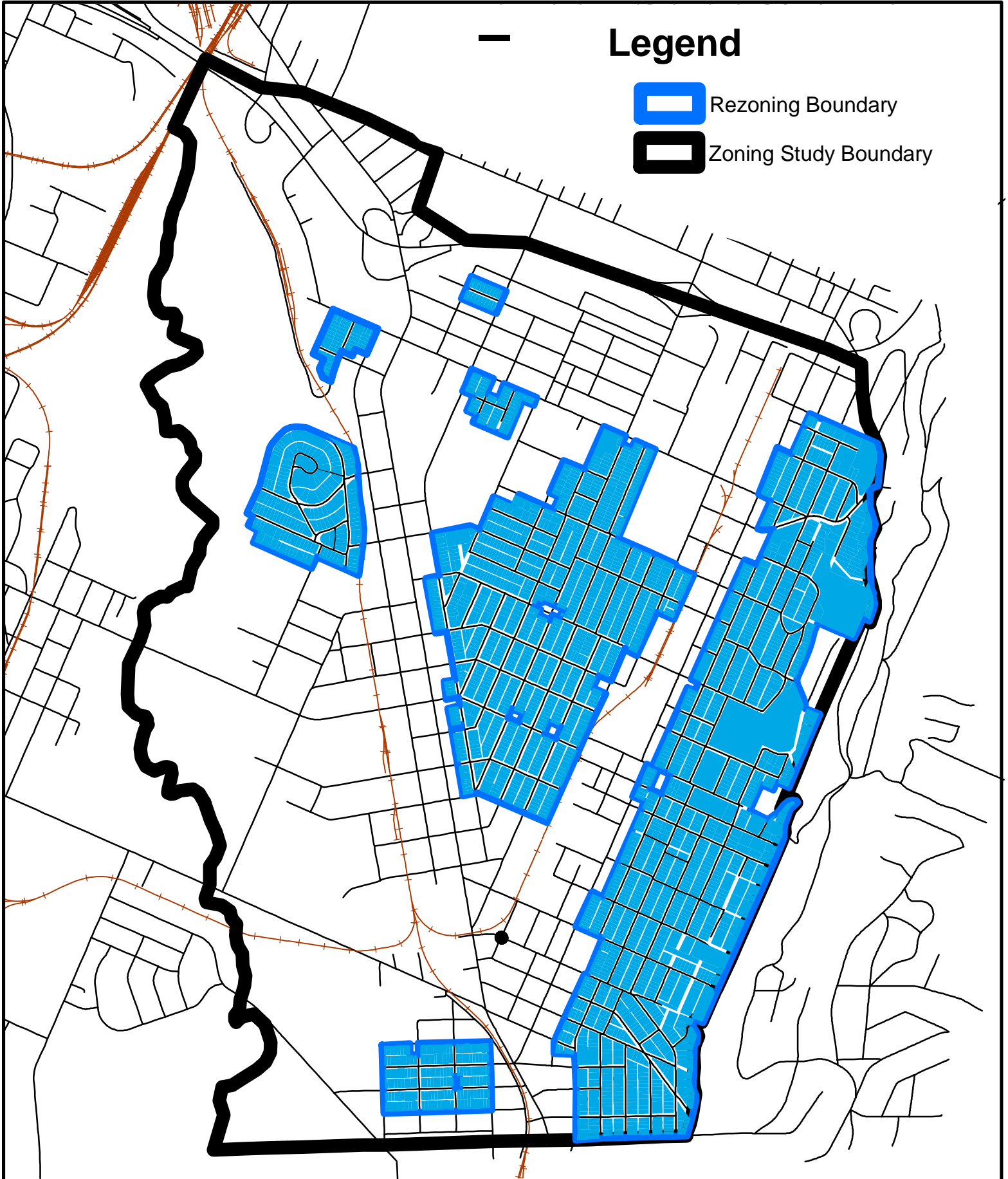
Legend

-  Restored to Rezoning 3/22/05
-  Rezoning Boundary
-  Zoning Study Boundary

Recommended Rossville Blvd
Community Zoning Adjustment Areas

