

FIRST READING 12-7-10
SECOND READING 1-4-11
INDEX NO. _____

2010-149
Timothy W. McDonald

ORDINANCE NO. 12461

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 603 AND 607 EAST MAIN STREET AND 1427, 1433, AND 1435 PARK STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL DISTRICT TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lots 1 thru 4, Clift Subdivision of Fort and Hutcheson Tract, Plat Book 6, Page 39, ROHC, Lot 2 and 3, Block 3, Key and Richmond Addition as shown in Book P, Volume 2, Page 457, and three unplatted tracts of land located at 1427, 1433 and 1435 Park Street being the all the properties described in Deed Book 9165, Page 796 and 879, ROHC. Tax Map Nos. 145L-H-007 thru 009, 013 and 014.

and as shown on the maps and drawings attached hereto and made a part hereof by reference, from R-3 Residential District to UGC Urban General Commercial Zone.

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

- 1) Work w/ City Engineering on streetscape as streetyard would not be required;
- 2) One tree shall be provided per five parking spaces;

- 3) There shall be a 4' evergreen hedge (4' on center) around the parking lot perimeter, except for sight triangle). A masonry wall may be substituted if traffic engineering deems necessary to achieve city standards in parking lot.

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

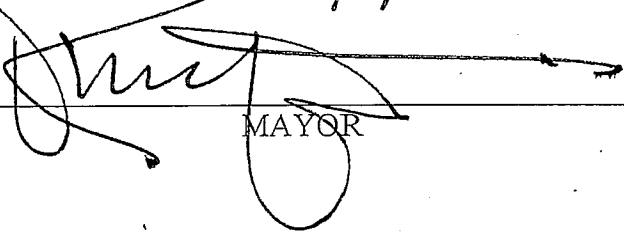
January 4, 2011



CHAIRPERSON

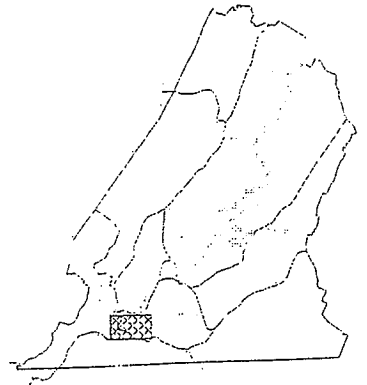
APPROVED: DISAPPROVED:

