

1ST READING

2ND READING

INDEX NO.

9-11-07

9-18-07

2007-140

Chattanooga Neighborhood Enterprise

ORDINANCE NO. 12017

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 600 BLOCK OF EAST 17<sup>TH</sup> STREET AND THE 1700 BLOCK OF MADISON STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL 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:

Even numbered lots 46 thru 58, Block 9, Montague's Addition Number 1, Plat Book 2, Page 34, ROHC, Deed Book 6567, Page 185, Tract 1 of Deed Book 7197, Page 231, Deed Book 8007, Page 865, Deed Book 8250, Page 781, Deed Book 6848, Page 855, Deed Book 6301, Page 740, and Deed Book 7269, Page 859, ROHC. Tax Map 145M-T-004 thru 010.

from R-3 Residential Zone to C-3 Central Business Zone.

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

1. Detached single-family residential uses only;

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

2. Review:

a. To promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures, all site plans, landscaping, and building elevations shall be reviewed by the Planning and Design Studio.

- b. Historically or architecturally significant structures should be preserved.

For Residential buildings:

3. Uses Not Permitted:

Factory manufactured mobile homes constructed as a single self-contained unit and mounted on a single chassis are not permitted in the C-3 Zone.

4. Access and Parking:

- a. Garages shall be located behind the primary building.
- b. Alleys, where they exist, shall be used for vehicular access. In the absence of alleys, secondary streets should be used for vehicular access. Shared drives should be used wherever possible.
- c. Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad, Market, 4<sup>th</sup> Street, Main, McCallie, and M.L. King Boulevard.
- d. At least one (1) pedestrian entrance shall front the street;

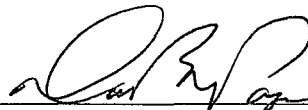
5. Setbacks:

Residential building setbacks should be consistent with the existing setbacks on the same side of the 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

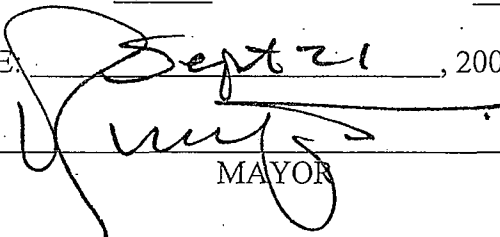
September 18, 2007.



CHAIRPERSON

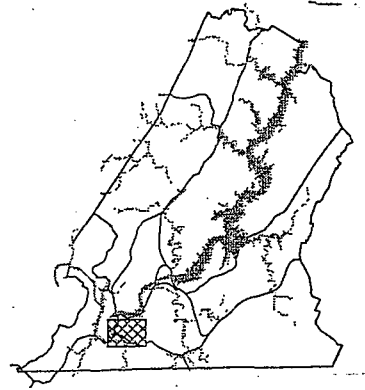
APPROVED:  DISAPPROVED:

