

First Reading: April 12, 2016
Second Reading: April 19, 2016

2016-042
Field, LLC, Gabe Thomas, and
Jennifer Langworthy
District No. 1
Planning Version

ORDINANCE NO. 13040

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 721, 725, AND 729 NORTH MARKET STREET; 14, 16, 18, AND 20 PEAK STREET; AND 718 SPEARS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL 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 721, 725, and 729 North Market Street; 14, 16, 18, and 20 Peak Street; and 718 Spears Avenue, more particularly described herein:

Lots 36 thru 38, Map of Land of J. H. Coker, Plat Book 1, Page 3, ROHC and Parts of Lots 76 thru 78, ROHC, being part of Tract 1 and Tracts 2 thru 7, Deed Book 9808, Page 716, and all the property described in Deed Book 6451, Page 826, ROHC. Part of Tax Map No. 135D-A-020 and Tax Map Nos. 135D-A-022 thru 028.

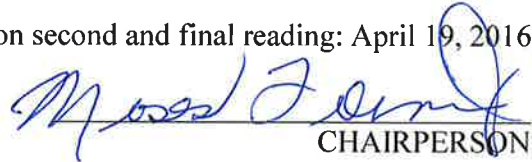
and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to UGC Urban General Commercial Zone.

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

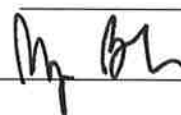
- 1) Limit to residential, retail, and office uses; retail uses, if included, shall be incorporated into the same structure as the residential uses (no free-standing retail structures;
- 2) No auto-oriented commercial uses allows; and
- 3) Limit to two-story height for all buildings. Those buildings with frontage within one hundred (100') feet of the northeast corner of the site may have a three-story height maximum.

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: April 19, 2016


CHAIRPERSON

APPROVED: DISAPPROVED:


MAYOR

/mem



2016-042 Rezoning from R-1 to UGC

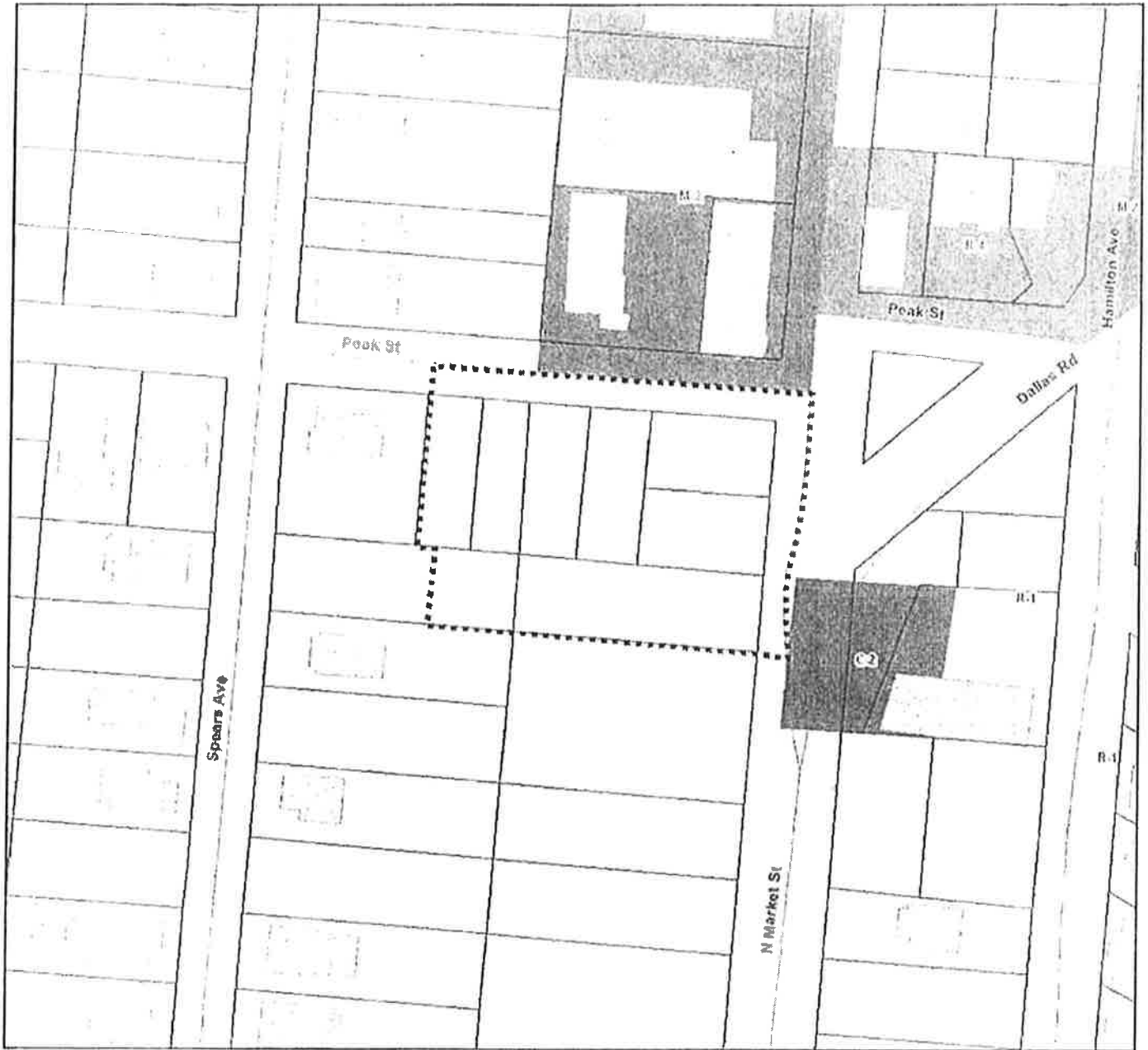
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-042:
 Approve, subject to the conditions listed in the Planning Commission Resolution.



