

FIRST READING  
2ND READING  
INDEX NO.

3/9/10  
3/16/10

2010-022  
Deb Royal

ORDINANCE NO. 12373

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 1409, 1411, AND 1413 ADAMS 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:

Lots 8, 9, and part of Lot 10, Block 1, Key and Richmond's Addition Number 2, Book P, Volume 2, Page 457, ROHC, being Tracts 1 and 2 of Deed Book 8546, Page 602 and part of Tract 3, Deed Book 8299, Page 640, ROHC. Tax Map 145L-G-032 thru 034.

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) Residential use only.
- 2) 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.
- 3) Access and Parking:
  - Garages shall be located behind the primary building.
  - 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.

- 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.
  - At least one (1) pedestrian entrance shall front the street.
- 4) 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

March 16, 2010.

W. Jack Benson  
CHAIRPERSON

APPROVED:  DISAPPROVED:

DATE: 3-23, 2010

[Signature]  
MAYOR

/mms

ATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY

ATTANOOGA

FILE NO: 2010-0022

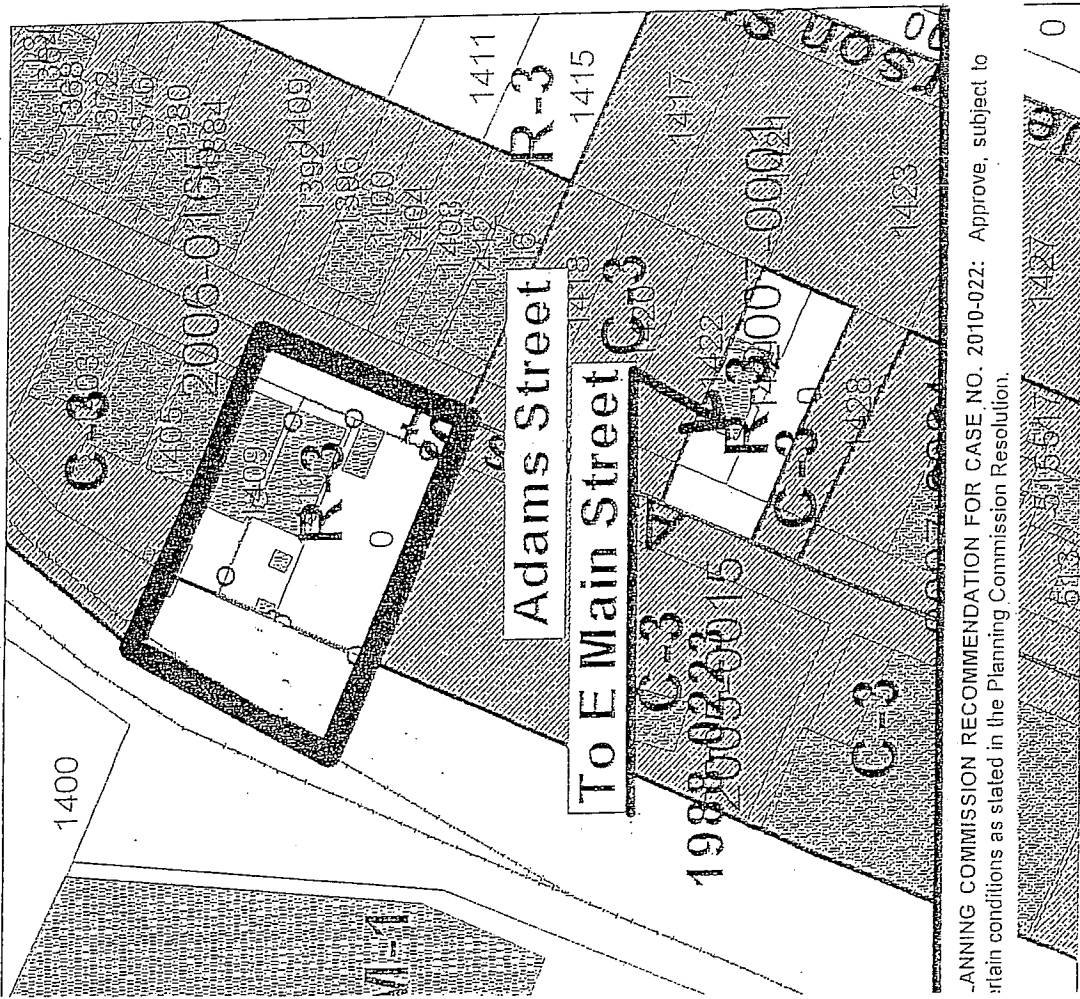
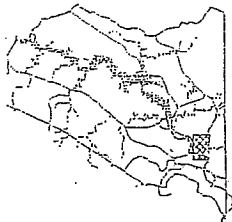
MEETING DATE: 2/8/2010

