

FIRST READING

5-18-10

SECOND READING

5-25-10

INDEX NO.

2010-042

Robert McNutt

ORDINANCE NO. 12403

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 784 EAST MARTIN LUTHER KING BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 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 to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lot 1, Parkside Brownstone Subdivision, Plat Book 81, Page 180, being Tract 2, Deed Book 8471, Page 509, ROHC. Tax Map 146H-N-001.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to C-3 Central Business Zone.

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

- 1) Review and approval of the parking plan by the City Traffic Engineer;
- 2) Review by Landscape Coordinator; and

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:

- 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, 4th Street, Main, McCallie, and M. L. King Boulevard.
- 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


_____ May 25 _____, 2010.



CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: 5-27, 2010.

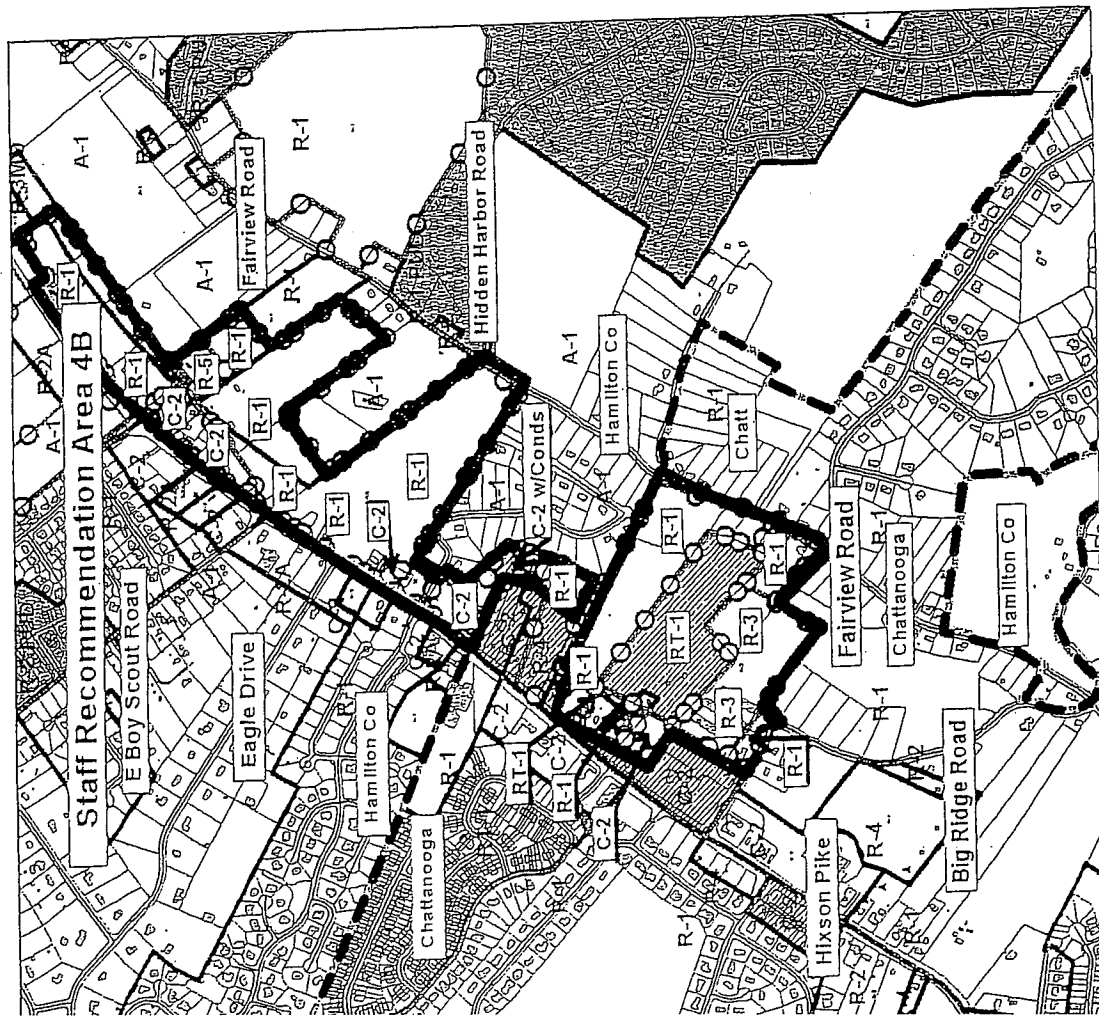
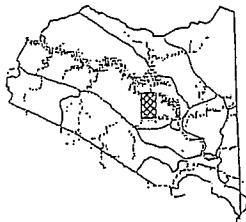


