

First Reading August 20, 2013
Second Reading August 27, 2013

2013-089
Jacob Becker/
PTC Properties
District No. 1
Alternate Version

ORDINANCE NO. 12756

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 503 HAMILTON AVENUE AND 502 NORTH MARKET STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL ZONE TO C-7 NORTHSHORE COMMERCIAL MIXED USE 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 property located at 503 Hamilton Avenue and 502 North Market Street, more particularly described herein:

Lots 1 and 2, North Chattanooga Land Company Subdivision, Plat Book 1, Page 28, ROHC, Deed Book 9435, Page 13, ROHC. Tax Map No. 135D-C-010 & 011.

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special Zone to C-7 Northshore Commercial Mixed Use Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to restricting building height to a maximum of 36 feet or higher up to 42 feet only if approved by Northshore C-7 Review Committee, including parapet and/or other roof treatments fronting North Market 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: August 27, 2013.



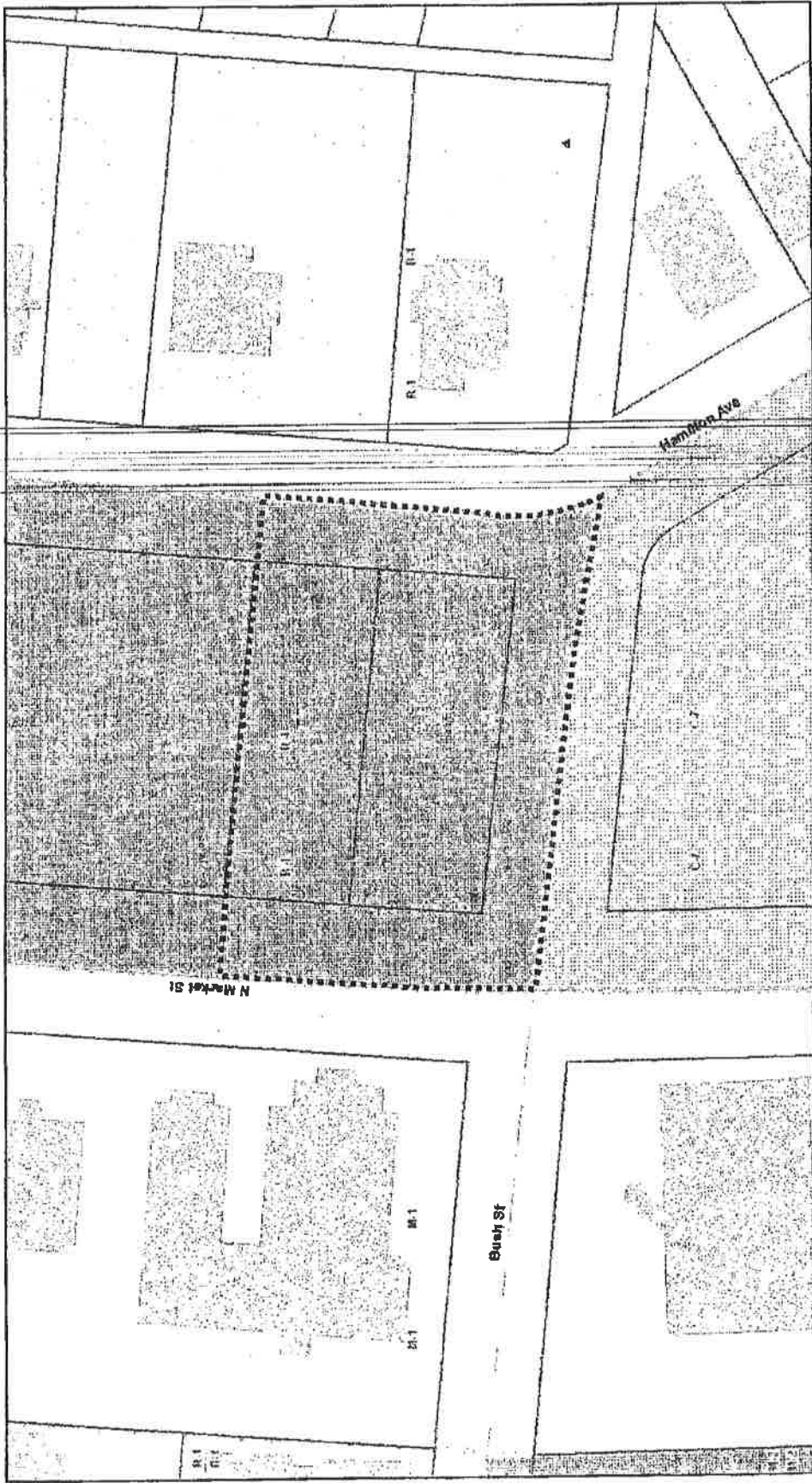
CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mms