ZONE: R-3

C-3



1 in. = 60.0 feet.

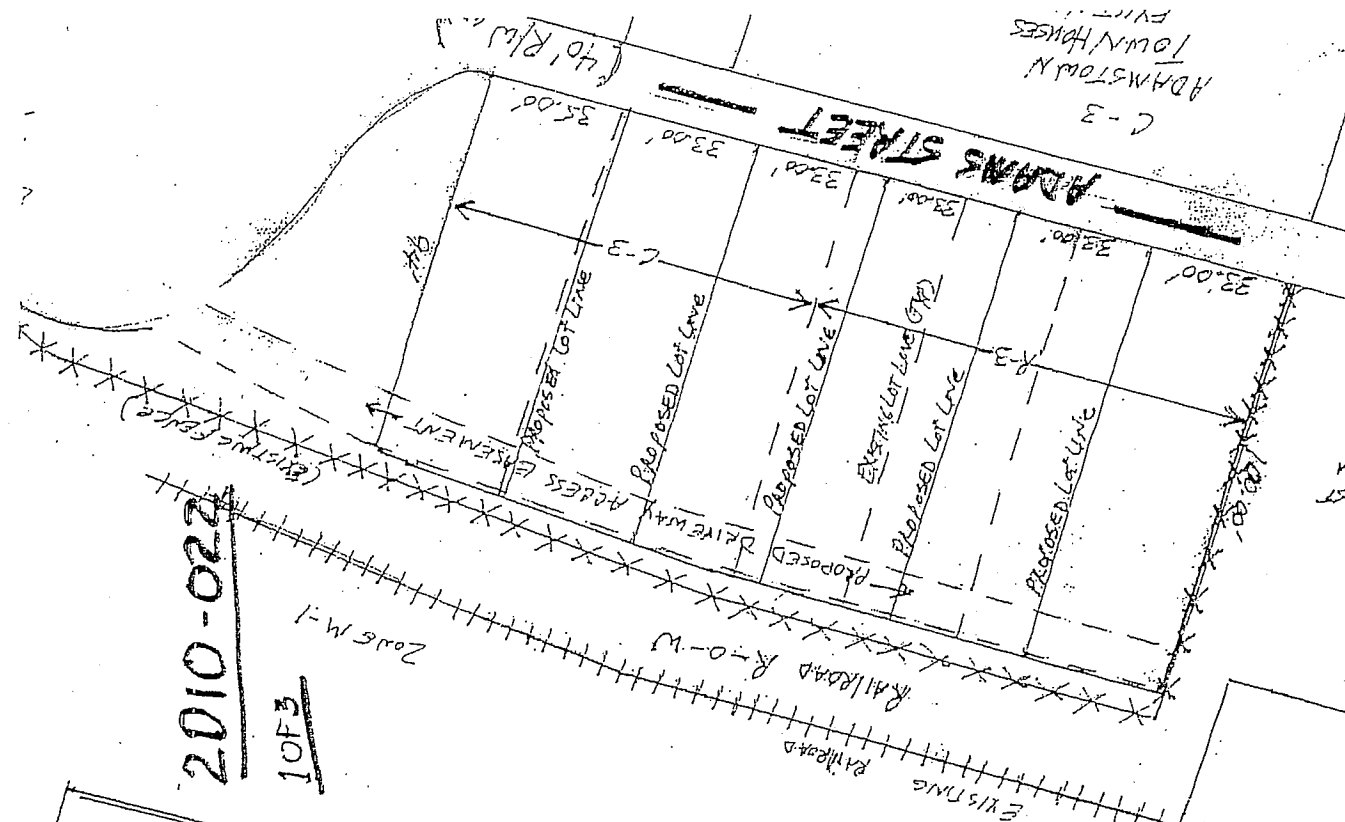


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-0022: Approve, subject to certain conditions as stated in the Planning Commission Resolution.