MAYOR

/mms

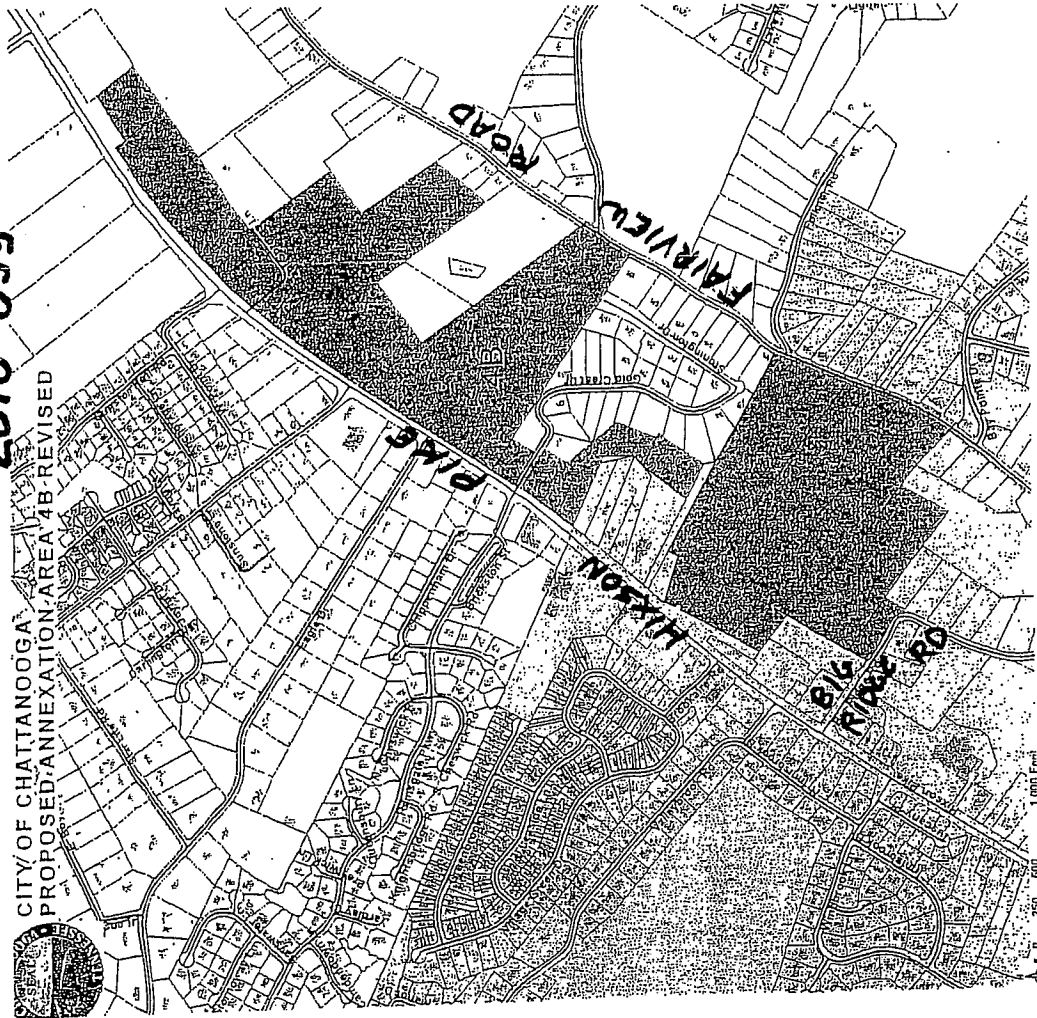


1 in. = 900.0 feet



2010-039

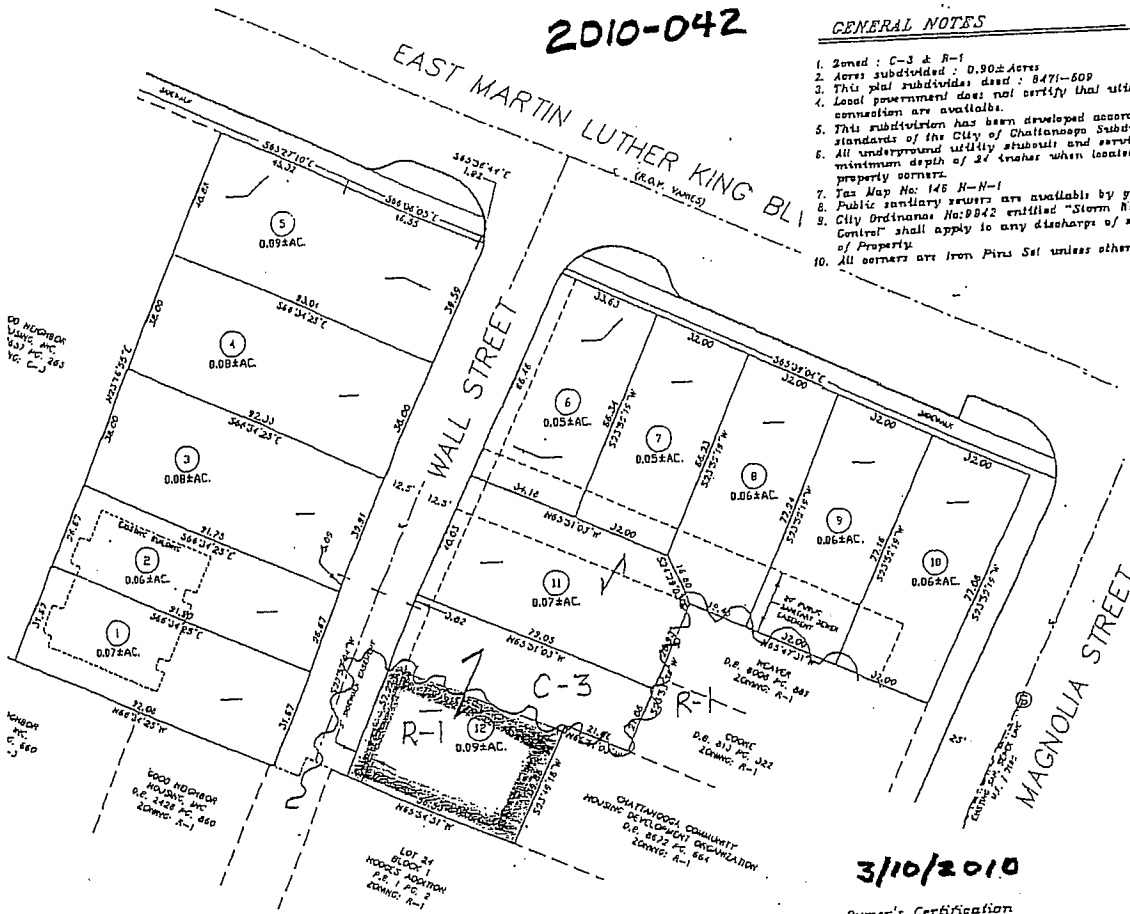
CITY OF CHATTANOOGA
PROPOSED ANNEXATION AREA 4B-REVISED



2010-042

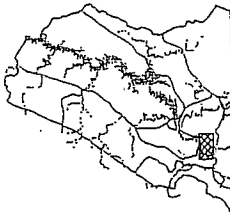
GENERAL NOTES

1. Zoned : C-3 & R-1
2. Acres subdivided : 0.90± Acres
3. This plat subdivides, dated : 8471-609
4. Local government does not certify that utilities or utility connections are available.
5. This subdivision has been developed according to the design standards of the City of Chattanooga Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 36 inches when located within 10 feet of property corners.
7. Tax Map No: 146 H-N-1
8. Public sanitary sewers are available by gravity flow.
9. City Ordinance No: 8842 entitled "Storm Water Run-Off and Erosion Control" shall apply to any discharges of water from this Subdivision of Property.
10. All corners are Iron Pins Set unless otherwise noted.