91 ft

Chattanooga Hamilton County Regional Planning Agency





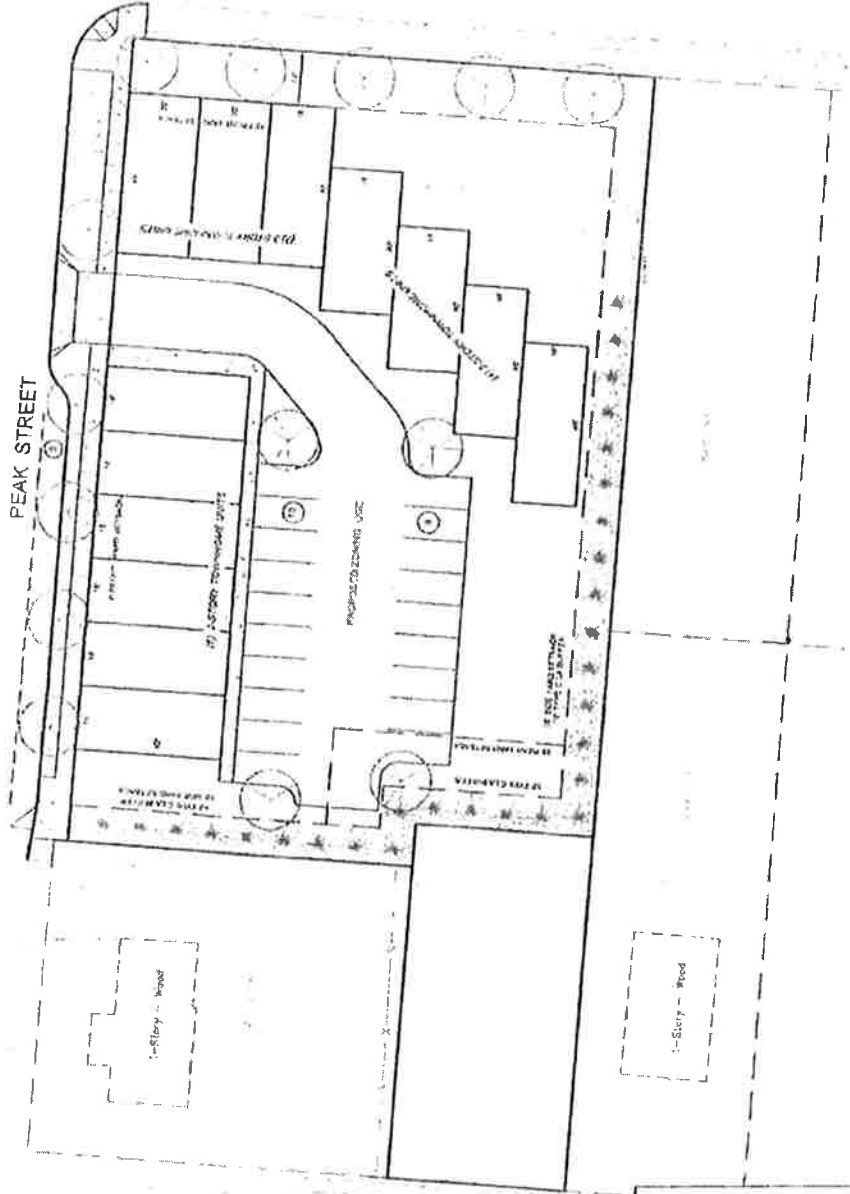
2016-042 Rezoning from R-1 to UGC

Chattanooga Hamilton County Regional Planning Agency

91 ft

RPA

RECEIVED
City of Chattanooga Planning & Zoning Commission



RE: 2016-042

Zoning Application
for
N. Market and Peak Townhomes
CHATTANOOGA, TENNESSEE

AD ENGINEERING SERVICES, INC.
451 E. 10th Street, Suite 402
Chattanooga, TN 37403
Phone: 423.249.4444 Fax: 423.249.4444
www.ad-engineering.com

GRAPHIC SCALE
1" = 30' ±

North Arrow

Site: 06/20/2016
By: DJS
Sheet: Ex-2