

1ST READING 7-27-04
2ND READING 8-3-04
3RD READING 8-3-04
INDEX NO. _____

2004-094
Gregory Shawn Petree

ORDINANCE NO. 11593

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO AMEND CERTAIN CONDITIONS IMPOSED IN ORDINANCE NO. 11475 ON PROPERTY LOCATED AT 2510 DUNCAN AVENUE, BEING MORE PARTICULARLY DESCRIBED HEREIN, 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 amend certain conditions imposed by Ordinance No. 11475 on the following tracts of land:

Parts of Lots 3 and 4 and all of Lot 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.

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

1. Condition No. 2 "Use of the existing structure with alterations to the rear of the building that are structurally unsound" is hereby lifted;
 2. Condition No. 3 "Other improvements to the exterior of the structure shall be done with the same types of material" is hereby lifted;
 3. Subject to the location of the building and parking as shown on the attached site plan;
 4. All remaining conditions of Ordinance No. 11475 remain in full force and effect;
- and

11593

8-3-04

5. 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

August 3, 2004.

W. Jack Benson
CHAIRPERSON

APPROVED: x DISAPPROVED:

DATE: 8/4 , 2004

Rosecarb
MAYOR

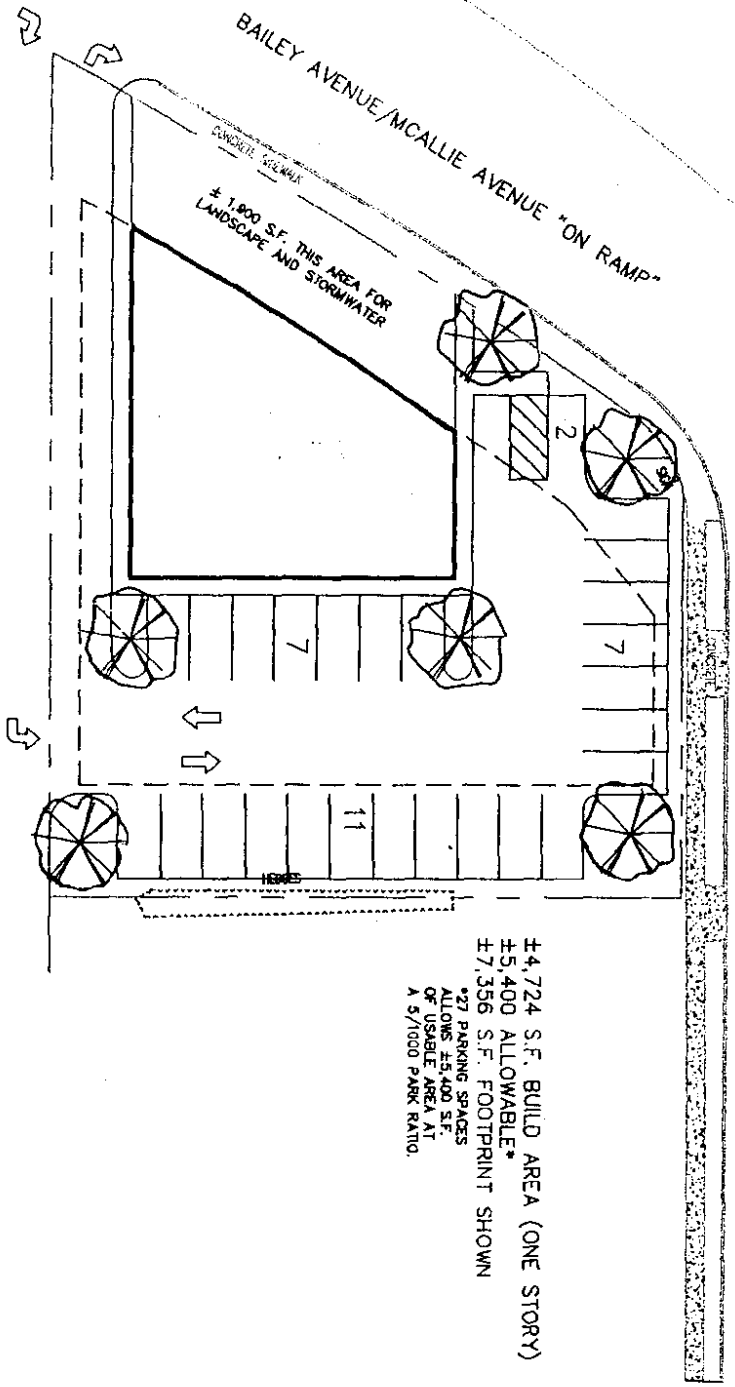
Reviewed By: David Eichenthal
David Eichenthal