3/10/2010

Owner's Certification



1 in. = 80.0 feet

HAMILTON COUNTY REGIONAL PLANNING AGENCY

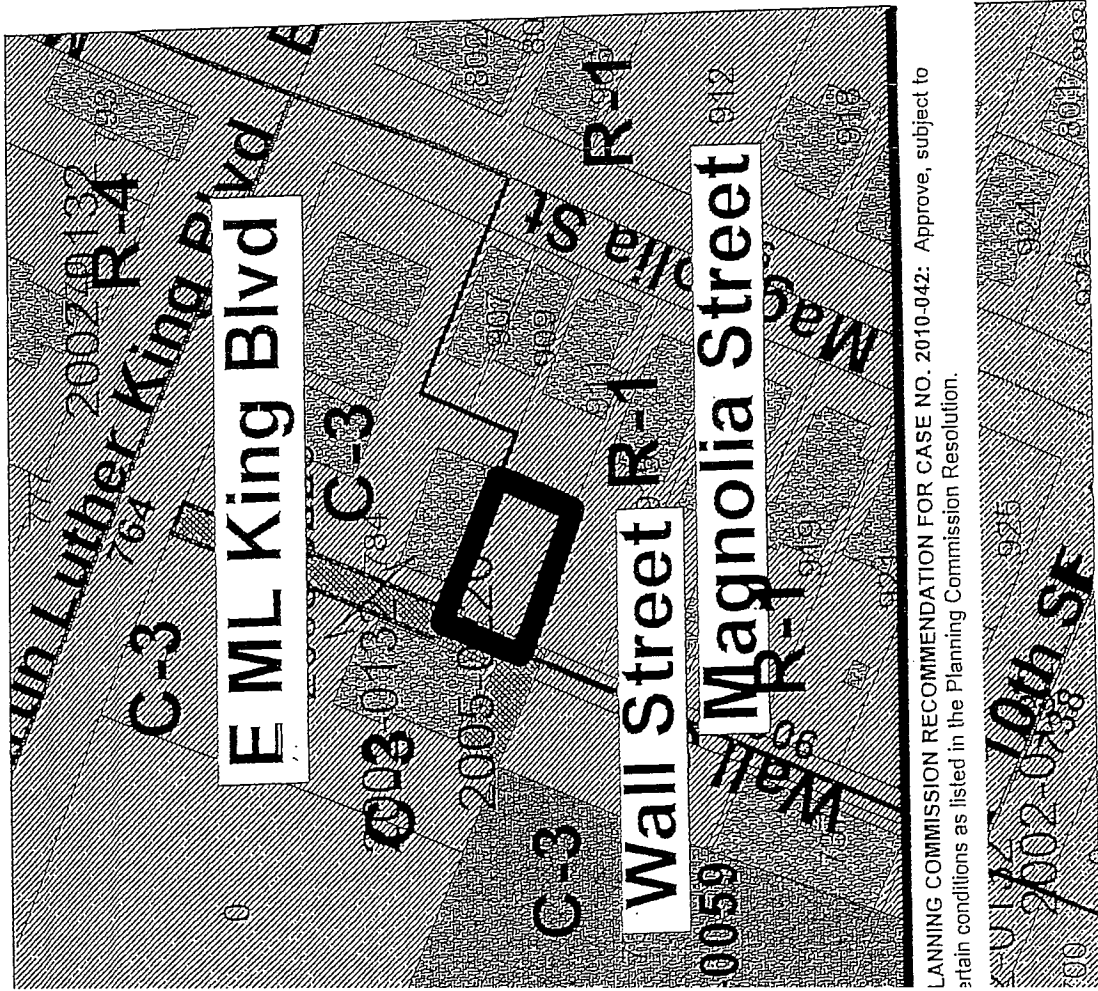
CHATTANOOGA

NO. 2010-0042

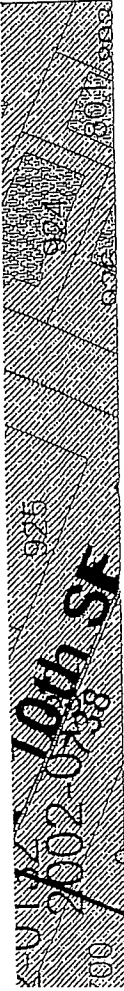
ISSUING DATE: 4/12/2010

R-1

-3-



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-042: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