DATE: Sept 21, 2007

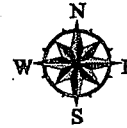


MAYOR

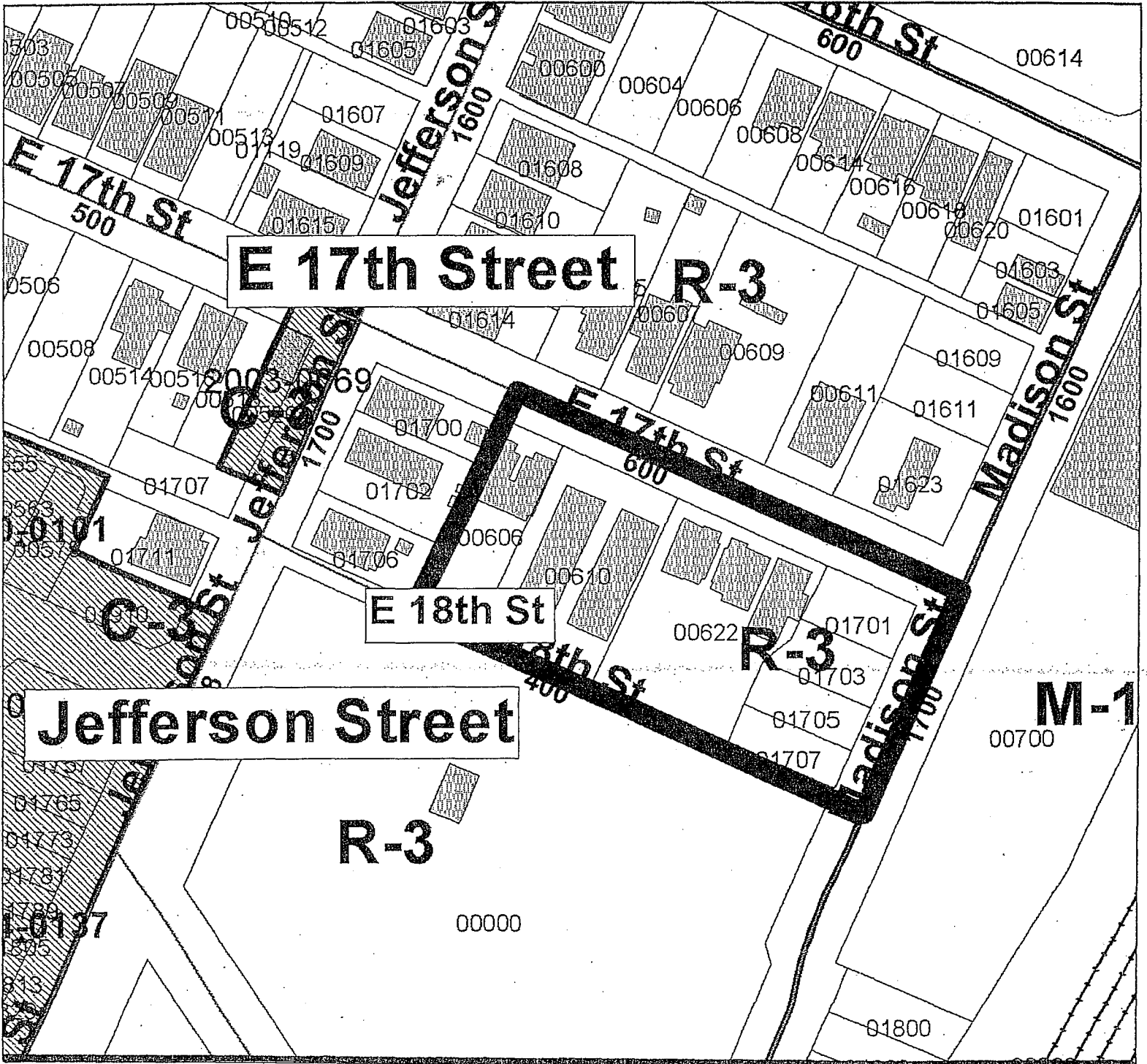
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2007-0140  
PC MEETING DATE: 8/13/2007  
FROM: R-3  
TO: C-3



1 in. = 100.0 feet

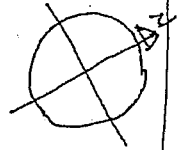


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-140: Approve, subject to certain conditions as stated in the Planning Commission resolution.



