

1ST READING
2ND READING
INDEX NO.

4-3-07
LP10-07

2007-030
City of Chattanooga and Chattanooga
Downtown Redevelopment Corporation
c/o Paul Page, General Services

ORDINANCE NO. 11950

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 201 WALNUT STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL 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:

An unplatted tract of land located at 201 Walnut Street as seen in the Boundary and Topographical Survey submitted by Hopkins Surveying Group as Drawing #2005-392-3 on January 18, 2007. Tax Map 135M-B-016.

from R-4 Special Zone to C-3 Central Business Zone.

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

1. Townhouses and attendant parking only;

For all new construction and major renovations affecting the building exteriors:

2. The primary pedestrian entrance shall be provided from the primary street.
3. All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.
4. Off-street parking for townhouses shall be located to the rear of the building.

For residential buildings:

5. Garages shall be located behind the primary building.
6. Alleys, where they exist, shall be used for vehicular access.

7. Residential building setbacks should be consistent with the existing setbacks on the same 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

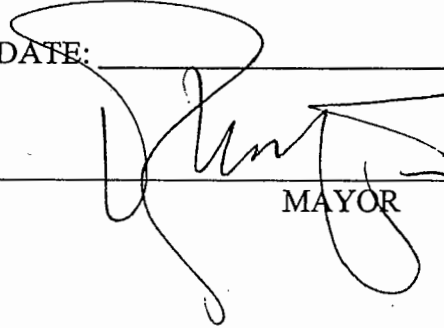
April 10, 2007.



CHAIRPERSON

APPROVED: DISAPPROVED:

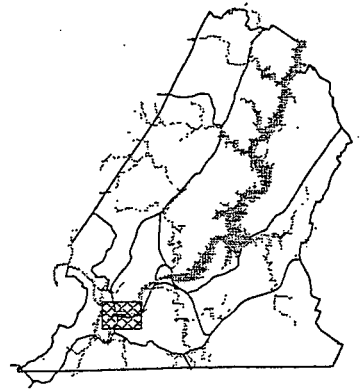
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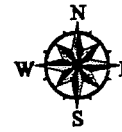
MAYOR

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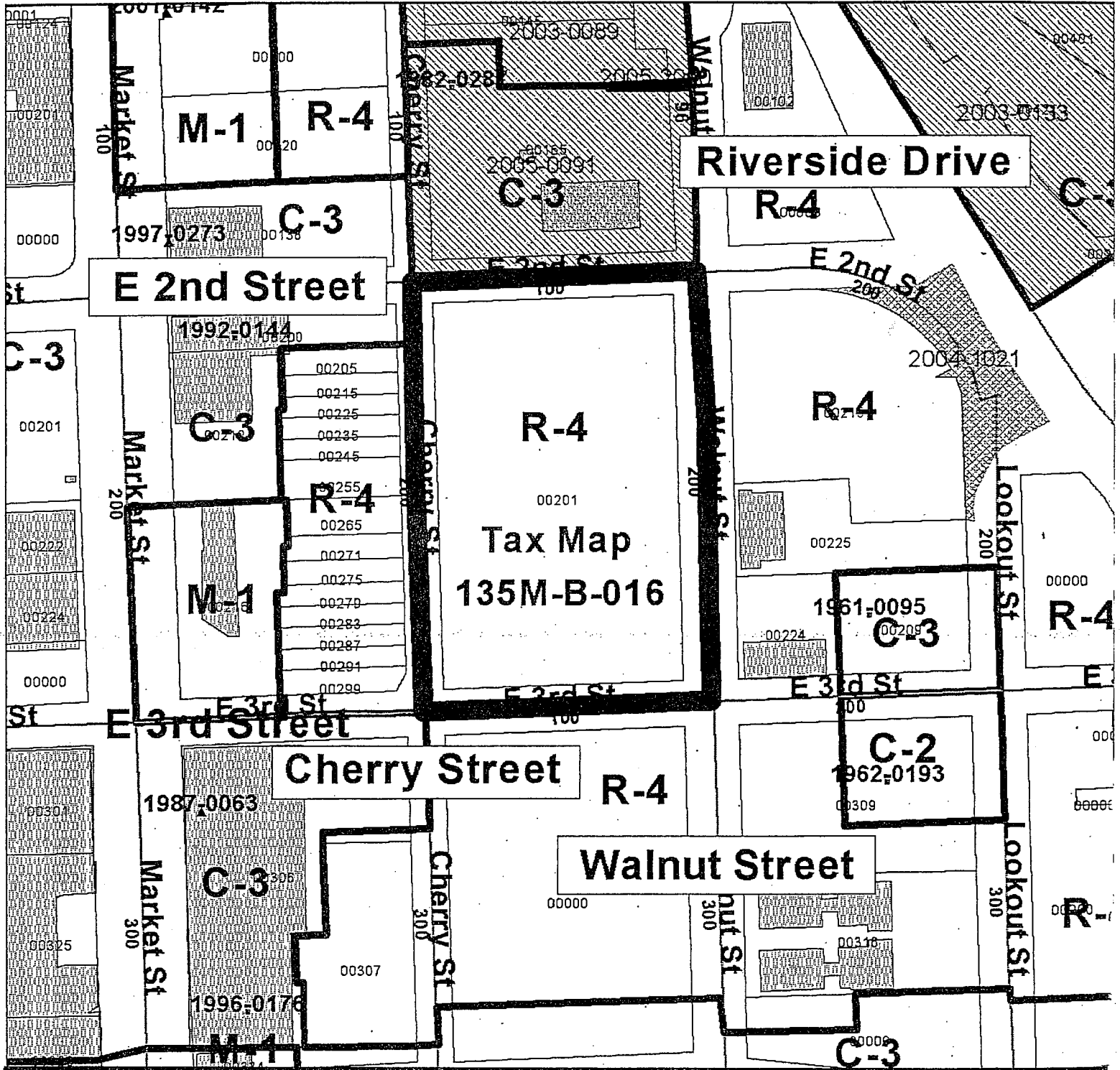
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2007-0030
PC MEETING DATE: 2/12/2007
FROM: R-4
TO: C-3



1 in. = 150.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-030: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

Project Diagram

2007-030