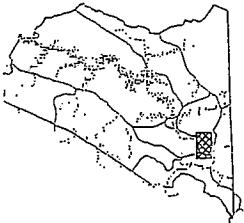


TANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY

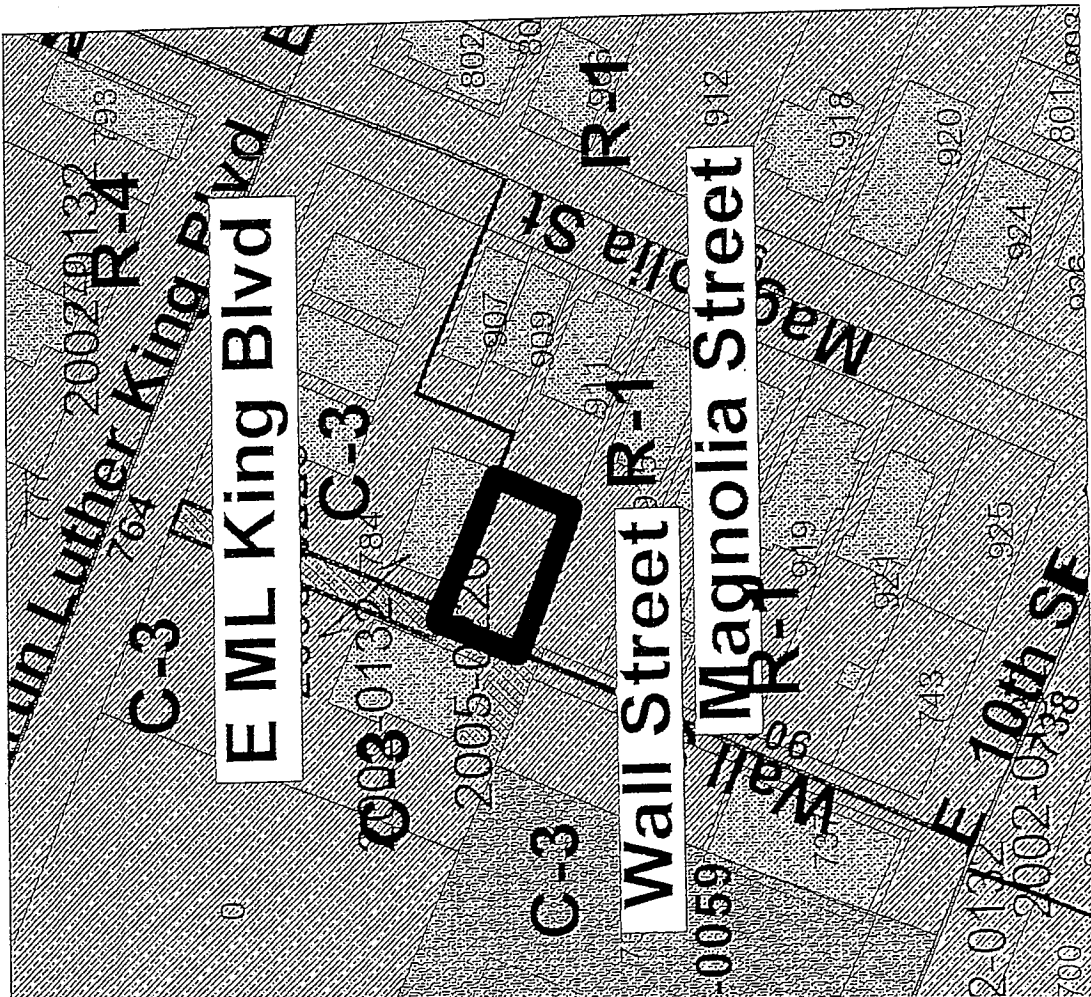
TANOOGA
PROJECT NO: 2010-0042

MEETING DATE: 4/12/2010
VI: R-1

