

1ST READING 10-14-08  
2ND READING 10-21-08  
INDEX NO. \_\_\_\_\_

2008-151  
Mary Ann Wood

ORDINANCE NO. 12173

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A PORTION OF A TRACT OF LAND LOCATED AT 336 AND 338 EAST VIEW DRIVE, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL 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:

Part of Lot 1, Block 2, Plat of Dr. R. P. Johnson's Property on Missionary Ridge, Plat Book 4, Page 22, ROHC, Deed Book 8487, Page 672, ROHC beginning at its northwest corner thence southwest some 83 feet along the west line of said lot, thence southeast some 54 feet, thence northeast some 82 feet, thence northwest some 40 feet to the point of beginning excepting that portion which is currently zoned R-3. Tax Map 156K-L-033.03 (part).

from R-1 Residential Zone to R-3 Residential Zone.

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

1. The applicant shall relocate the structure on the lot with the setback requirement area so that the proposed structure lines up with or is in conformity with the adjacent two-family structures. Based on the irregularity and width of the existing lot, the most appropriate location/placement for the structure is the northeastern most portion of the lot so that the structure is in conformity with the adjacent two-family structures;
2. Rezoning **only** that portion of the lot where the proposed structure will be relocated (new legal description above);

3. If the building setbacks cannot be met, the applicant shall apply for a variance to have their case heard before the Chattanooga Board of Appeals;

4. Per the landscape requirements, a type "C" screening shall be provided along the property lines where the R-3 zone abuts an R-1 zone along East View Drive.

5. Access to the lot shall be from the existing access (driveway) and parking area that serves the adjacent two-family dwellings.

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

October 21, 2008.

  
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Vice CHAIRPERSON

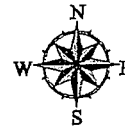
APPROVED:  DISAPPROVED:

DATE: 10-29, 2008

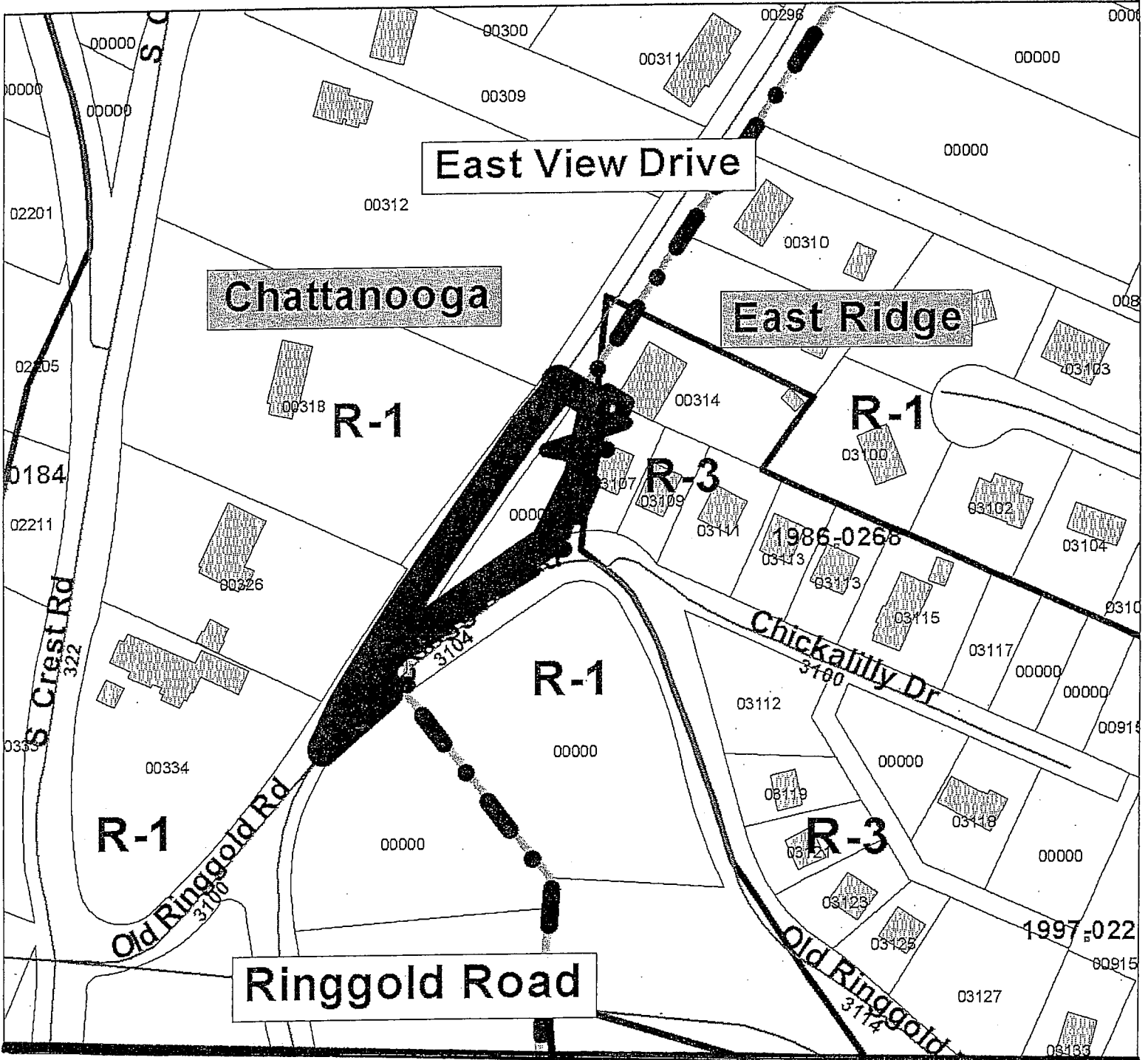
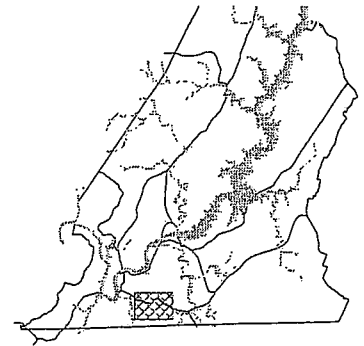
  