2010-022

10F3

2006 M-1



1. Installed per city specs  
2. Residential trash cans  
3. per city code requirements

30-34  
457 R.O.H.C.  
EAT LLC

2010-022  
2 of 3

1300 Sq. Ft. House Plan [Legacy (13-003-315)] from Planhouse - Home Plans, House Plans, Floor Plans, Design Plans

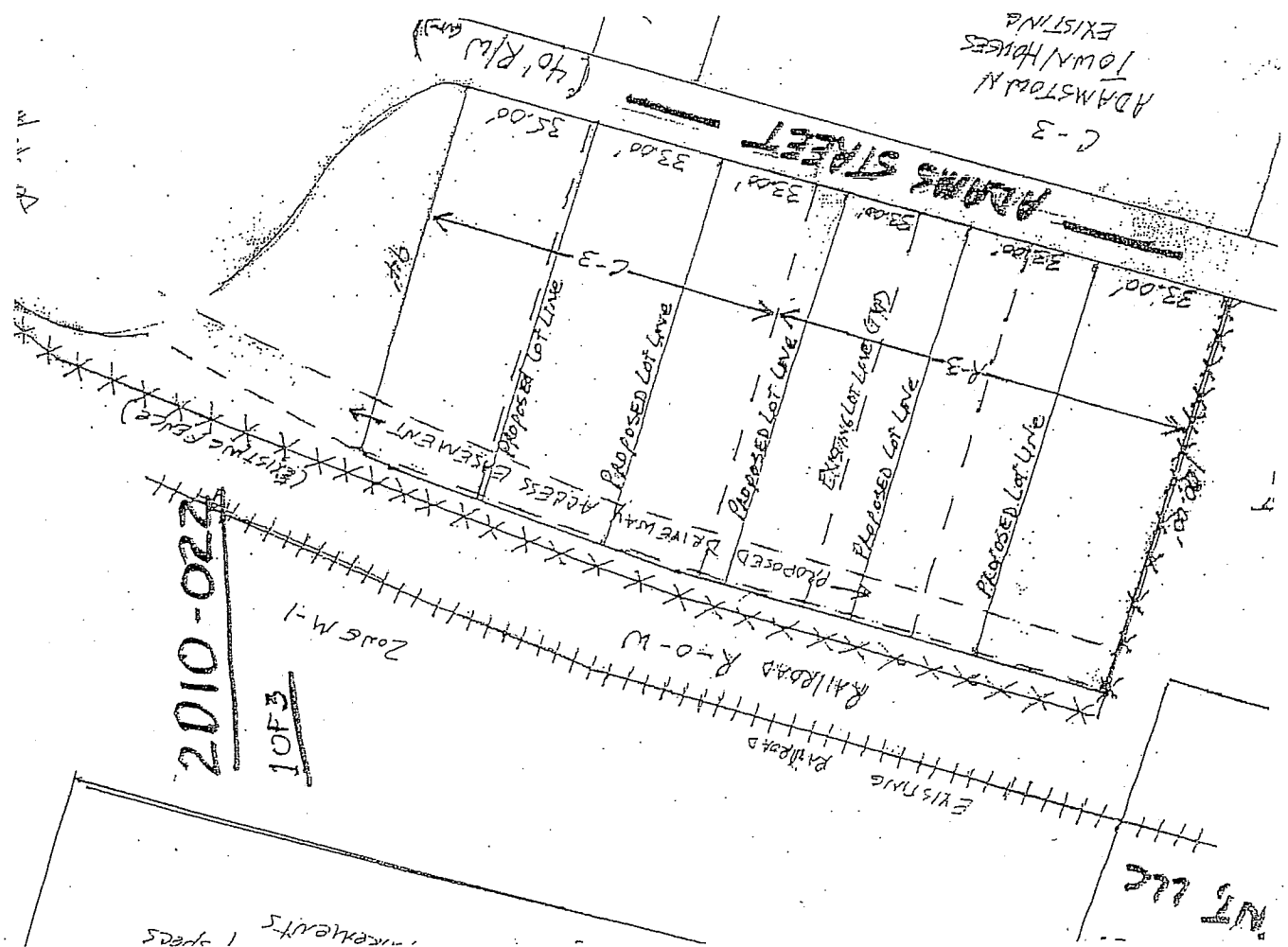
House Plans | Plan Details

Legacy (13-003-315)



