

2015-052
Chattanooga Neighborhood Enterprise/
Bob McNutt and Tennessee Temple
District No. 9
Planning Version

ORDINANCE NO. 12948

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1706, 1708, 1710, 1712, 1714, AND 1716 BAILEY AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL ZONE 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 properties located at 1706, 1708, 1710, 1712, 1714, and 1716 Bailey Avenue, more particularly described herein:

The east fifteen (15) feet of Lot Three (3) and Lots 4, 5, 6, 7, and 8; Block 20, Highland Park Addition Number One (1), Plat Book 1, Page 23, ROHC, being the properties described in Deed Books 2045, Page 903, ROHC, Deed Book 2111, Page 415, ROHC, Deed Book 8453, Page 886, ROHC, Deed Book 2213, Page 735, ROHC, and Deed Book 3369, Page 777, ROHC. Tax Map Nos. 146J-P-004 thru 009.

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special Zone to UGC Urban General Commercial Zone.

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

- 1) There shall be no auto-oriented uses and/or self-service storage facilities.
- 2) Driveway access shall be from the alley unless approved by the City Department of Transportation based on vehicular and pedestrian safety concerns.

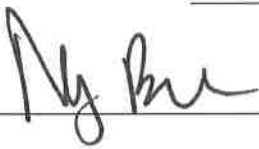
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: May 19, 2015



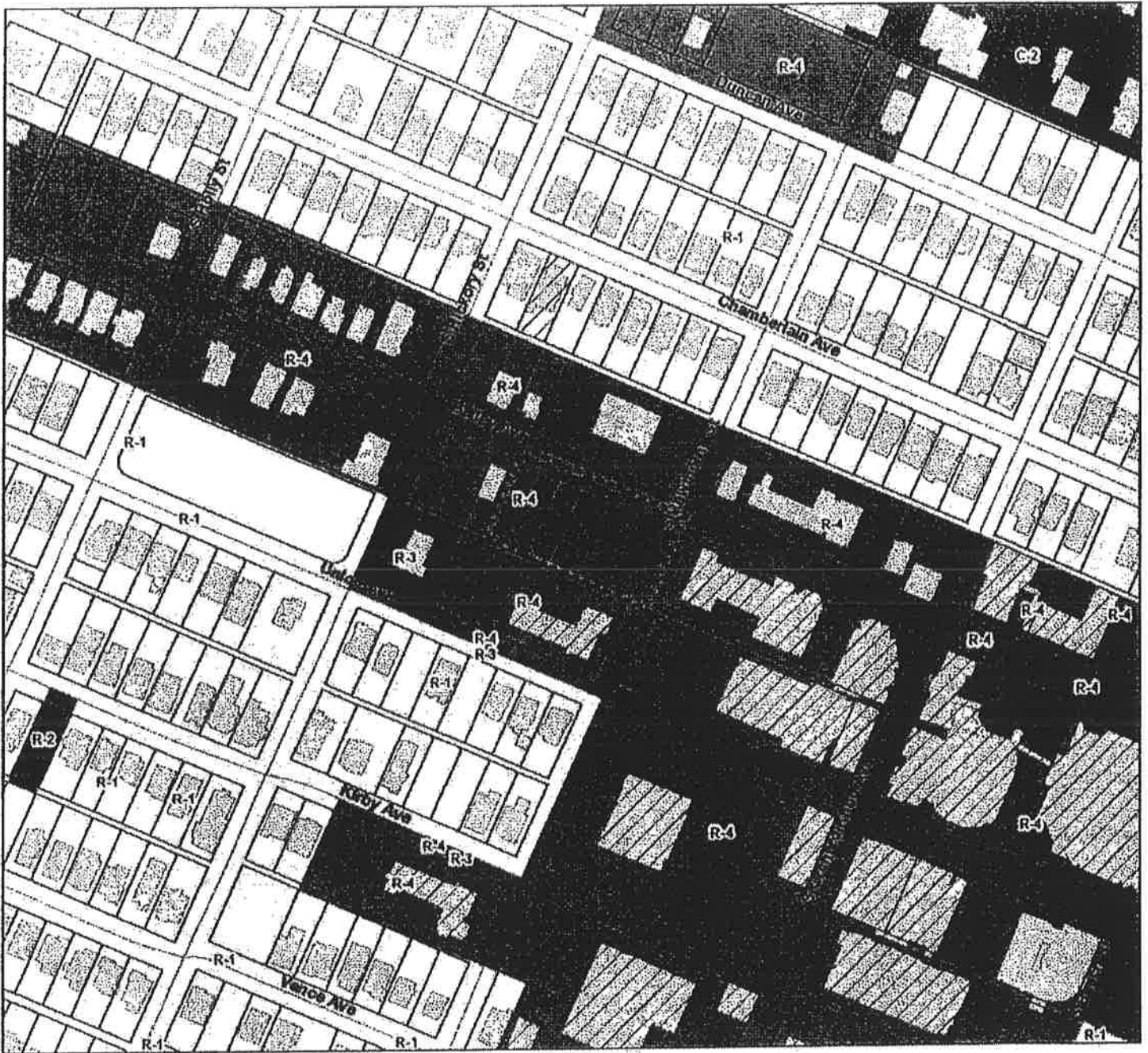
CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem



