ORDINANCE NO. 11475

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 2510 DUNCAN AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO R-4 SPECIAL 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:

> A tract of land located at 2510 Duncan Avenue. Parts of Lots 3 thru 5, Block 5, Chamberlain Avenue Land Company Addition, Plat Book 3, Page 14, ROHC, Deed Book 6408, Page 71, ROHC. Tax Map 146N-G-019.

from R-2 Residential Zone to R-4 Special Zone.

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

1. Use as an office or single-family residential use only;

2. Use of the existing structure with alterations to the rear of the building that are structurally unsound;

3. Other improvements to the exterior of the structure shall be done with the

same types of material; and

        2.   All existing easements are retained.

        <u>SECTION 3</u>. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage, as provided by law.

PASSED on Third and Final Reading

     October 21   , 2003.   S/_____

                                      CHAIRPERSON

                             APPROVED: __X__   DISAPPROVED: _____

                             DATE: _____October 27_____, 2003

                             S/_____

                                      MAYOR

                           Reviewed By: s/_____

                                        David Eichenthal
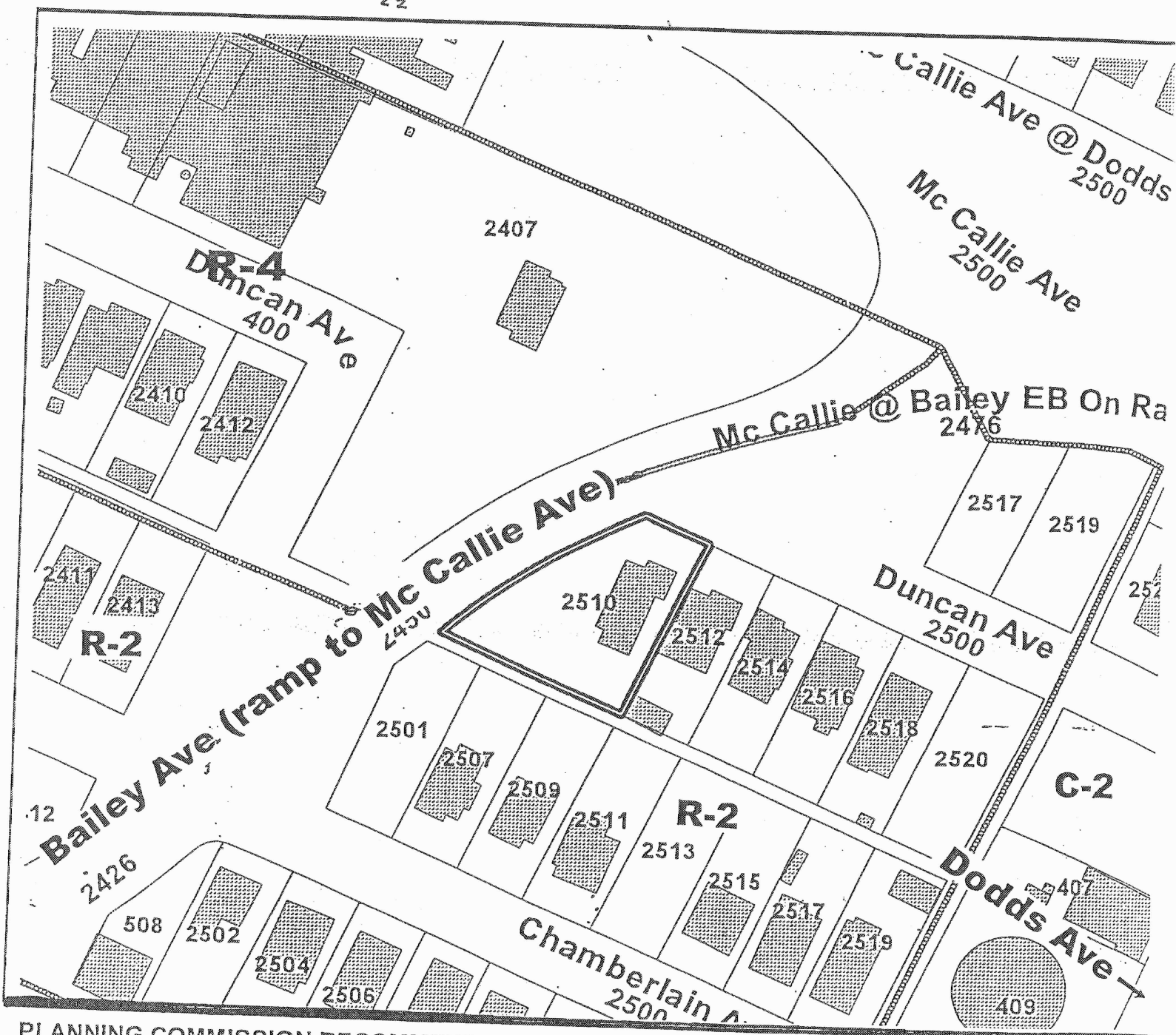
AKS/pm

CHATTANOOGA

CASE NO: 2003-0138

PC MEETING DATE: 8/11/2003 9/8/2003

FROM: R-2

TO: R-4

RPA
CHATTANOOGA - HAMILTON COUNTY
REGIONAL PLANNING AGENCY

1 in. = 100.0 feet

McCallie Ave @ Dodds 2500

McCallie Ave 2500

2407

DR-4
Duncan Ave 400

McCallie @ Bailey EB On Ra 2476

2517   2519

2410

2412

2411

2413

R-2

Bailey Ave (ramp to Mc Callie Ave)

2426

.12

508   2502

2504

2506

2510

2501

2507

2509

2511

R-2
2513

2515

2512

2514

2516

2518

2520

Duncan Ave 2500

C-2

2517

2519

Chamberlain A. 2500

Dodds Ave

407

409

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2003-138: Approve, subject to:
1) Being used as an office or single-family residential use only;
2) Use of the existing structure with alterations to the rear of building that may be structurally unsound; and
3) Other improvements to the exterior of the structure should be done with same types of materials.

2510 Duncan Avenue

DUNCAN AVE

134

50

18

Driveway

Office

Driveway

9

132

BAILEY AVE

18