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

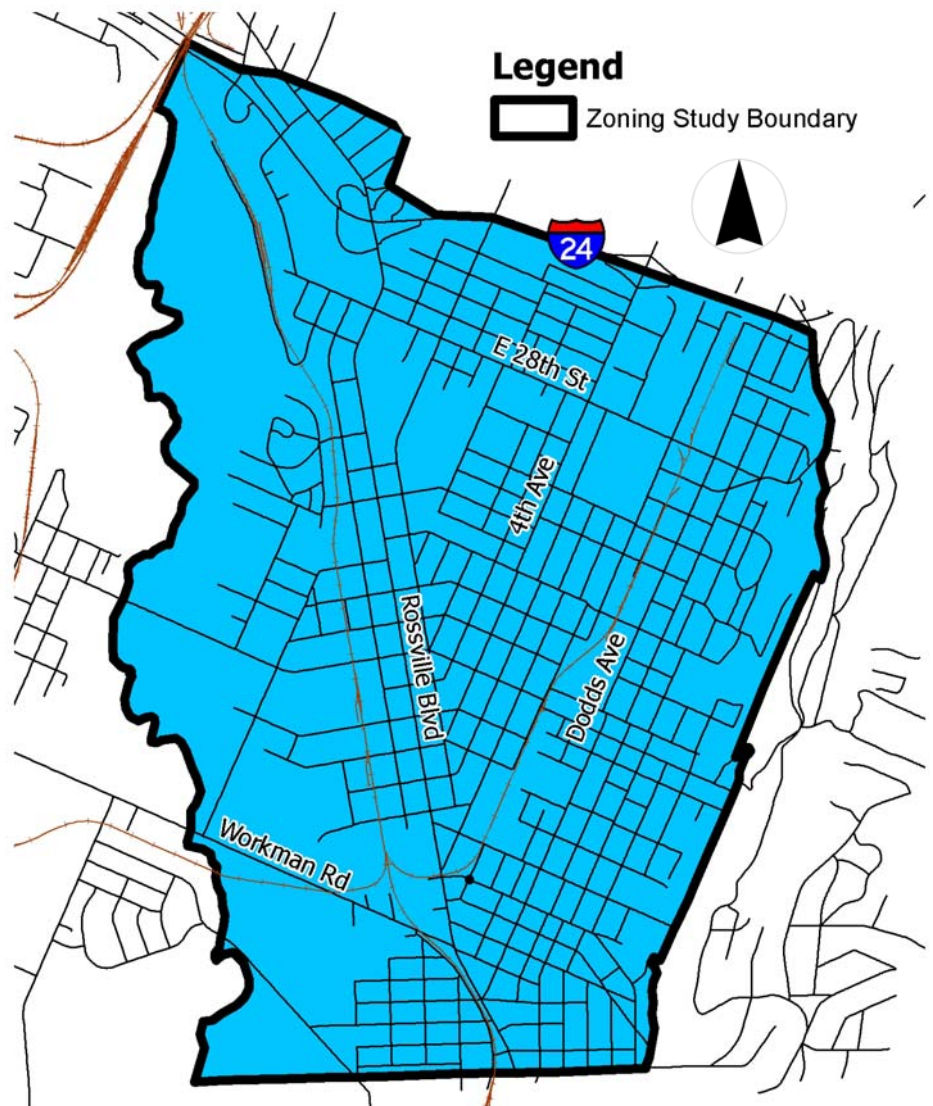
STUDY PURPOSE

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.