16th	17th	18th
MARKET	MARKET	MARKET
18th	17th	16th
MARKET	MARKET	MARKET

PROPOSED NEW PLAT  
 CHATTANOOGA NEIGHBORHOOD ENTERPRISE  
 1301 S. MARKET ST.  
 CONTRACT: BOB MENNITT  
 956-6251

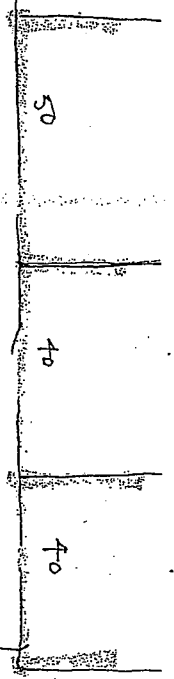


E 17th St

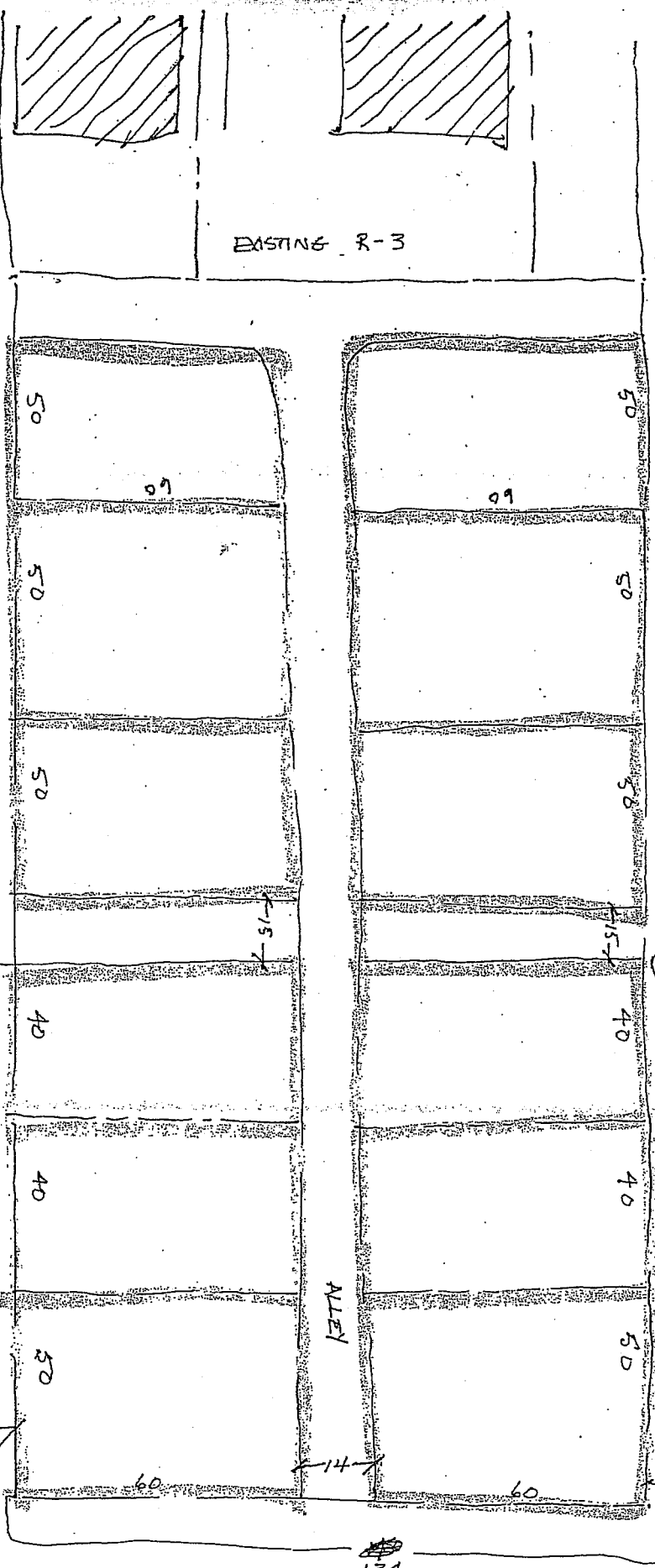
17th Street

EPB ROLE

2007-140



EXISTING R-3



E 18th St

317'

18th Street

12' ROW

PROPOSED NEW PLAT  
 SCALE 1"=25'

Madison St.

MADISON STREET

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