AKS/pm



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± 4,724 S.F. BUILD AREA (ONE STORY)
± 5,400 ALLOWABLE*
± 7,356 S.F. FOOTPRINT SHOWN
*27 PARKING SPACES
ALLOWS ± 5,400 S.F.
OF USABLE AREA AT
A 5/1000 PARK RATIO.

DUNCAN AVENUE

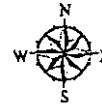


CHATTANOOGA

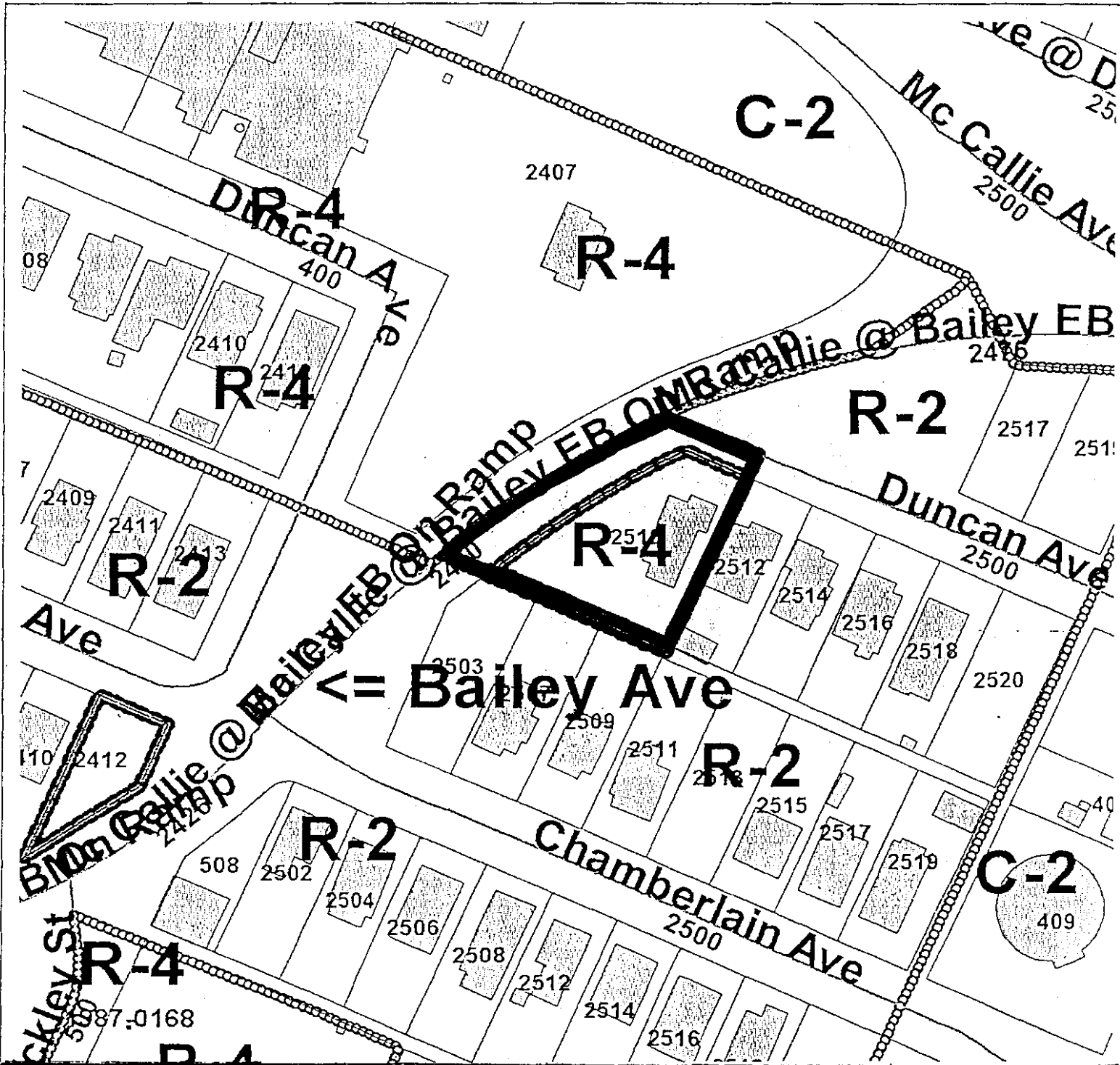
CASE NO: 2004-0094

PC MEETING DATE: 5/10/2004 - 6/14/04