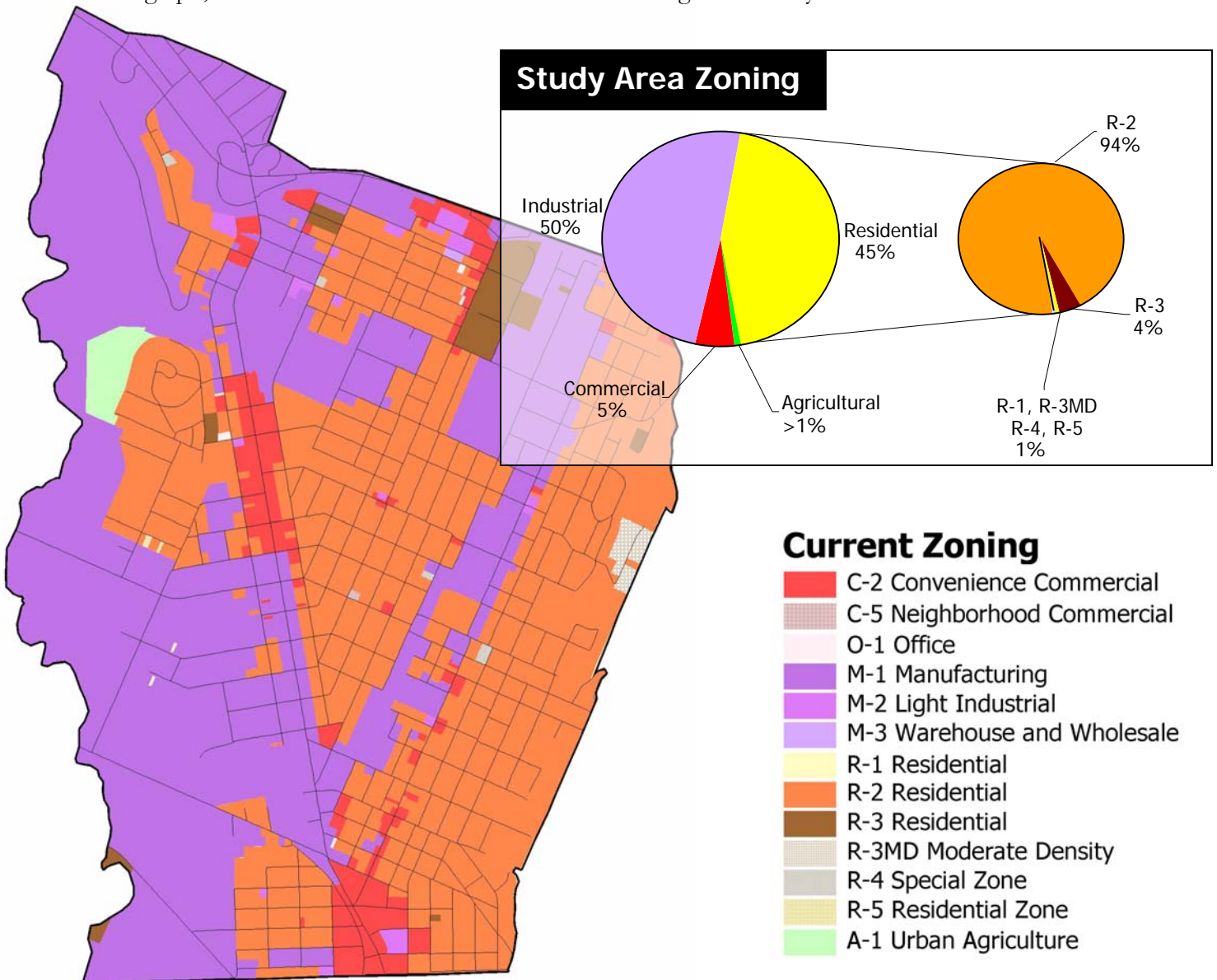
ZONING

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.



