

1ST READING 5-11-04  
2ND READING 5-18-04  
3RD READING 5-18-04  
INDEX NO. \_\_\_\_\_

2004-074  
Southmark, LLC

ORDINANCE NO. 11558

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 2103, 2105, 2109 AND 2111 DUNCAN AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE WITH CONDITIONS AND C-2 CONVENIENCE COMMERCIAL 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:

Tracts of land located at 2103, 2105, 2109 and 2111 Duncan Avenue. Lots 13 thru 18, Block 33, Montagues Highland Park Addition Number 2, Plat Book 1, Page 35, ROHC, Deed Book 3082, Page 721, Deed Book, 6855, Page 195, Deed Book 4268, Page 875, Deed Book 5617, Page 595, ROHC. Tax Map 146K-S-018 thru 021.

from R-3 Residential Zone to R-3 Residential Zone with conditions and C-2 Convenience Commercial Zone.

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

1. The following portion is zoned C-2 Convenience Commercial Zone:

11558

5-18-04

The northern 104 feet of Lots 13 thru 18, Block 33, Montagues Highland Park Addition Number 2, Plat Book 1, Page 35, ROHC, Deed Book 3082, Page 721, Deed Book, 6855, Page 195, Deed Book 4268, Page 875, Deed Book 5617, Page 595, ROHC. Part Tax Maps 146K-S-018 thru 021.

2. The remaining area is zoned R-3 Residential Zone and is to be used as a park only, maintained by the owner (trees added to this area are to be deciduous and no Leyland Cypress) and re-platting of the properties. The revised legal description is as follows:

The southern 30 feet of Lots 13 thru 18, Block 33, Montagues Highland Park Addition Number 2, Plat Book 1, Page 35, ROHC, Deed Book 3082, Page 721, Deed Book, 6855, Page 195, Deed Book 4268, Page 875, Deed Book 5617, Page 595, ROHC. Part Tax Maps 146K-S-018 thru 021.

3. 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, as provided by law.

PASSED on Third and Final Reading

\_\_\_\_\_ May 18 \_\_\_\_\_, 2004.

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED: \_\_\_\_\_

DATE: 5/20, 2004

  
\_\_\_\_\_  
MAYOR

Reviewed By:   
\_\_\_\_\_

David Eichenhal

AKS/pm

CHATTANOOGA - HAMILTON COUNTY REGIONAL PLANNING AGENCY



1 in. = 100.0 feet

CHATTANOOGA  
CASE NO: 2004-0074  
PC MEETING DATE: 4/12/2004  
FROM: R-3  
TO: Multi