DATE: 1/5/11

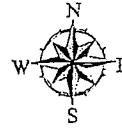


MAYOR

/mms

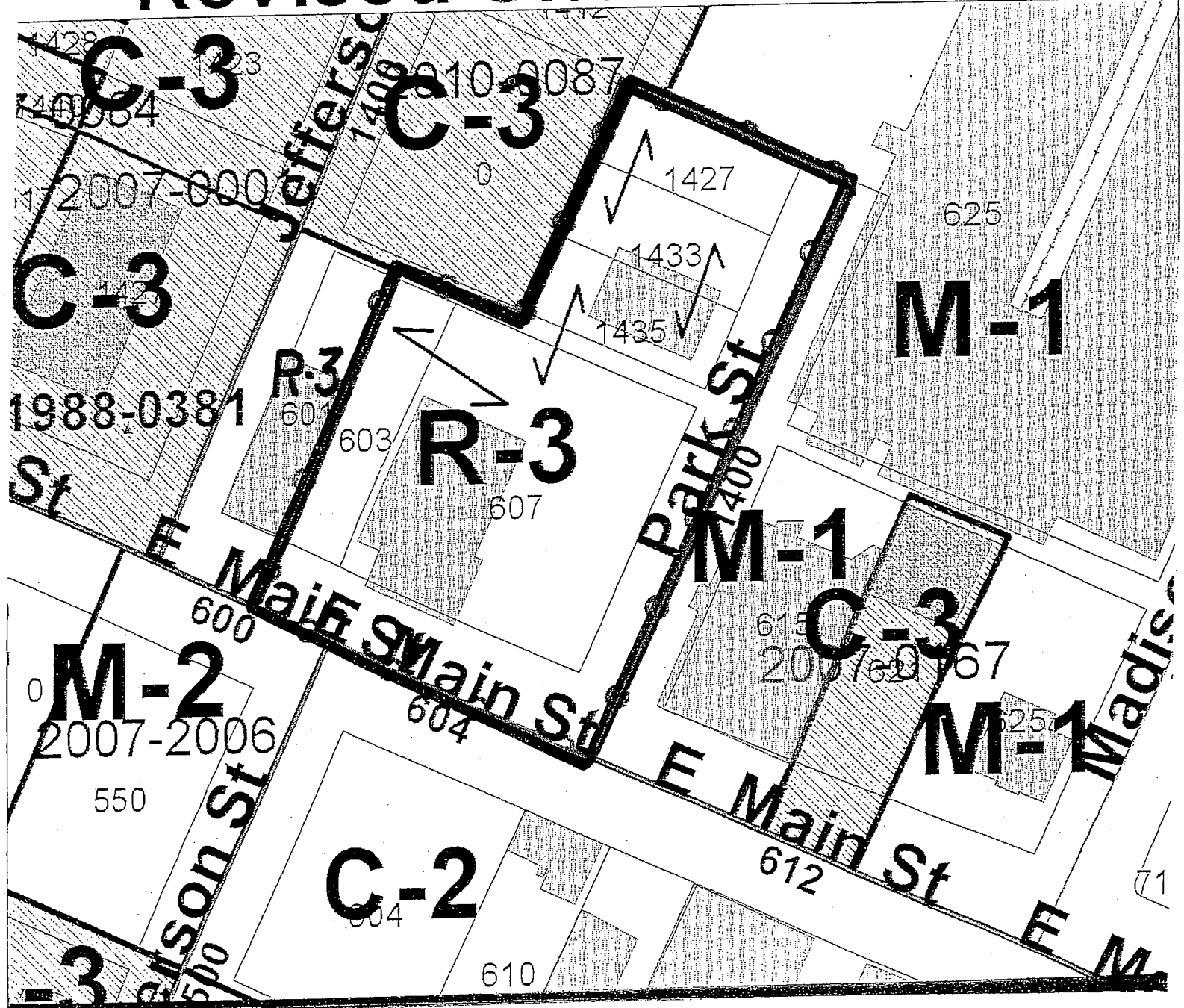


CHATTANOOGA
CASE NO: 2010-0149
PC MEETING DATE: 11/8/2010
FROM: R-3
TO: UGC



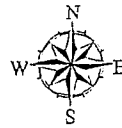
1 in. = 70.0 feet

Revised Site 11/08/2010

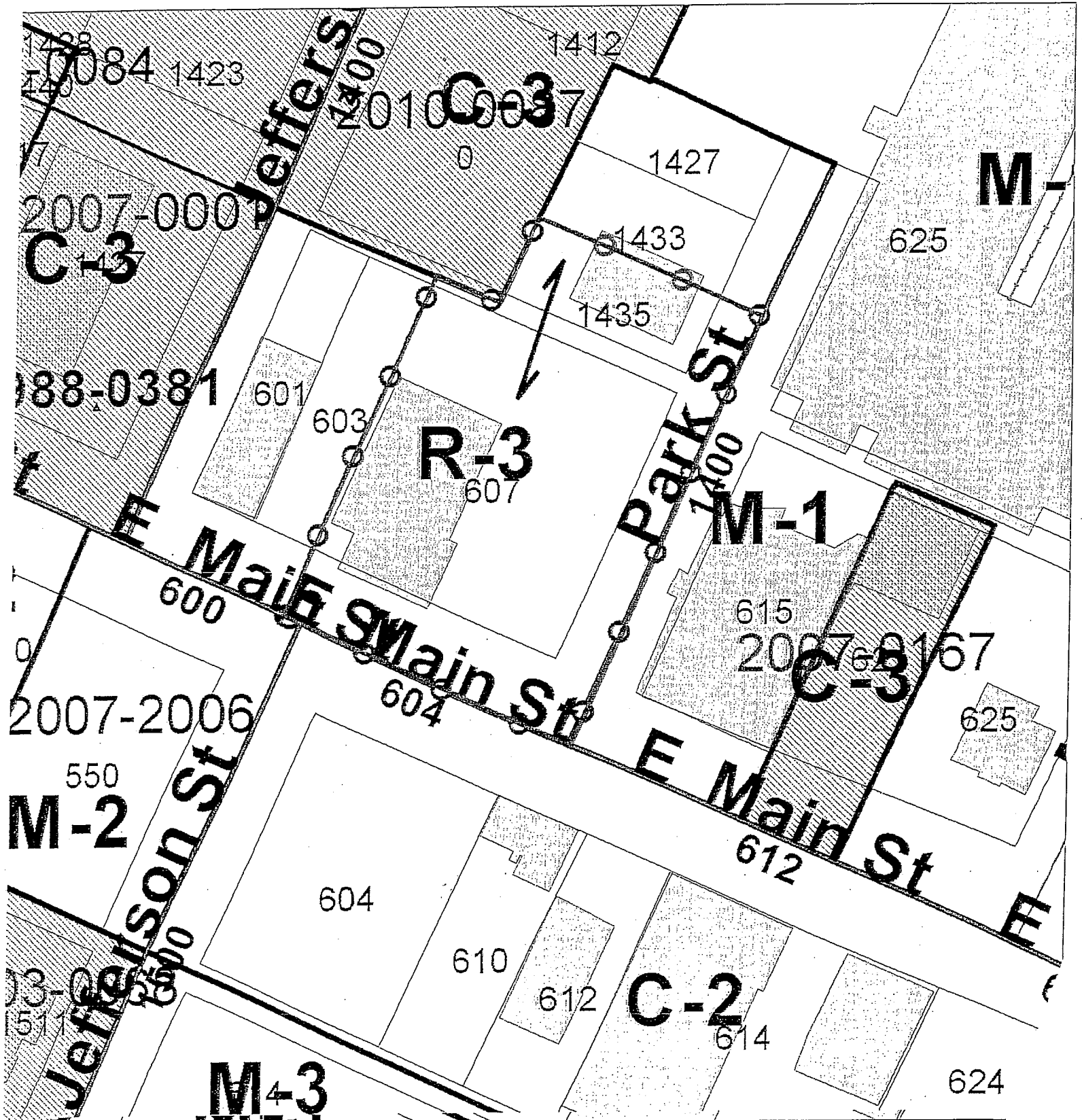
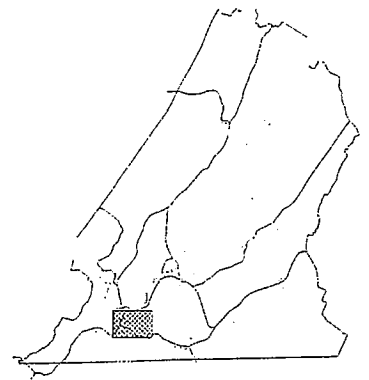