Main Floor Plan

1300 Sq. Feet



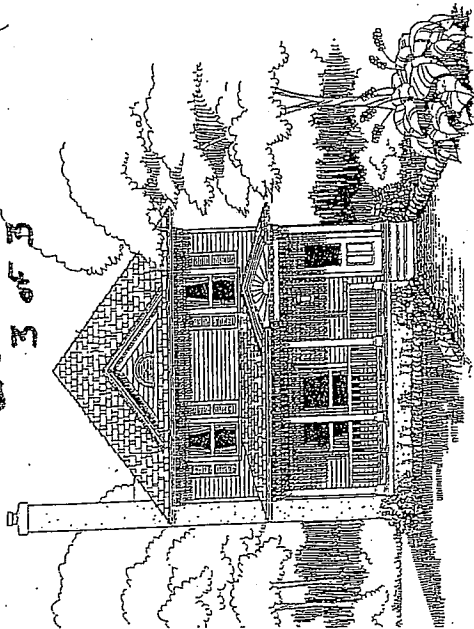
2010-022  
1 OF 3

2016 M-1

M.A. A

measurements 1 spec

2010-022  
3 of 3



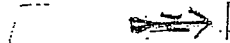
Rick Thompson  
Architect



www.thompsonplans.com

P O Box 160  
Lake Junaluska, NC  
28745

828-627-1479



plan #  
**1402A**

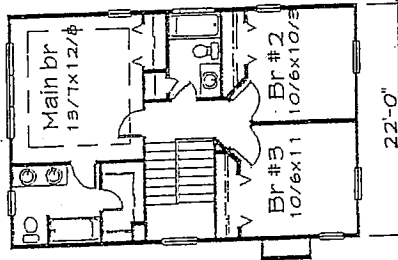
Size fl 1 748  
Size fl 2 687  
Size Total 1435

Width 22'-0"  
Depth 34'-0"  
Porch 6'-0"

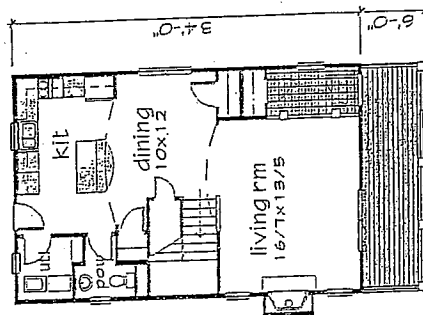
F1 ceiling 9'  
F2 ceiling 8'  
Roof pitch 9/12  
Height 27'-0"

