

5-10-05
1ST READING

2ND READING

INDEX NO.

8-16-06

2005-033

Chattanooga Neighborhood Enterprise

ORDINANCE NO. 11733

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 1902, 1904, AND 1910 ROSSVILLE AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE AND M-1 MANUFACTURING 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:

Lot 1, Corrective Plat of B. B. W. Enterprises Property, Plat Book 53, Page 89, ROHC, being described as Tract 3, Deed Book 5735, Page 613, Deed Book 6245, Page 580, and Deed Book 5083, Page 367, ROHC. Tax Map 145M-P-015 thru 017.

from R-3 Residential Zone and M-1 Manufacturing Zone to C-3 Central Business Zone.

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

1. Residential use only as per the site plan;
 - a) Single family dwelling units, two (2) family dwelling units, multiple family dwelling units and townhouses, excluding factory manufactured mobile homes constructed as a single self-contained unit and mounted on a single chassis;
2. All uses listed in subsection 2 shall be subject to the following additional

conditions:

- a) Provide at least one (1) pedestrian entrance from the street;
- b) No additional curb cuts on the street unless there is an alley access;
- c) Placement of all dumpsters to the rear of the property is preferred. In all cases, dumpsters shall be screened from any public right-of-way;
- d) ~~There shall be a percentage of openings (doors and windows) on the ground floor of primary street façade of no less than thirty percent (30%).~~ R21

3. All existing easements being 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

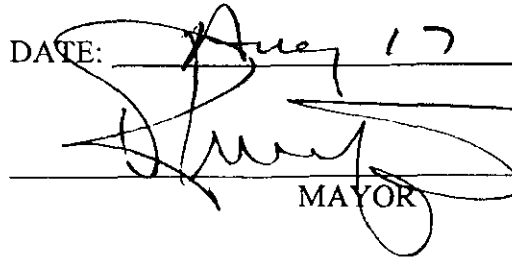
August 16, 2005.



 CHAIRPERSON

APPROVED: DISAPPROVED: _____

DATE: Aug 17, 2005



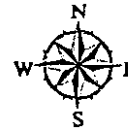
 MAYOR

AKS/add

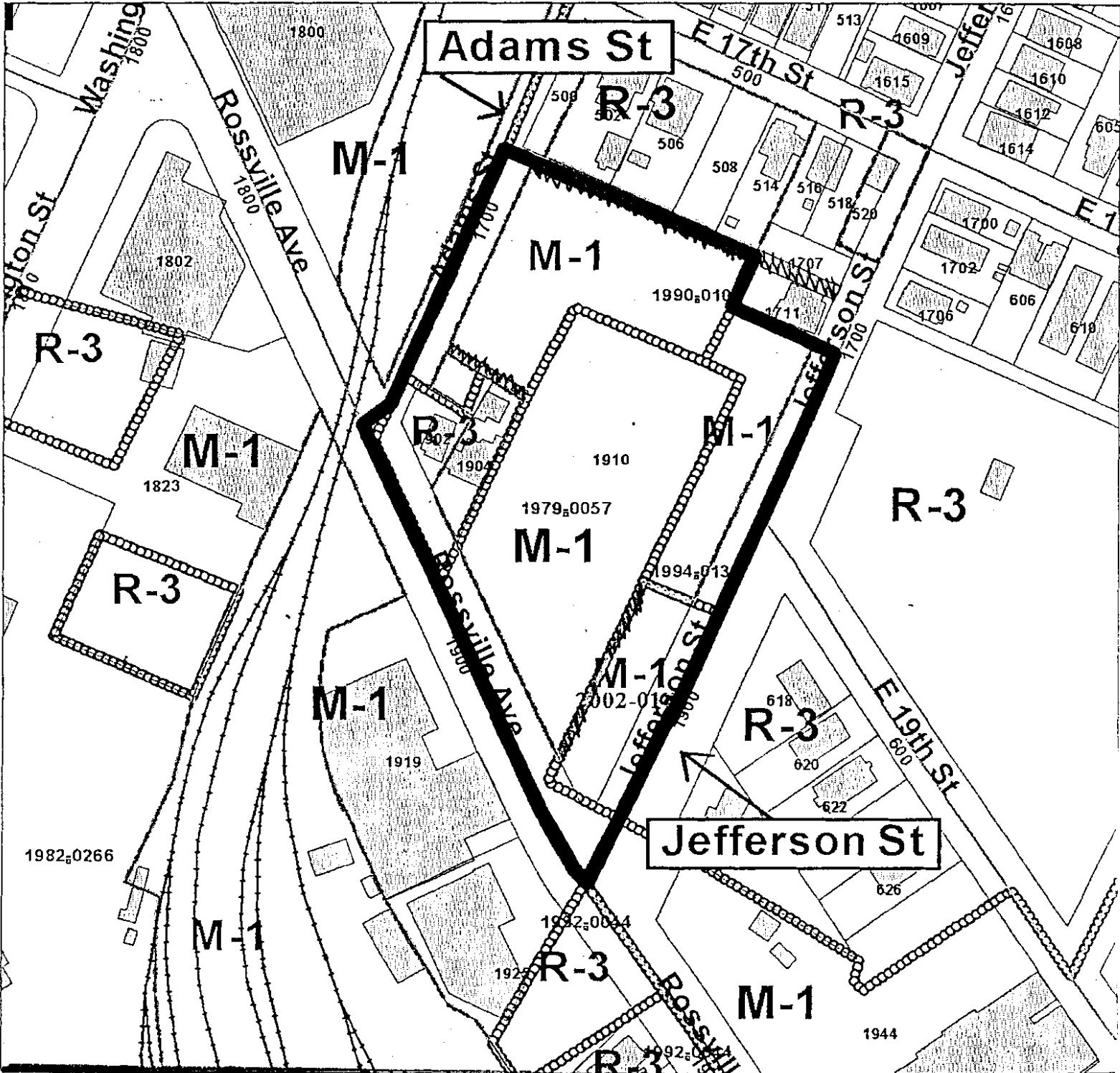
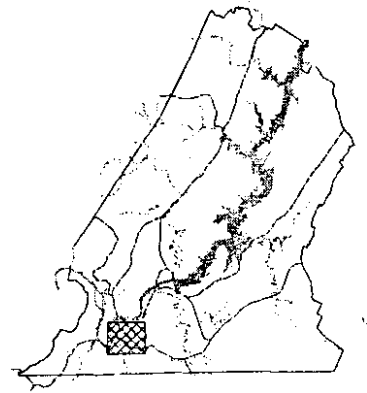
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2005-0033
PC MEETING DATE: 3/14/2005
FROM: R-3, M-1
TO: C-3



1 in. = 140.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-033: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

2005-033 For Residential Use Only :B.

Adams St

Rosville Ave

Jefferson St

JEFFERSON STREET

EAST 10th STREET

TR. C.