2013-089 Rezoning from R-4 to C-7

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-089: Approve, subject to restricting building height to a maximum of 42 feet including parapet and/or other roof treatments fronting North Market Street

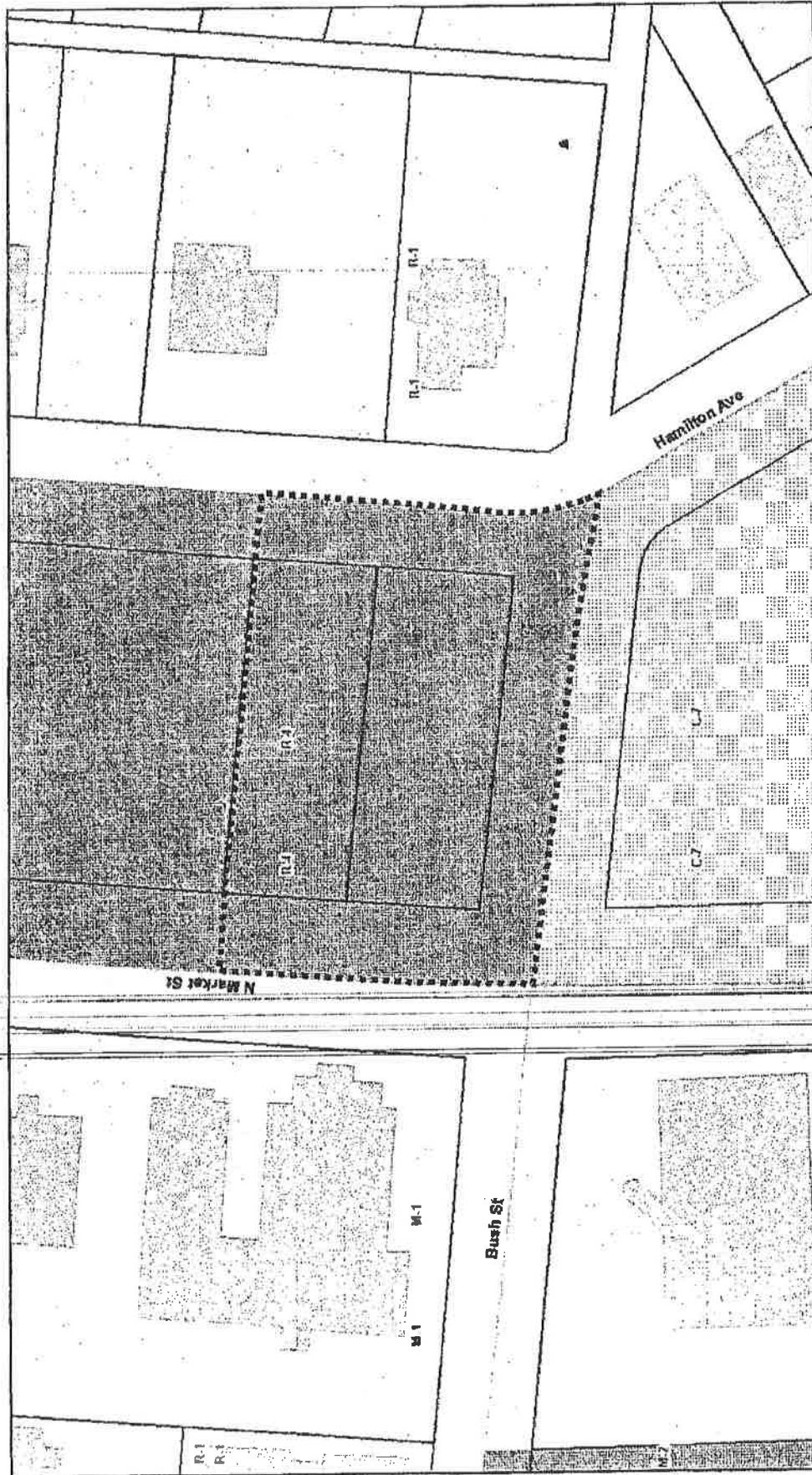


5671



Chatham County Regional Planning Agency





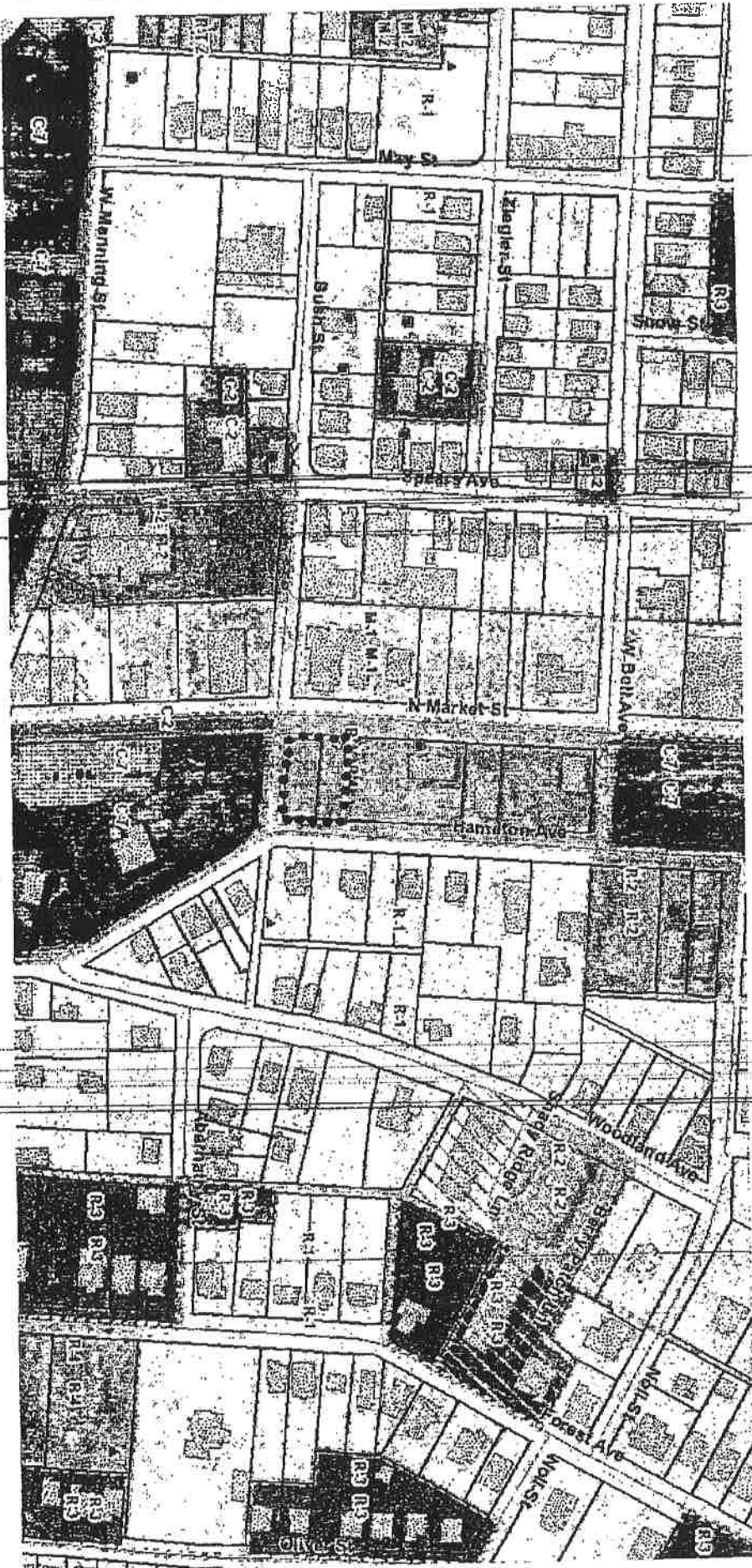
2013-089 Rezoning from R-4 to C-7



56 ft



Chattanooga Hamilton County Regional Planning Agency



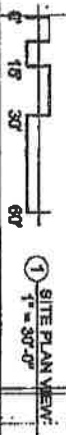
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- NOTES:
- A. CURRENT ZONING R-1
 - B. 5,000 SF.
 - C. NO EXISTING STRUCTURES
 - D. LANDSCAPE ORDINANCE/ NORTH CHATTANOOGA OVERLAY
 - E. EXISTING FENCE
 - F. FIRE DISTRICT

Professional Seal:
 S.T.C. Properties
 208 Blount St.
 Chattanooga, TN 37418 ph: 423.432.4148
 Email - pfeindt@stc.com

Green Average: .22
 4 Residential Units: .11
 Min Average: 0
 No Tree Buffer required for R-1



PRYOR BACON
 COMPANY
 4226 ORDWAY RD, STE 311
 CHATTANOOGA, TN 37421

501 N. MARKET STREET
 TAX MAP NO. 188D C1 AND G W
 MULTI-USE DEVELOPMENT

No.	Description	Date

SITE PLAN

Project Number	Project Name
Date	4/25/13
Drawn by	Author
Checked by	Checker

Scale: 1" = 30'-0"