C-3



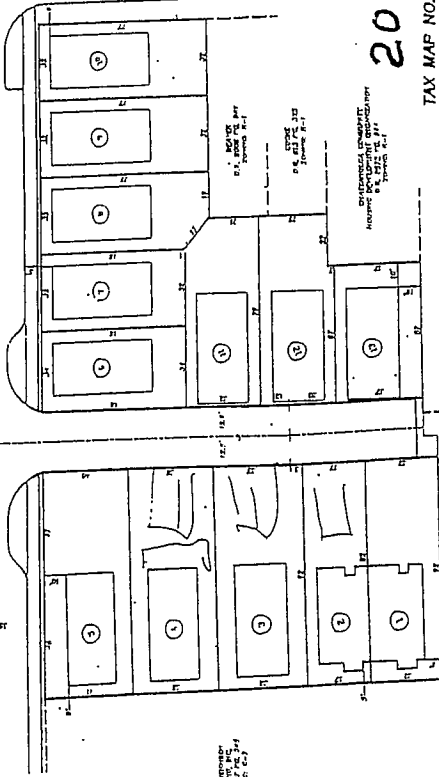
1 in. = 60.0 feet



EAST MARTIN LUTHER KING BLVD.

MAGNOLIA STREET

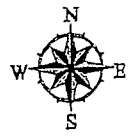
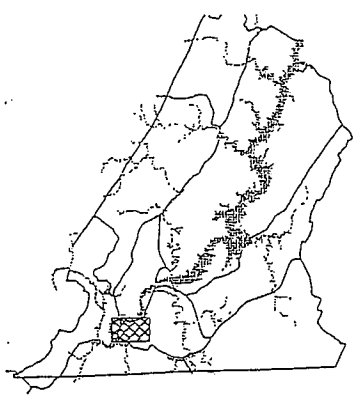
WALL STREET