2015-052 Rezoning from R-4 to UGC

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-052 :

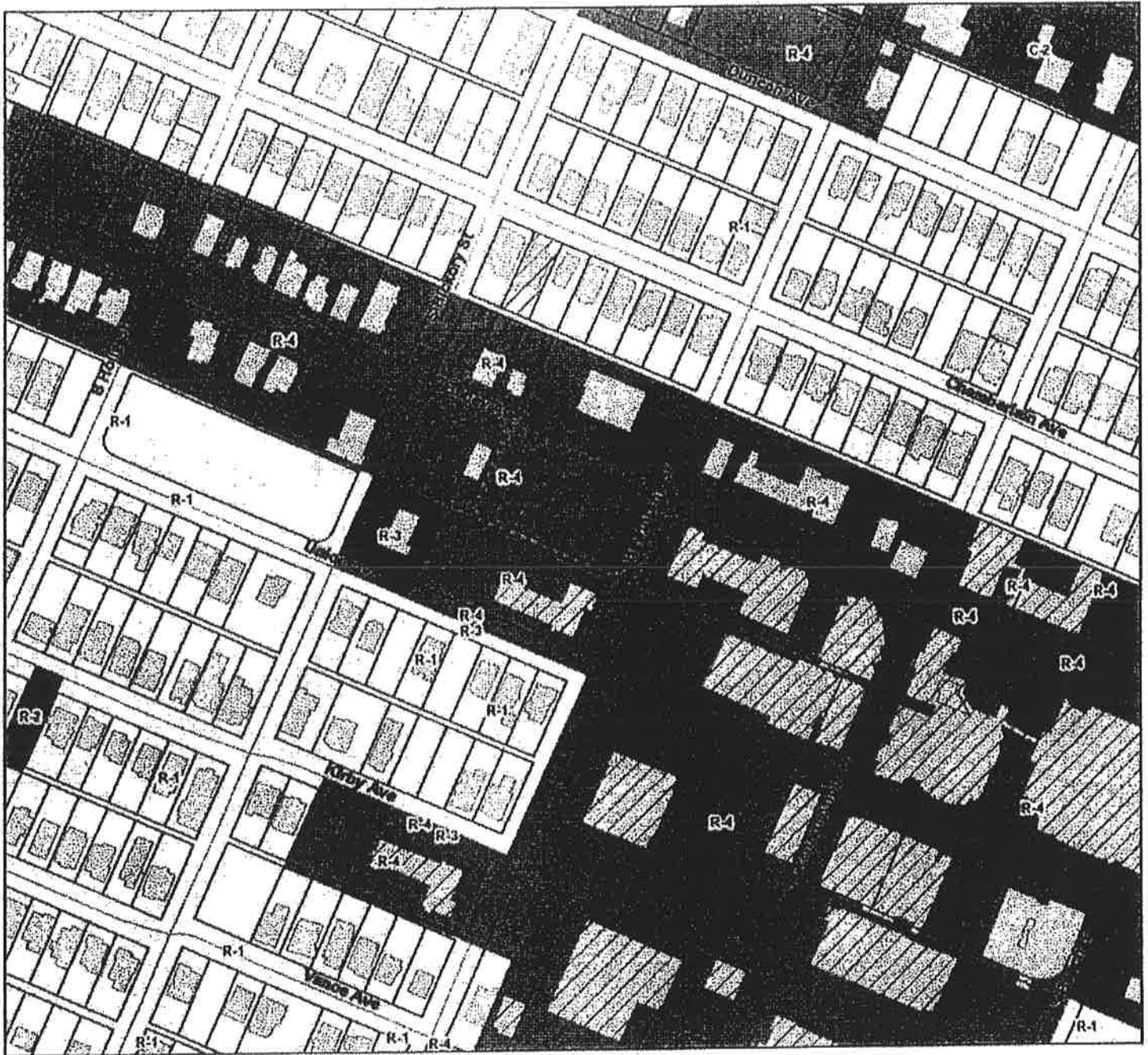
Approve, subject to the following conditions: 1) There shall be no auto-oriented uses and/or self-service storage facilities. 2. Driveway access shall be from the alley unless approved by the City Department of Transportation based on vehicular and pedestrian safety concerns.