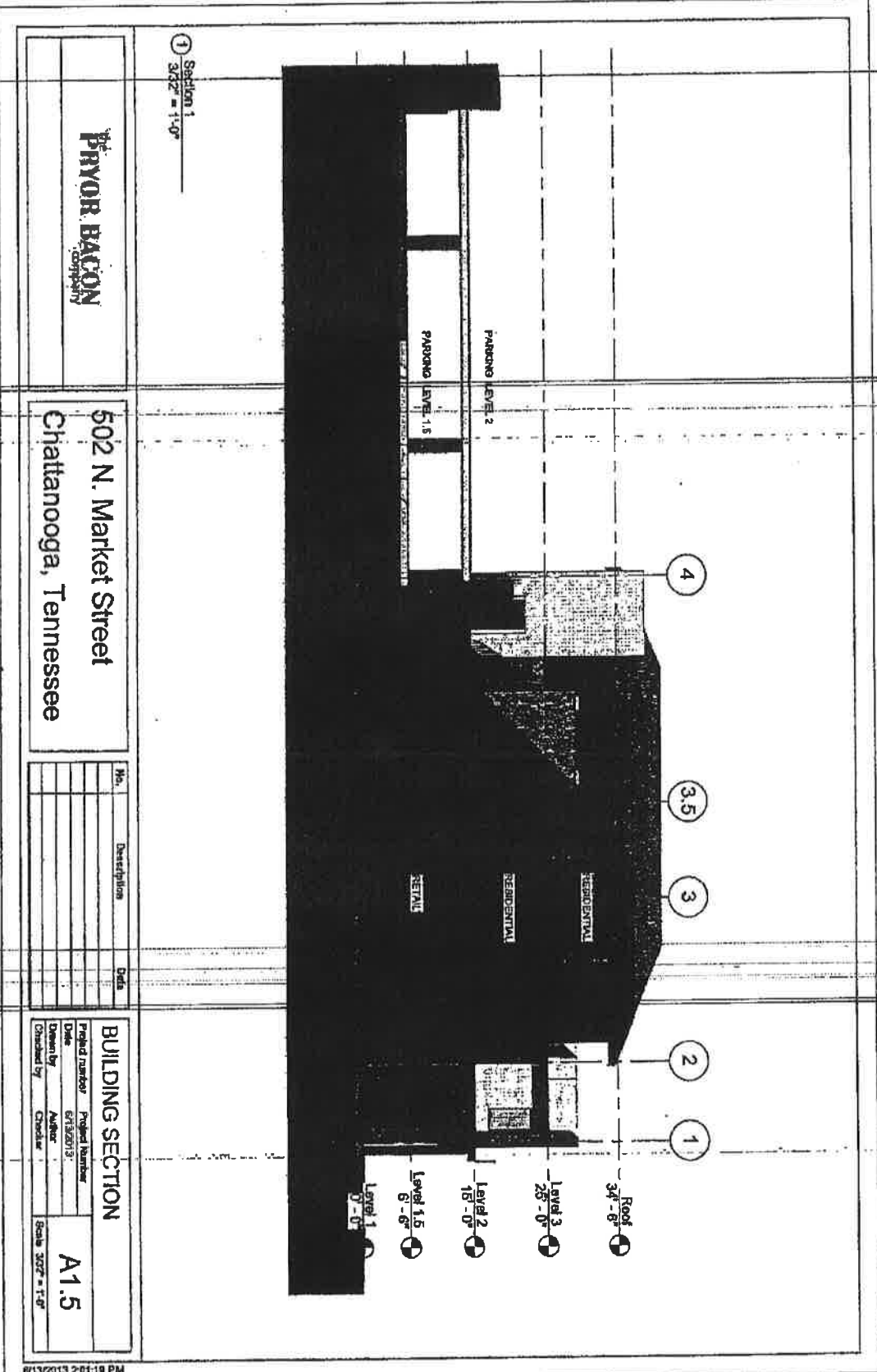
C1.1

SITE PLAN SUBMITTED WITH ZONING APPLICATION

2013-089

DRAWING SUBMITTED

FOR DESIGN REVIEW STAFF



Section 1
3/32" = 1'-0"

PRYOR BACON
company

502 N. Market Street
Chattanooga, Tennessee

No.	Description	Date

BUILDING SECTION

Project number: 6132013
Date: 6/13/2013
Drawn by: Author
Checked by: Checker
Scale: 3/32" = 1'-0"
A1.5

6/13/2013 2:01:19 PM