2010-042

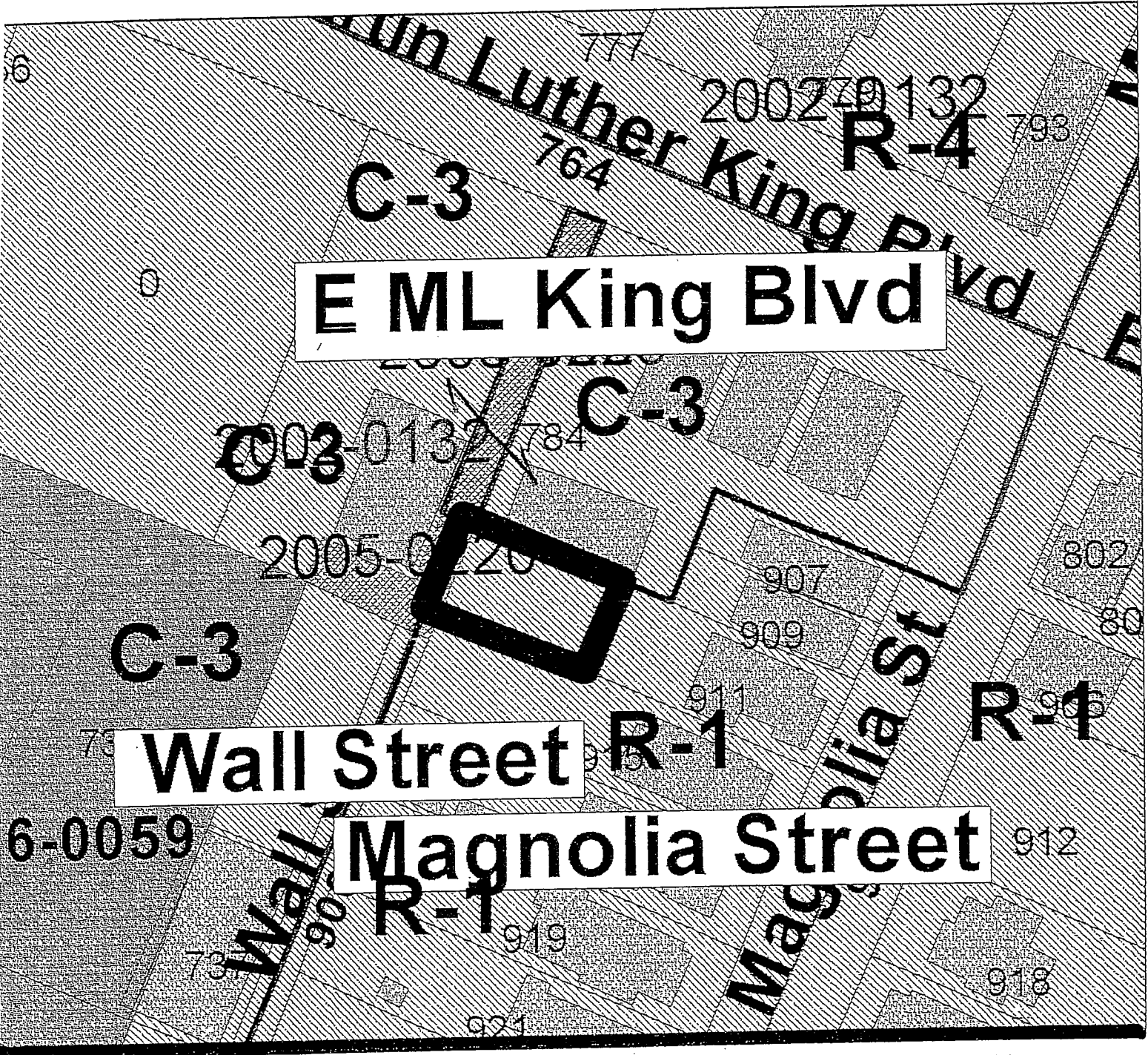
TAX MAP NO. 148 H-N-1
ZONING: C-3 & R-1
TOTAL SUBDIVIDED AREA: 0.90-ACRE
TOTAL UNITS: 13 UNITS (SINGLE FAMILY)
DENSITY: 14.44 UNITS PER ACRE