229 ft



Chattanooga Hamilton County Regional Planning Agency



2015-052 Rezoning from R-4 to UGC



229 ft

Chattanooga Hamilton County Regional Planning Agency

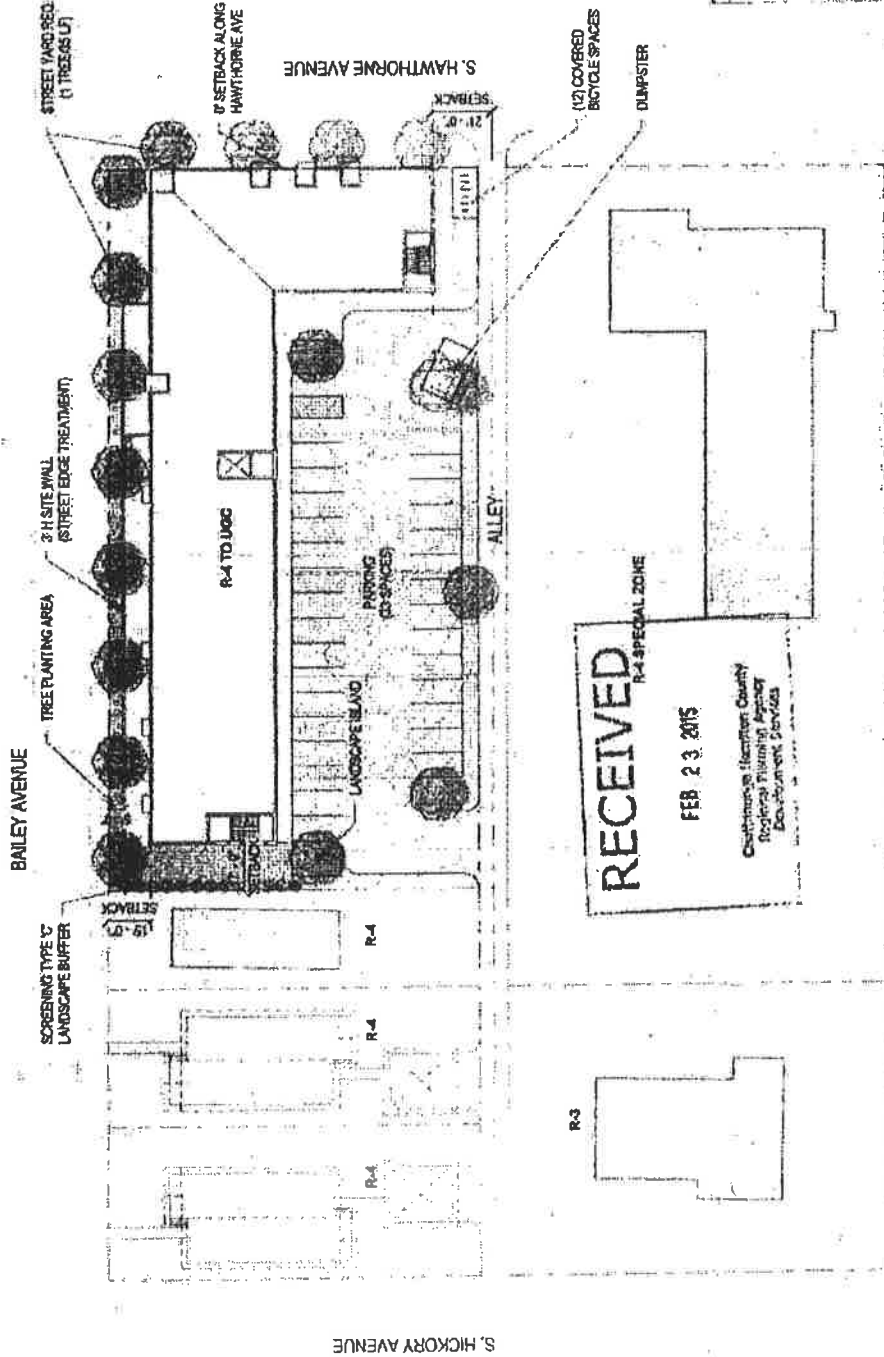


SITE PLAN - HIGHLAND PARK MIXED USE INFILL

FEBRUARY 12TH, 2015
TAX PARCELS: 15 (6 LOTS), 1463 P. 003, 1463 P. 005, 1463 P. 006, 1463 P. 007, 1463 P. 008, 1463 P. 009
ADDRESS: 1705 - 1710 BAILEY AVE

PROJECT NOTES:

- CURRENT ZONING: R-4
- REZONING REQUEST: UGC
- PROPERTY BOUNDARY: 8 LOTS - 0.78 ACRES TOTAL
- NO EXISTING STRUCTURES
- WASTE REMOVAL: PUBLIC WORKS BY CONTAINER
- 3 STORIES MIXED USE (RESIDENTIAL W/ 1000 S.F. OF RETAIL SPACE ON 1ST FLOOR AT CORNER OF BAILEY AND HAWTHORNE)
- 12,000 S.F. FOOTPRINT PER FLOOR
- 46 RESIDENTIAL UNITS
- PARKING REQUIRED: 33 SPACES MINIMUM W/ PARKING DISCOUNTS FOR URBAN OVERLAY ZONE (CALL ATTACHED)
- PARKING PROVIDED: 33 SPACES & 12 COVERED BIKE SPACES



UNION AVENUE

1. ARCHITECTURAL SITE PLAN
1" = 40'-0"



HIGHLAND PARK INFILL

PROJECT NUMBER: 01501
DATE: 12 FEB 2015

SITE PLAN
SK-01

SCALE: As indicated

2015-052

2015-052

RECEIVED
FEB 23 2015
Caldwell County
Regional Planning Agency
Development Services