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-149: Approve, subject to conditions as listed in the Planning Commission Resolution

CHATTANOOGA
CASE NO: 2010-0149
PC MEETING DATE: 11/8/2010
FROM: R-3
TO: UGC



1 in. = 60.0 feet



PROPERTY PLAN

FOR: TIM MCDONALD
 607 EAST MAIN STREET
 603 EAST MAIN STREET
 1435, 1433 1427 PARK STREET
 CHATTANOOGA TN 37408
 PHONE: (423)653-5318
 EMANYREVE@COMCAST.NET

ZONED
C-3

ZONED
M-1

2010-149

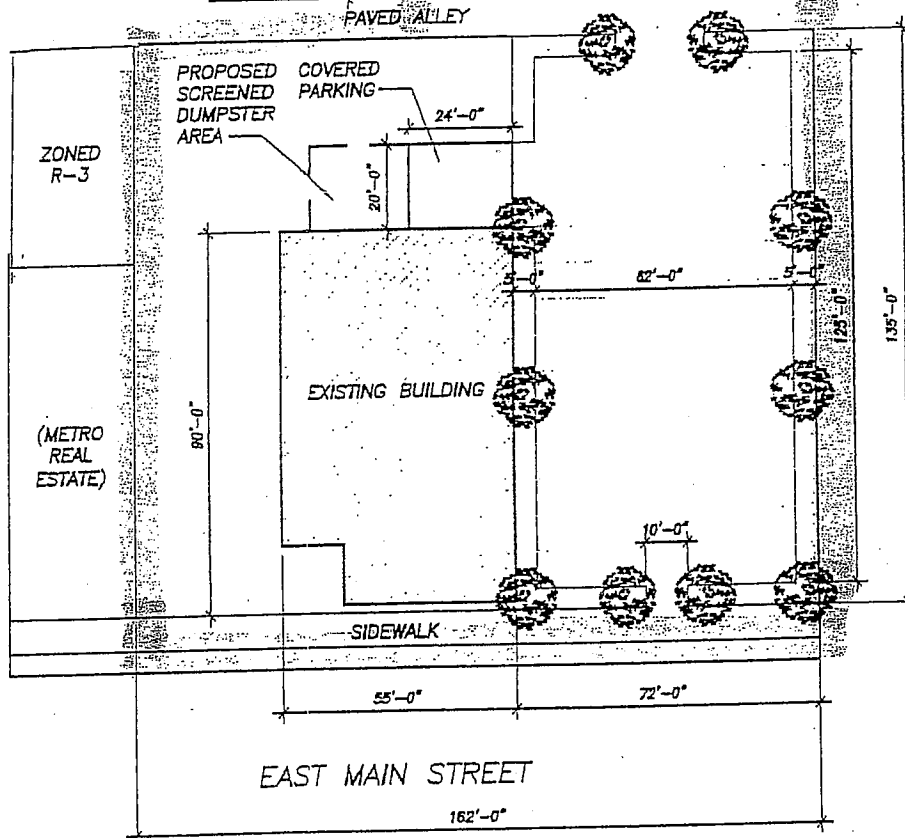
Revised 11/08/10

NOTES

- A. CURRENT ZONING R-3
- B. 0.77 ACRES
- C. USE EXISTING BUILDING AND PARKING LOT
- D. PROPOSED SCREENED DUMPSTER AREA (SHOULD TENANT NEED)

ZONED
C-3
(STUDIO)

JEFFERSON STREET



PARK STREET

EAST MAIN STREET

162'-0"

SIDEWALK

JEFFERSON STREET

ZONED M-2

(PARKS
CONSTRUCTION)
ZONED C-2

(PARK CITY
MANAGEMENT)
ZONED C-2

Z1

607 EAST MAIN STREET

