

2015-054
Tower Construction Company/
Calvin Ball
District No. 9
Planning Version

ORDINANCE NO. 12949

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2408, 2410, AND 2412 CHAMBERLAIN AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE ZERO LOT LINE 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 2408, 2410, and 2412 Chamberlain Avenue, more particularly described herein:

Lots 5, 6, and that portion of Lot 7 not conveyed to the City of Chattanooga, Block 7, Chamberlain Avenue Land Company Addition, Plat Book 3, Page 14, ROHC, being the properties described in Deed Book 9253, Page 691, ROHC, Deed Book 9253, Page 688, ROHC, and Deed Book 9761, Page 27, ROHC. Tax Map Nos. 146N-E-020, 021 and 022.

and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone to R-T/Z Residential Townhouse Zero Lot Line Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved

subject to the following:

- 1) A maximum of five (5) detached single-family residential units; and
- 2) The easternmost single family residential structure shall be no longer than 400 square feet in size.

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



2015-054 Rezoning from R-2 to R-T/Z

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-054:
Approve, subject to a maximum of five (5) detached single-family residential units.

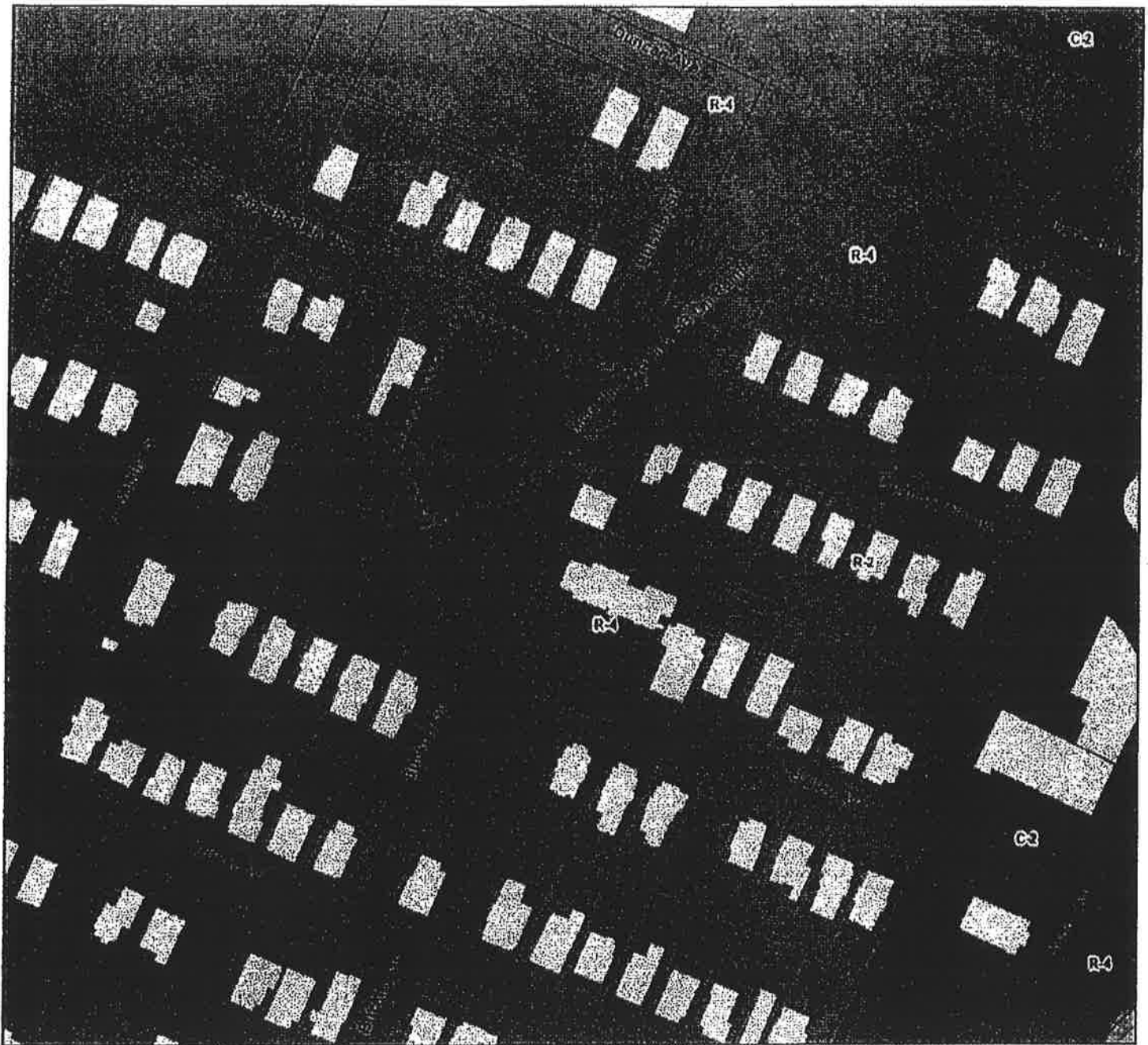


150 ft



Chattanooga Hamilton County Regional Planning Agency





2015-054 Rezoning R-2 to R-T/Z



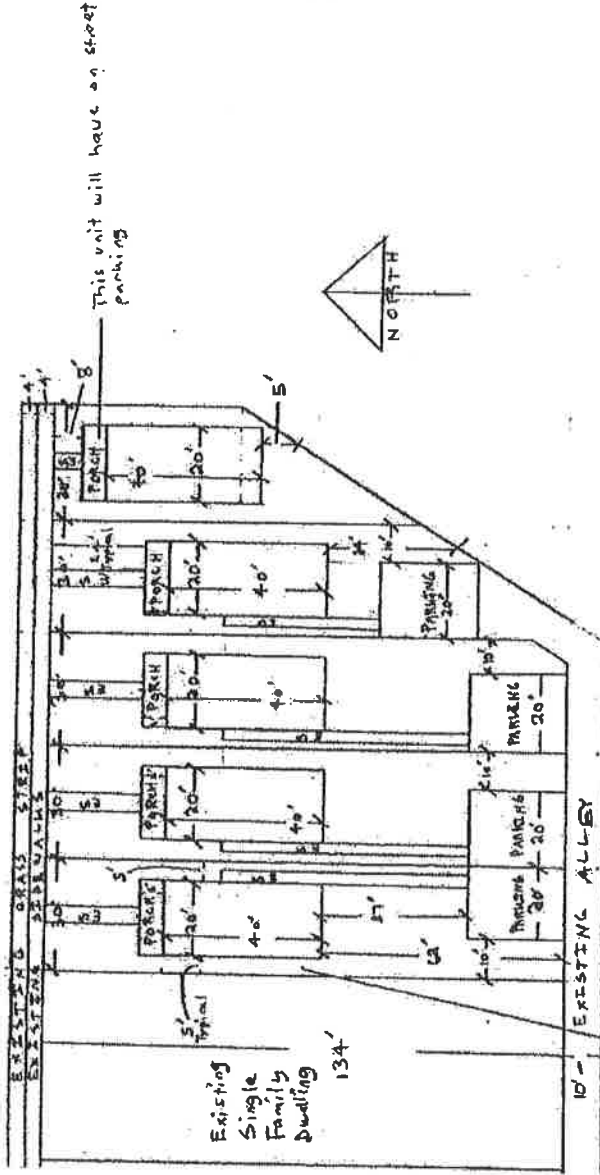
Chattanooga Hamilton County Regional Planning Agency



150 ft



C H A M B E R L A I N A V E N U E



Pursuant to section 88-575, section 2),
 We are requesting to not install the
 Landscape Screen due our property
 and the adjoining property both
 being single Family Dwellings.

Total Acres Being Requested for Rezoning = .40 Acres
Total Number of Dwelling Units: 5
Scale: 1 inch = 30 Feet
Date: 02-23-15
Applicant: Tower Construction Co.
Residential Density = 12.50 Units per Acre

Open Space Recreation Area
 Not Provided

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 FEB 23 2015
 Chattanooga, Hamilton County
 Regional Planning Agency
 Development Services

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