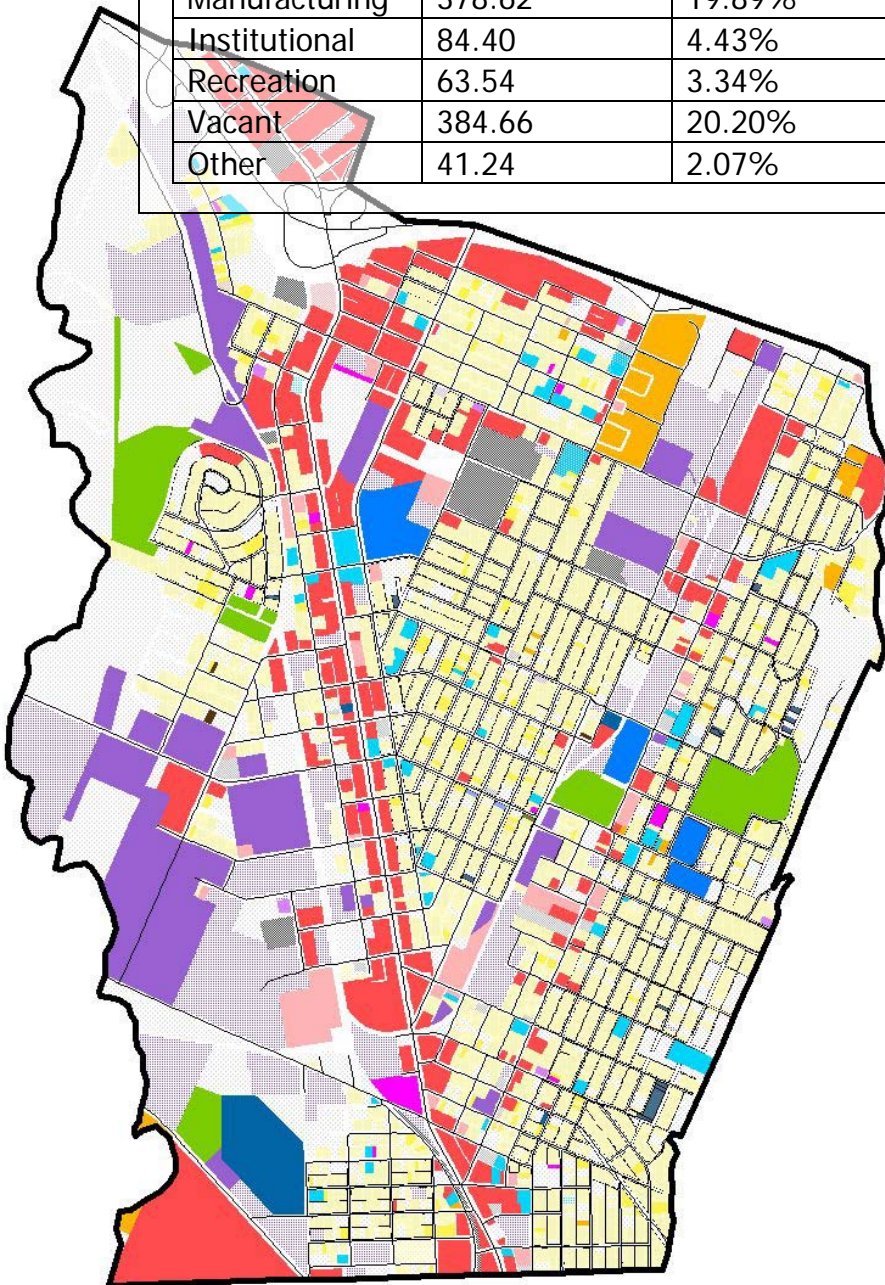
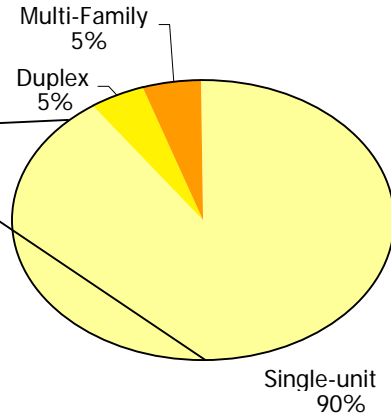
LAND USE