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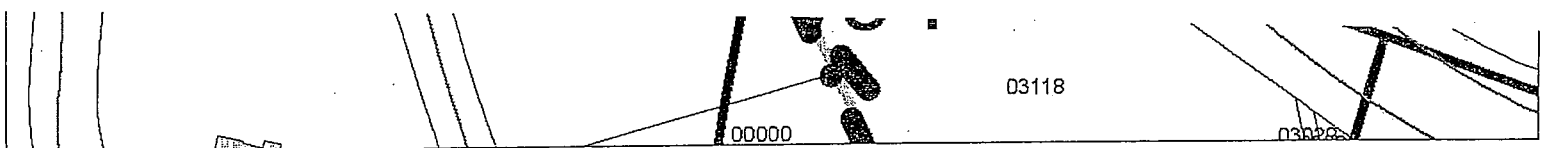
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CASE NO: 2008-0151  
PC MEETING DATE: 9/8/2008  
FROM: R-1  
TO: R-3



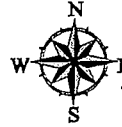
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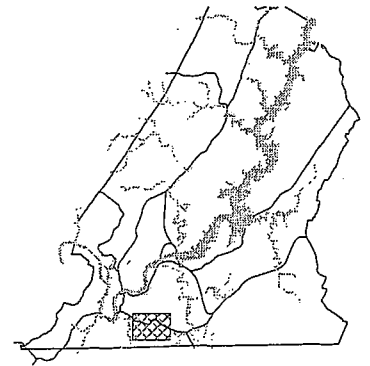
**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2008-151:** Approve, subject to certain conditions as listed in the Planning Commission Resolution.