Prints 5 sets Please see  
Prints & sets web site for  
Vellum current

Material list pricing  
CAD thank you



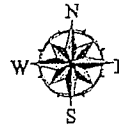
Floor 2 plan



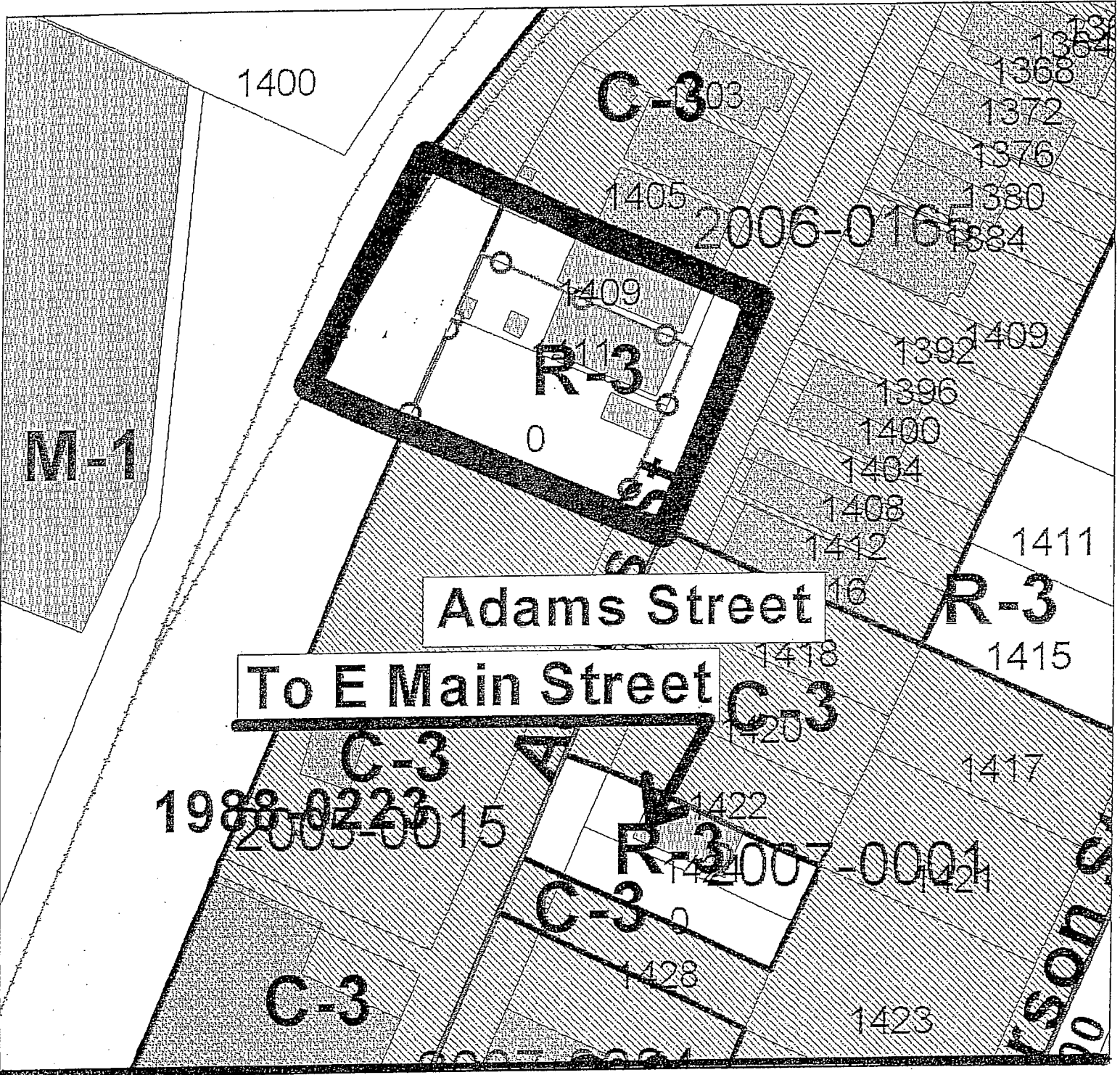
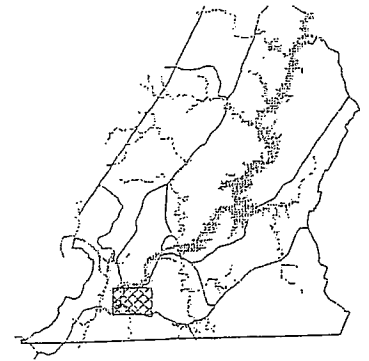
Floor 1 plan

Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement

CHATTANOOGA  
CASE NO: 2010-0022  
PC MEETING DATE: 2/8/2010  
FROM: R-3  
TO: C-3



1 in. = 60.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-022: Approve, subject to certain conditions as stated in the Planning Commission Resolution.

