

1ST READING 6-12-07  
2ND READING 6-19-07  
INDEX NO. \_\_\_\_\_

2007-078  
Calvin Ball  
Tower Construction

ORDINANCE NO. 11980

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 2012 AND 2016 CHAMBERLAIN AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE AND C-2 CONVENIENCE COMMERCIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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:

Lots 7 and 8, Block 3, Montagues Highland Park Addition Number 2, Plat Book 1, Page 35, ROHC, being described as Tracts 1 and 2 of Deed Book 8168, Page 584, ROHC. Tax Map 146K-R-023 and 024.

from R-1 Residential Zone and C-2 Convenience Commercial Zone to UGC Urban General Commercial Zone.

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

1. Residential or live-work use only;
2. Office uses restricted to twenty-five percent (25%) of gross floor area, one (1) employee maximum; and
3. Signage is limited to two (2) square feet, must be non-illuminated, and must be affixed to the building.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

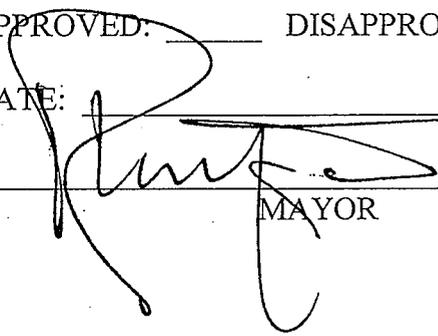
PASSED on Second and Final Reading

June 19, 2007.

  
CHAIRPERSON

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

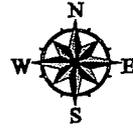
DATE: \_\_\_\_\_, 2007

  
MAYOR

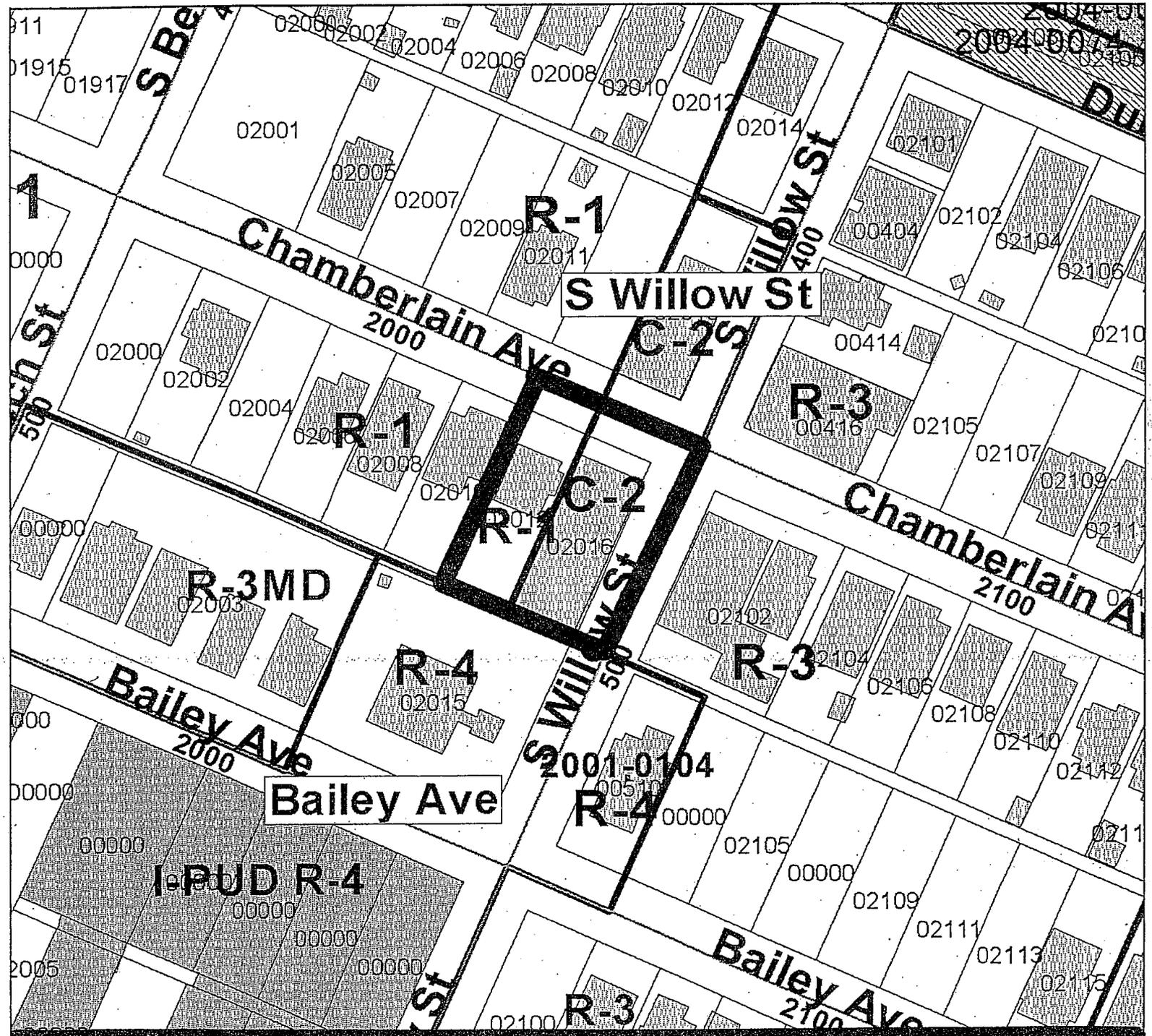
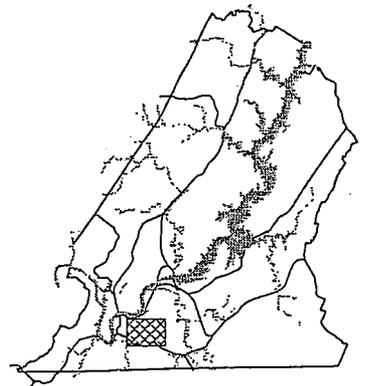
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2007-0078  
PC MEETING DATE: 5/14/2007  
FROM: C-2, R-1  
TO: UGC



1 in. = 100.0 feet



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-078: Approve, subject to:**

- 1) Residential or live-work use only;
- 2) Office uses restricted to 25% of gross floor area, one employee maximum; and
- 3) Signage is limited to 2 square feet, must be non-illuminated and must be affixed to the building.

SCALE: 1/16" = 1'-0"

OWNER: TOWER CONSTRUCTION Co., INC. - GARY BALL  
P.O. BOX 3652  
CHATT., TN 37404

PROJECT CONTACT: CALVIN BALL  
P.O. BOX 3652  
CHATT., TN 37404  
(423) 421-4619  
Calvinball@bellsouth.net

2007-078

AREA: 100' x 134' = 13,400 S.F. = .30 ACRES

USE: 5 CONDOMINIUMS @ 1,700 S.F. EACH

CURRENT ZONING: 2012 CHAMBERLAIN-R1, 0000 CHAMBERLAIN-C2  
: CONDOMINIUMS

: PROPERTY LINES

: GRASS & LANDSCAPING