LIFT CONDITION(S)



1 in. = 100.0 feet

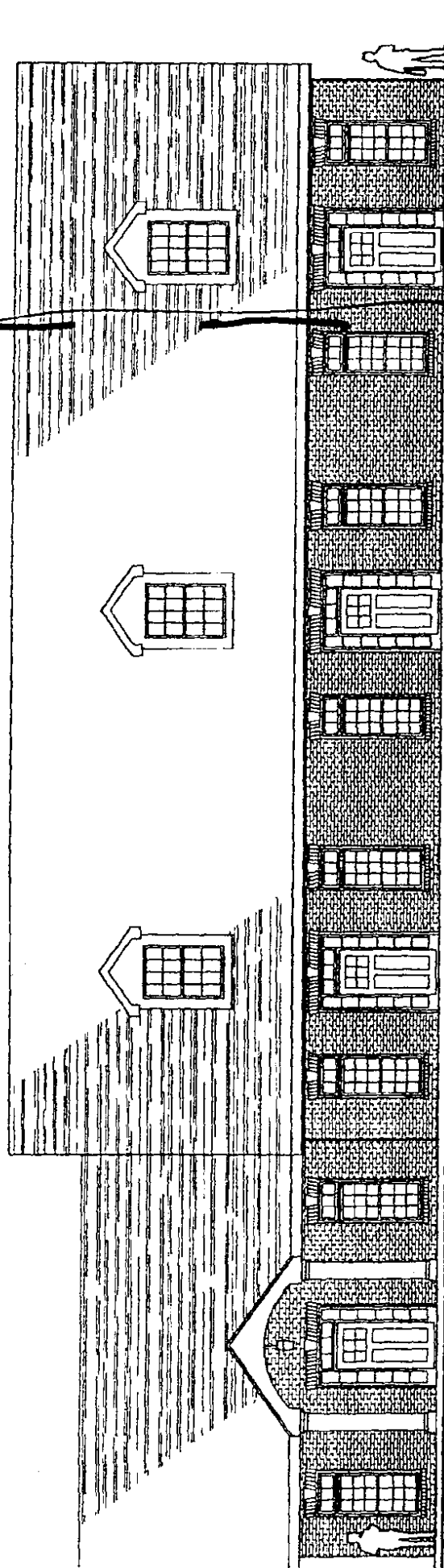


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-094: Approve site plan being approved by Traffic Engineering for access and the pre-submittal committee's review prior to any building or demolition permits being issued.

2004-094

Nochange

±



FRONT ELEVATION

SCALE : 1" = 30'