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

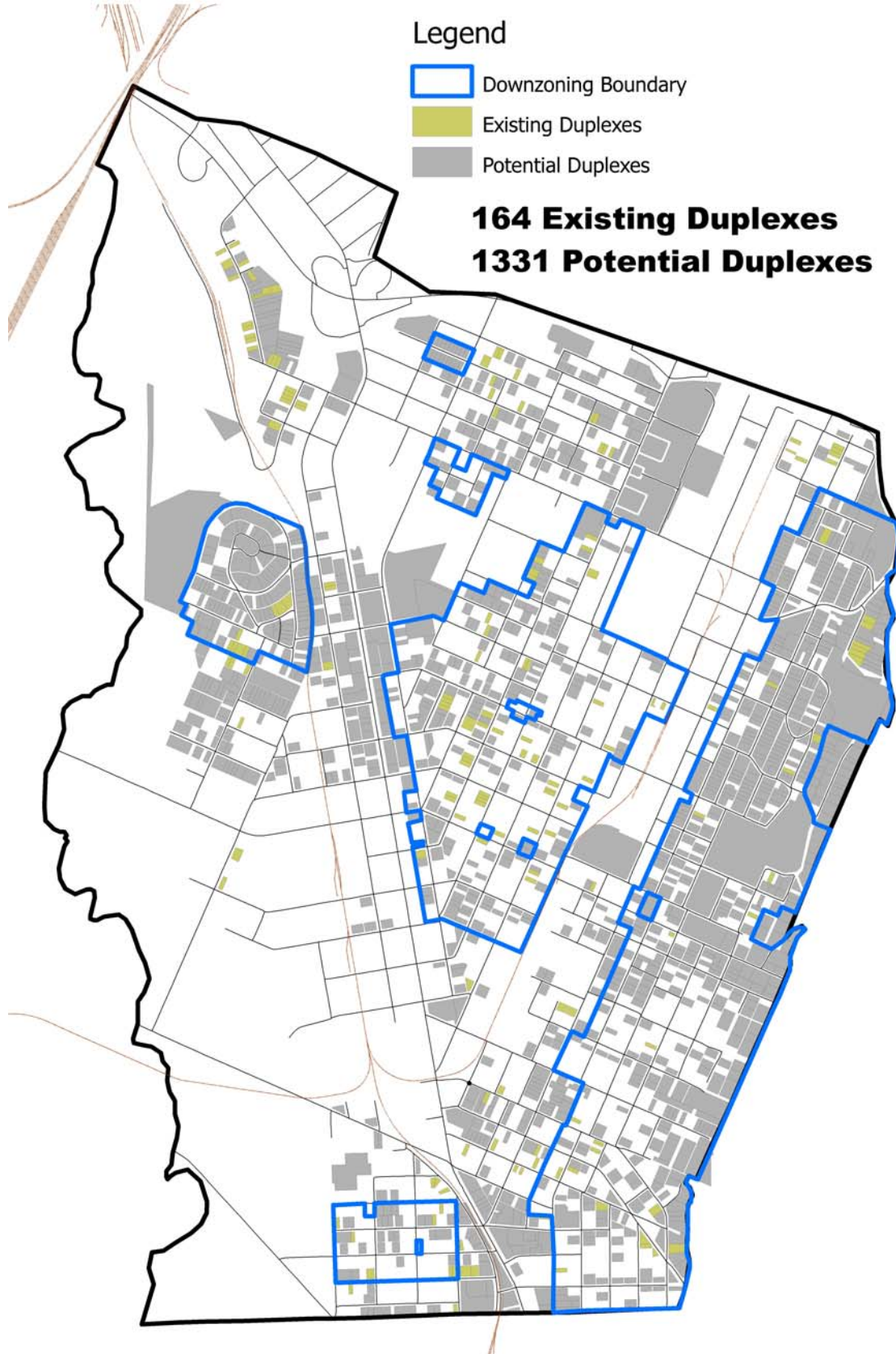


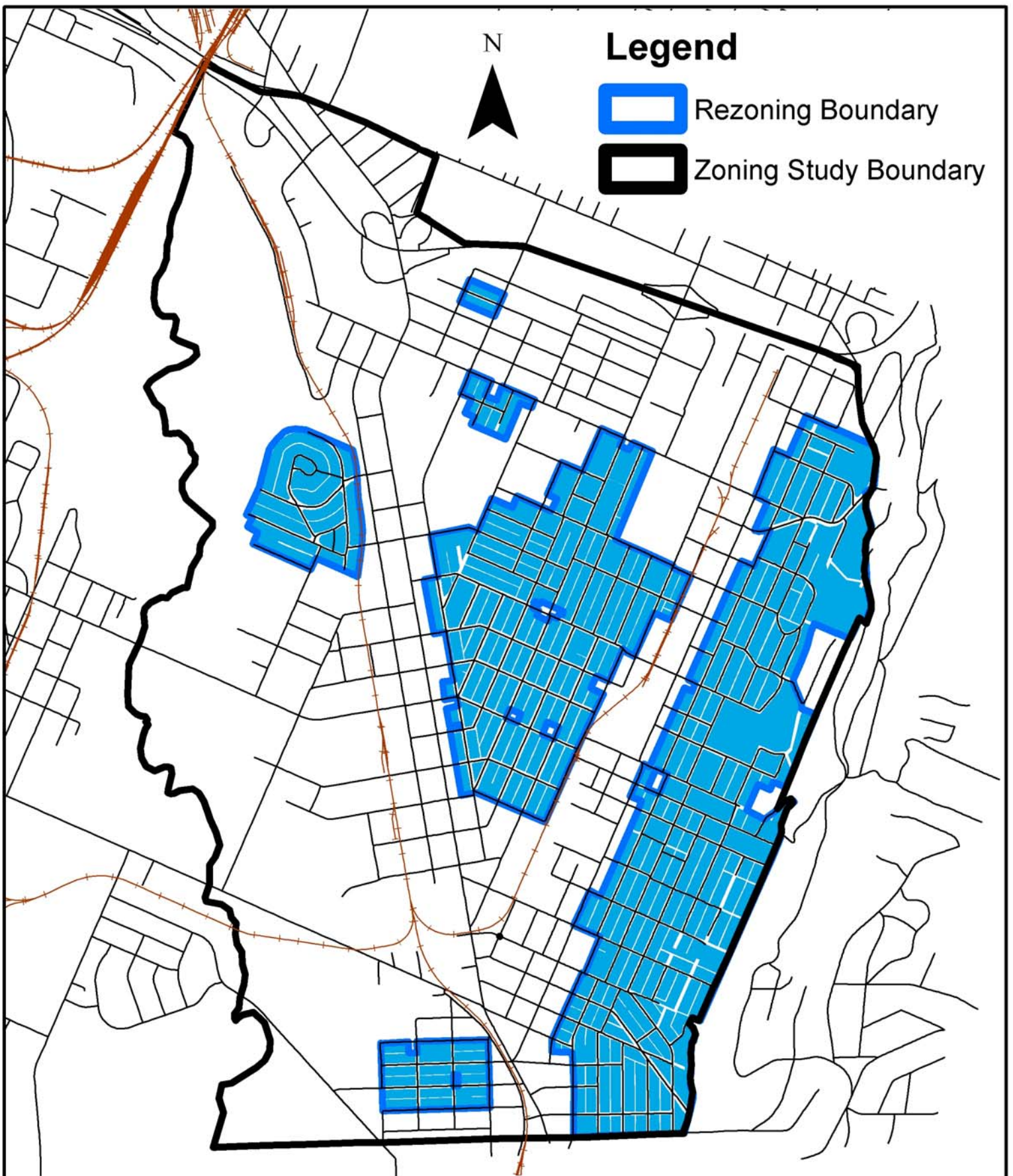
Current Land Use

- 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.