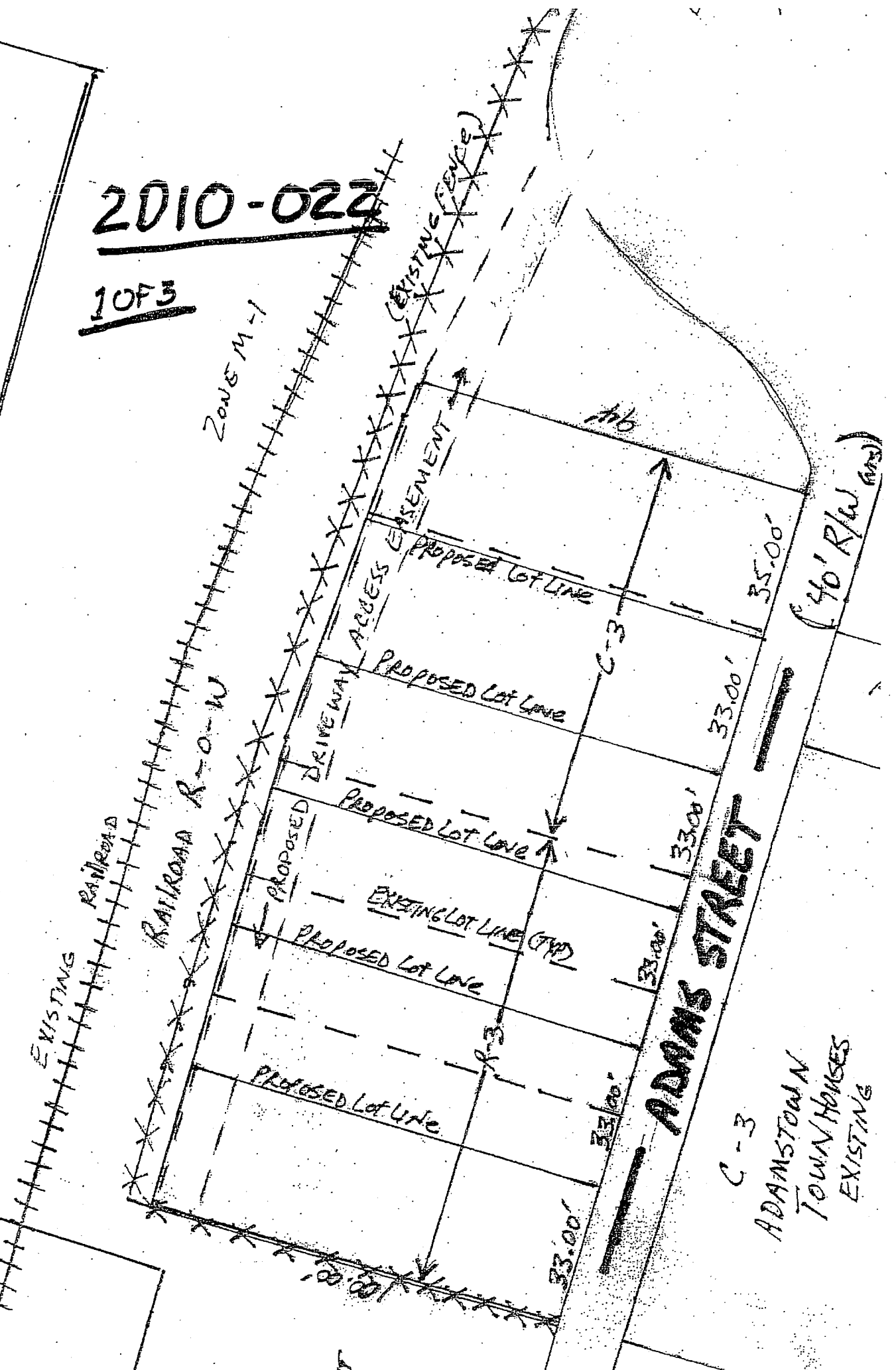


54  
R.O.H.C.  
NT, LLC  
INCIDENTAL TRASH CANS  
CITY CODE REQUIREMENTS  
CALLED PER CITY SPECS

**2010-022**

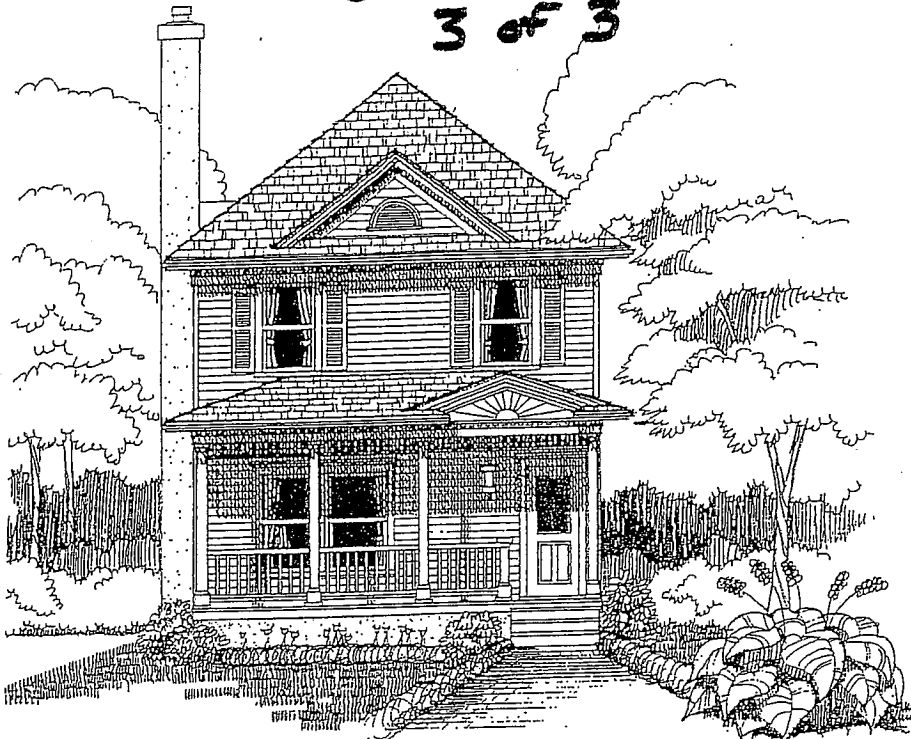
**10F3**

Zone M-1

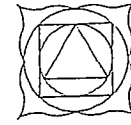


C-3  
ADAMSTOWN  
TOWN HOUSES  
EXISTING

2010-022  
3 of 3



Rick Thompson  
Architect



www.thompsonplans.com

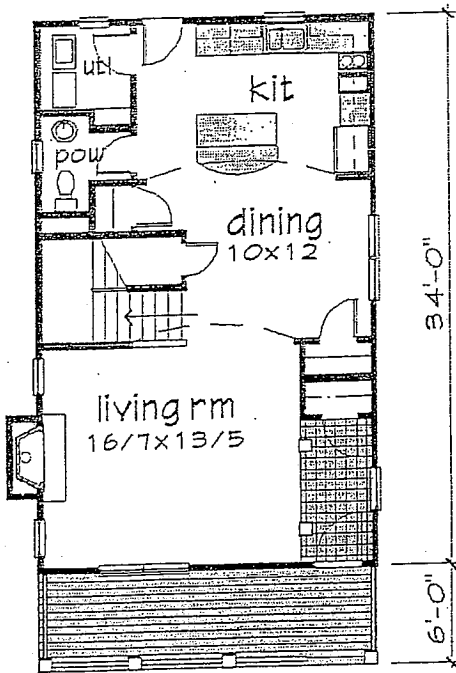
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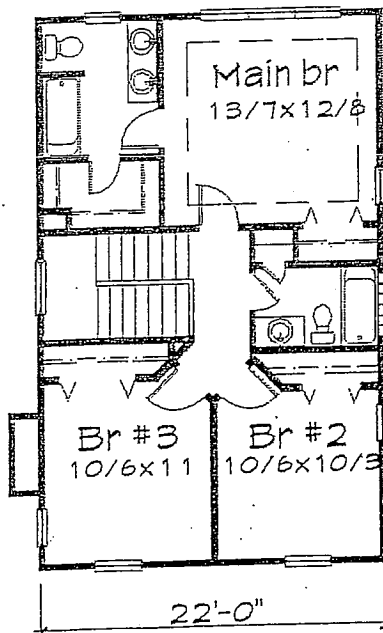


plan #

1402A



Floor 1 plan



Floor 2 plan

Size fl 1 748  
Size fl 2 687  
Size Total 1435

Width 22'-0"  
Depth 34'-0"  
Porch 6'-0"

Fl 1 ceiling 9'  
Fl 2 ceiling 8'  
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Height 27'-0"

Prints 5 sets Please see  
Prints 8 sets web site for  
Vellums current  
Material list pricing  
CAD thank you

Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement