

1ST READING 4-10-07  
2ND READING 4-12-07  
INDEX NO. \_\_\_\_\_

2007-032  
City of Chattanooga

ORDINANCE NO. 11953

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 215 LOOKOUT 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 215 Lookout Street being described as Parcel 1 in Deed Book 6942, Page 686, ROHC. Tax Map 135M-B-006.

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

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

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

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

For residential buildings:

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

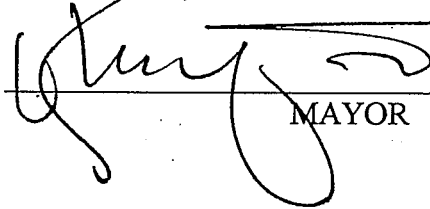
April 17, 2007.



CHAIRPERSON

APPROVED:  DISAPPROVED:

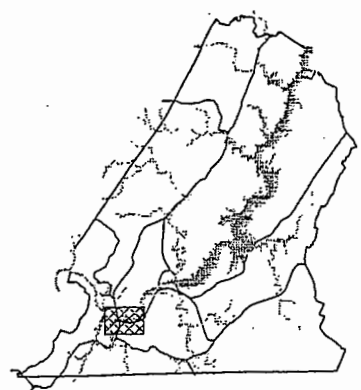
DATE: April 24 '07, 2007



MAYOR

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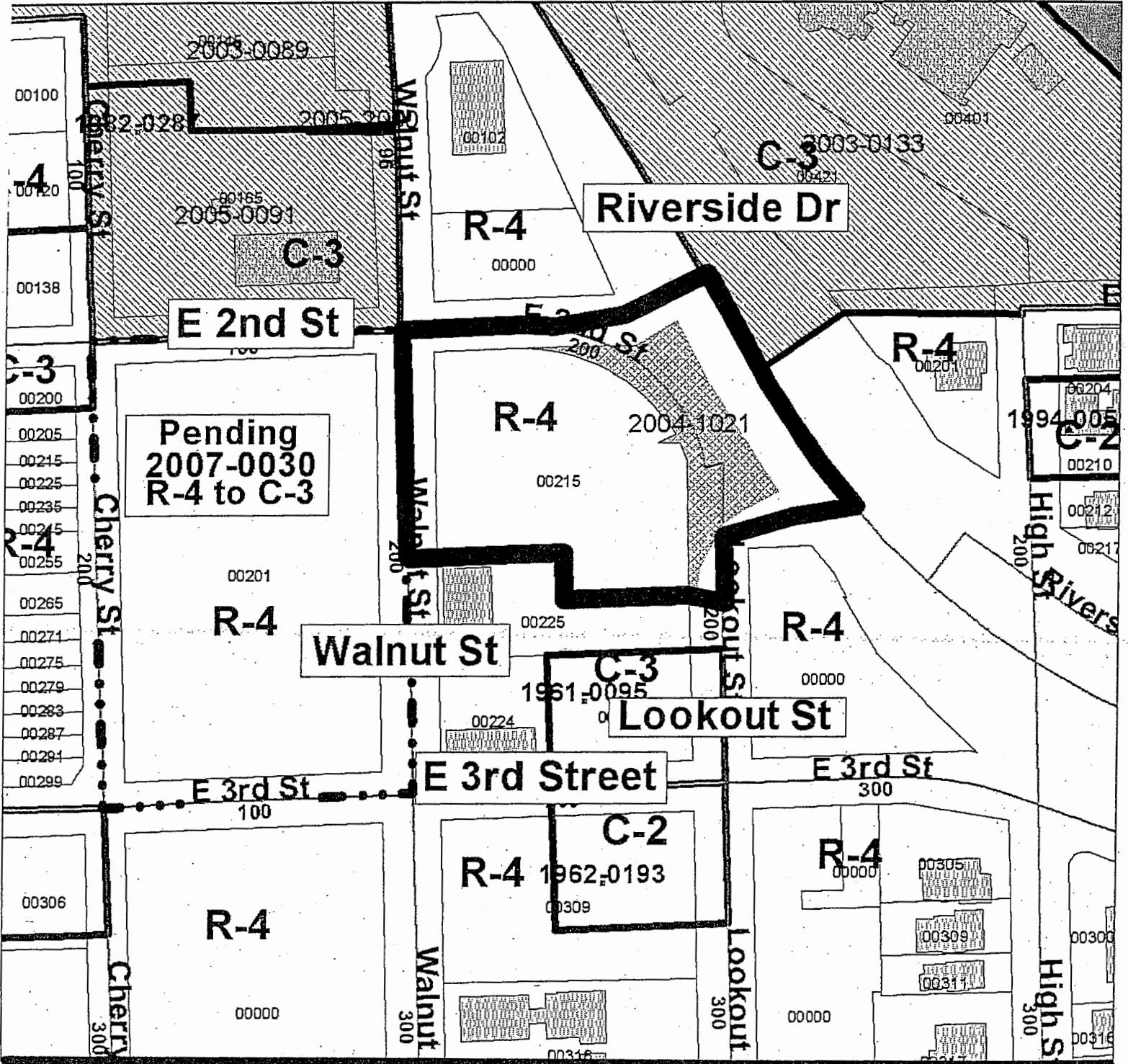
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2007-0032  
PC MEETING DATE: 3/12/2007  
FROM: R-4  
TO: C-3



1 in. = 140.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-032: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

never  
with se  
construc  
for this :  
contain  
yard rad  
Museum  
Pedestri  
Bluff Vie

BIU VIEW  
Arts District

C-3  
**2007-032**  
**1 of 2**

R-4

R-4

Street

Brothn Parkway

R-4

Parcel Nine

R-4

Little Miss Mag

Police  
Precinct C-3

B

Street

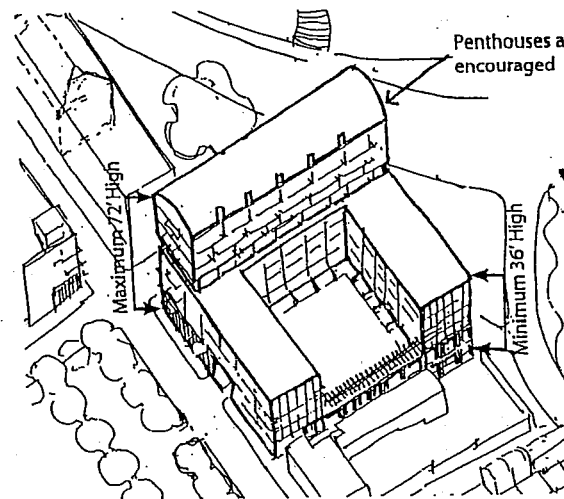
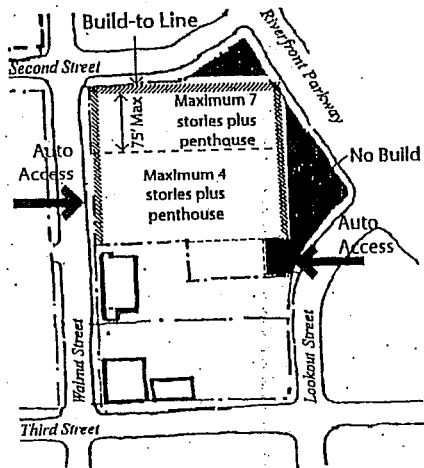
D

R-4

Parcel Eight  
(Residential)

C-3

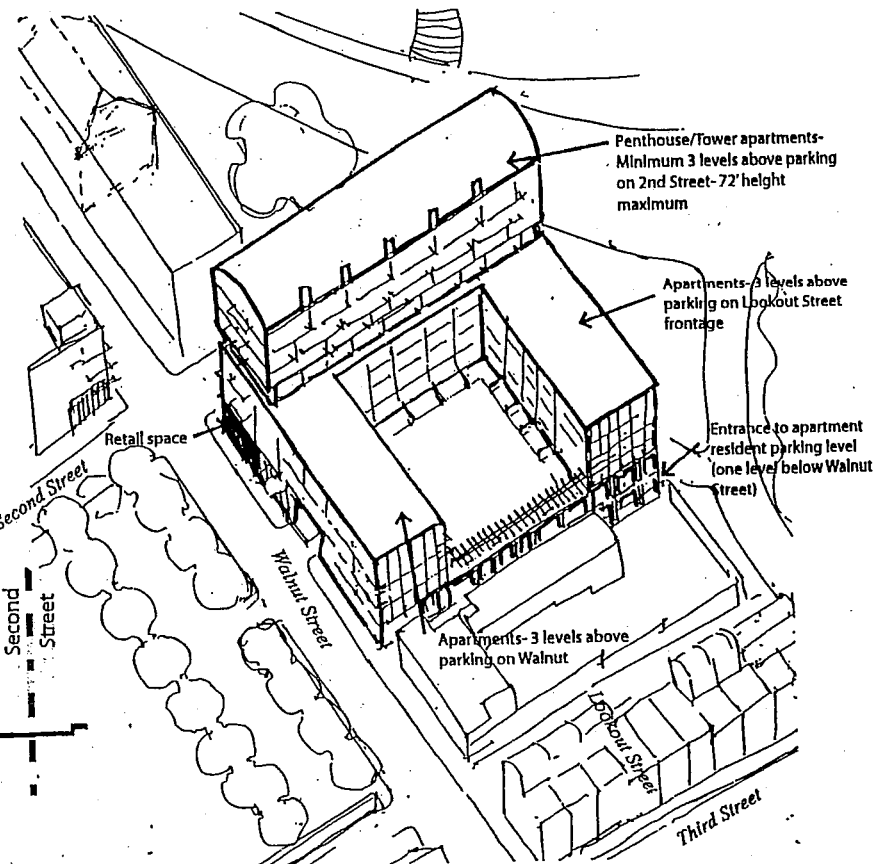
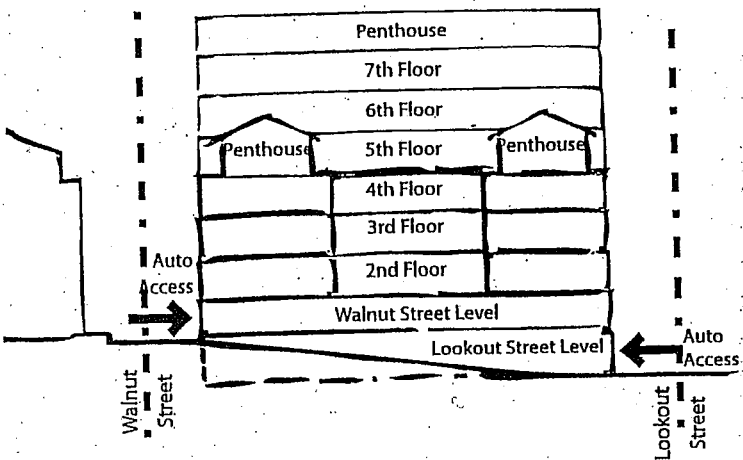
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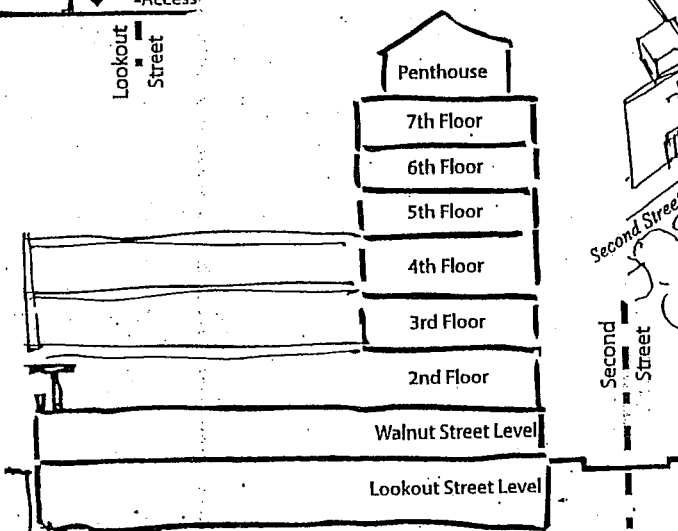
**2007-032**  
**2 of 2**

16

Appendix B- Illustrative Project Diagram



24



25

Lookout Street Level- Resident parking  
 Walnut Street Level- Possible resident parking  
 Possible residential apartments  
 Retail space- minimum 2,000 sf.  
 2nd Floor- Residential Apartments  
 Penthouse