CONTRACT: BOB McINTOSH
(423) 400-6708 cell

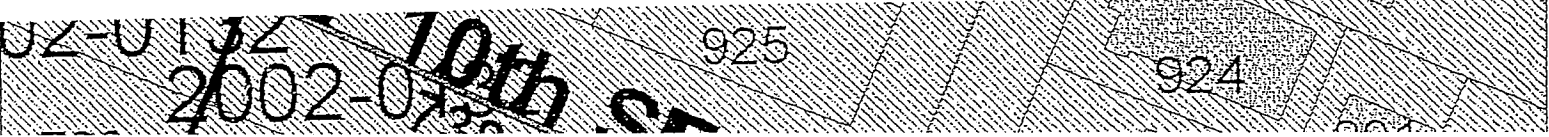


1 in. = 60.0 feet

CHATTANOOGA
CASE NO: 2010-0042
PC MEETING DATE: 4/12/2010
FROM: R-1
TO: C-3



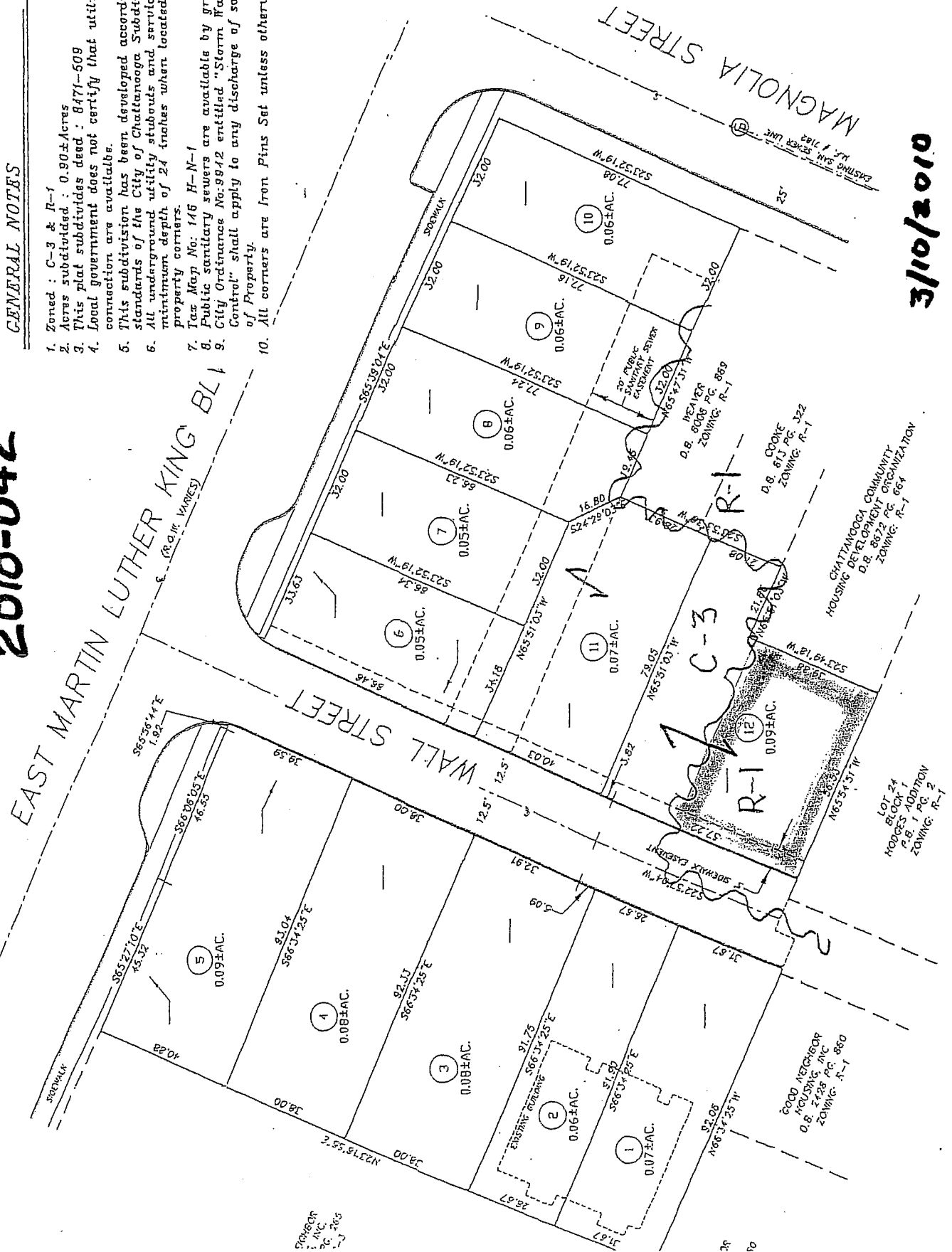
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-042: Approve, subject to certain conditions as listed in the Planning Commission Resolution.



2010-042

GENERAL NOTES

1. Zoned : C-3 & R-1
2. Acres subdivided : 0.90± Acres
3. This plat subdivides deed : 8471-509
4. Local government does not certify that utilities or utility connection are available.
5. This subdivision has been developed according to the design standards of the City of Chattanooga Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 146 H-N-1
8. Public sanitary sewers are available by gravity flow.
9. City Ordinance No:9942 entitled "Storm Water Run-Off and Erosion Control" shall apply to any discharge of same from this Subdivision of Property.
10. All corners are Iron Pins Set unless otherwise noted.



3/10/2010

Owner's Certification