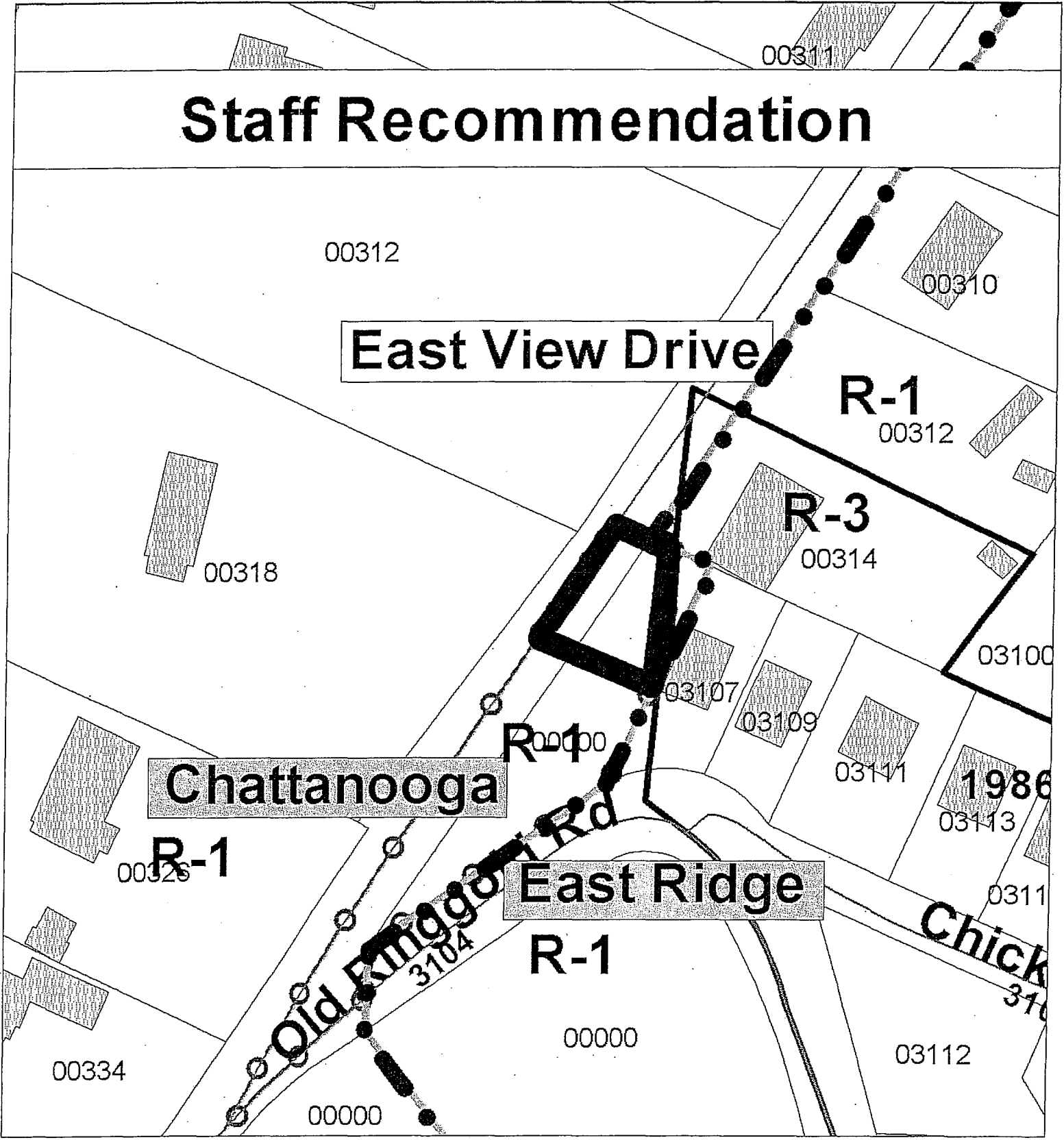
CHATTANOOGA  
CASE NO: 2008-0151  
PC MEETING DATE: 9/8/2008  
FROM: R-1  
TO: R-3



1 in. = 80.0 feet



# Staff Recommendation



Proposed Duplex Building  
336 and 338 East View Drive  
Chattanooga, TN  
Map 156K Group L Parcel 033.03  
Owner: Mary Ann Wood  
706-397-264-home  
706-271-5509 cell  
[maryannwood@charter.net](mailto:maryannwood@charter.net)

- ✓ Lot size 173 x 152 IRR
- ✓ Currently property is Zone R1 with some of the Parcel Zone R3
- ✓ Adjacent Property Owned by Mary Ann Wood is Zone R3

2008-151

