

1ST READING 4-8-08
2ND READING 4-15-08
INDEX NO. _____

2008-066
Keith Perry

ORDINANCE NO. 12112

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 1700 JEFFERSON STREET, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM R-3 RESIDENTIAL ZONE TO C-3 CENTRAL BUSINESS 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:

Parts of Lots 42 and 44, Block 9, Montague's Addition Number 1, Plat Book 2, Page 34, ROHC, Deed Book 8584, Page 898, ROHC. Tax Map 145M-T-003.

from R-3 Residential Zone to C-3 Central Business Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning be approved for C-3, subject to:

1. Single-family detached residential only;
2. Permitted uses are as follows:
 - a) single family dwelling units;
 - b) two family dwelling units;
 - c) multiple family dwelling units; and
 - d) townhouses.

3. Uses Not Permitted:

Factory manufactured mobile homes constructed as a single self-contained unit and mounted on a single chassis are not permitted in the C-3 Zone.

4. Access and Parking:

- a) Garages shall be located behind the primary building. Garage doors shall not front the primary street.
- b) 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.
- c) Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad, Market, 4th Street, Main, McCallie, and M.L. King Boulevard.
- d) At least one (1) pedestrian entrance shall front the street.

5. Setbacks:

Residential building setbacks should be consistent with the existing setbacks on the same side of the street.

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 15, 2008.

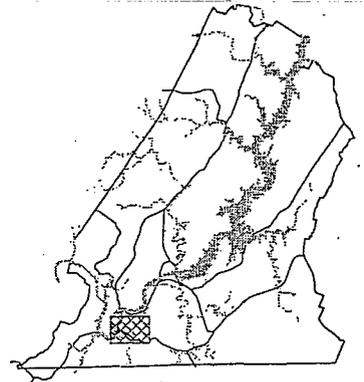
Linda Bennett
CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

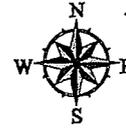
DATE: April 16, 2008

[Signature]
MAYOR

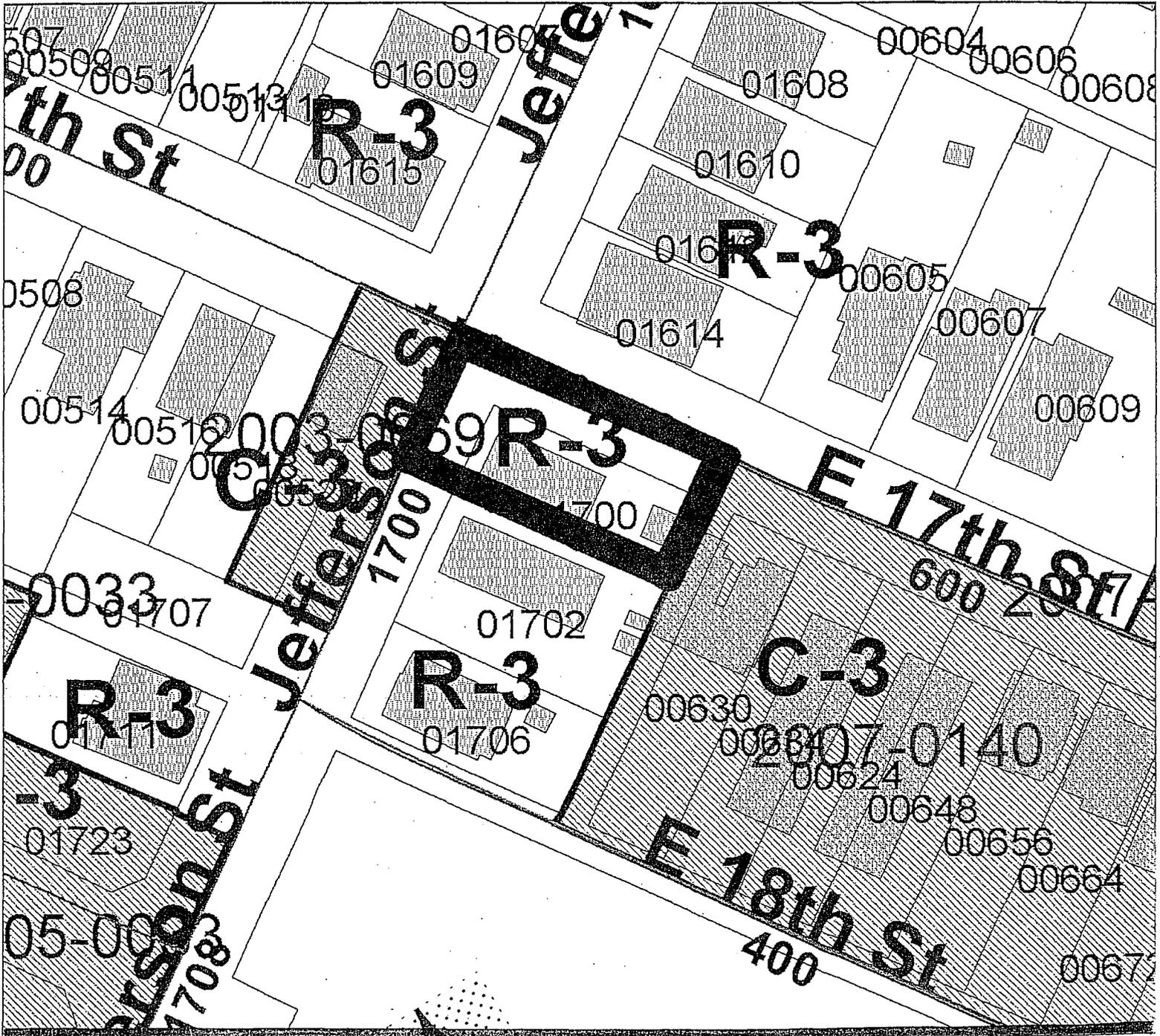
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



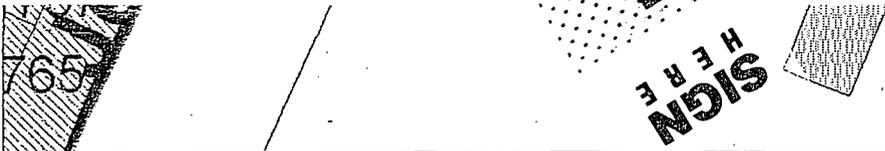
CHATTANOOGA
CASE NO: 2008-0066
PC MEETING DATE: 3/10/2008
FROM: R-3
TO: C-3



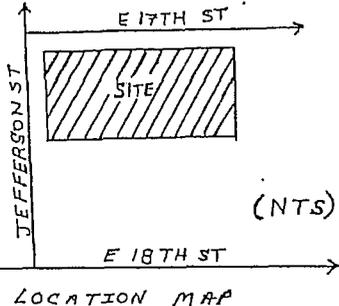
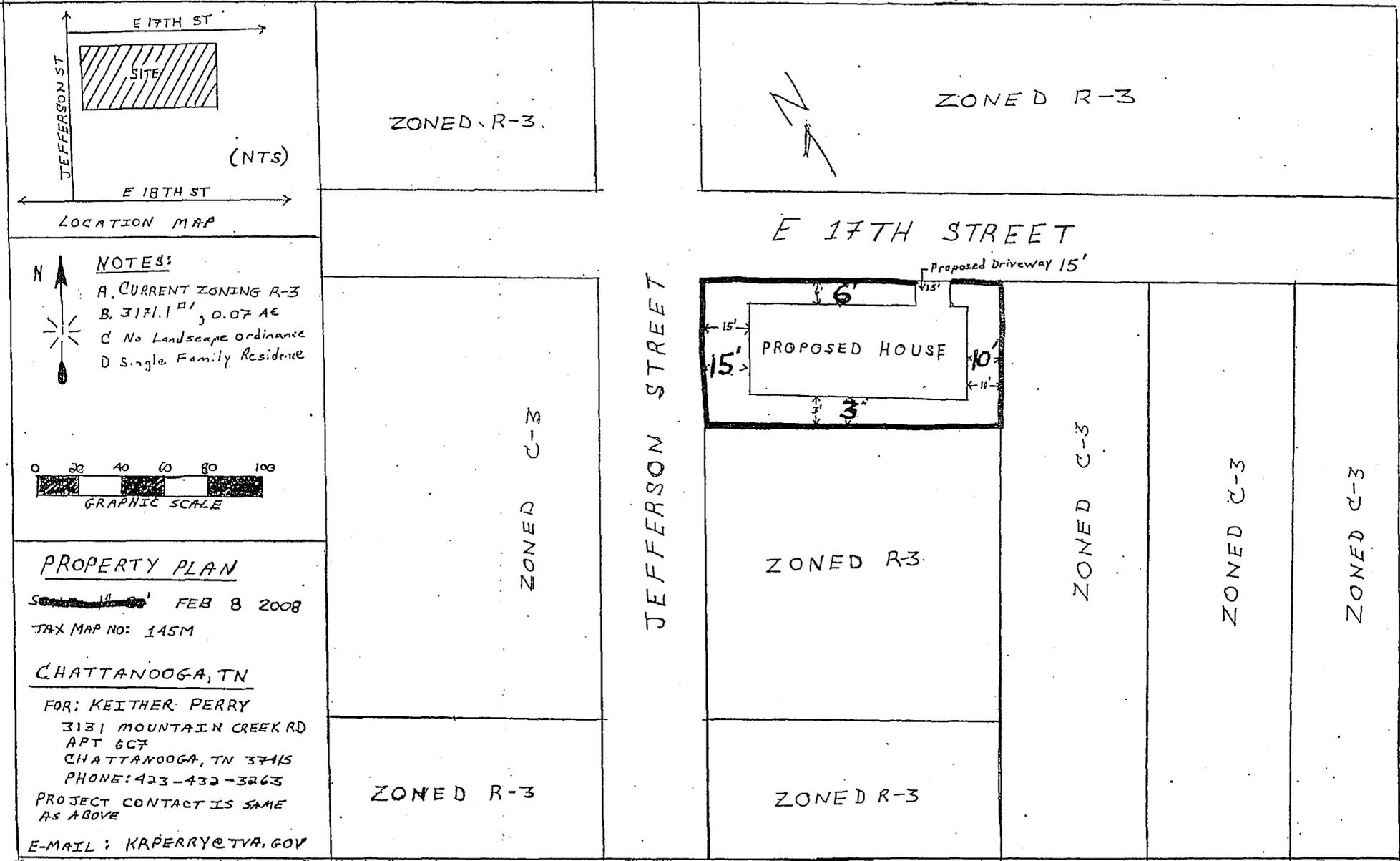
1 in. = 60.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2008-066: Approve C-3, subject to certain conditions as stated in the Planning Commission Resolution.



2008-066



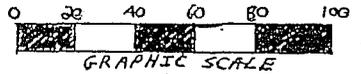
ZONED R-3

ZONED R-3

E 17TH STREET



- NOTES:
- A. CURRENT ZONING R-3
 - B. 3171.1 sq', 0.07 AC
 - C. No Landscape Ordinance
 - D. Single Family Residence



ZONED C-3

JEFFERSON STREET

ZONED R-3

ZONED C-3

ZONED C-3

ZONED C-3

PROPERTY PLAN

~~Scale 1/8" = 10'~~ FEB 8 2008
TAX MAP NO: 145M

CHATTANOOGA, TN

FOR: KEITHER PERRY
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 APT 607
 CHATTANOOGA, TN 37415
 PHONE: 423-432-3263
 PROJECT CONTACT IS SAME
 AS ABOVE
 E-MAIL: KRPERRY@TVA.GOV

ZONED R-3

ZONED R-3