

**First Reading: January 10, 2017**  
**Second Reading: January 17, 2017**

2016-192  
Alan Haniszewski and  
Scenic City Investments, LLC  
District No. 8  
Planning Version

ORDINANCE NO. 13149

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1805, 1807, 1809, AND 1811 EAST 13<sup>TH</sup> STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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 1805, 1807, 1809, and 1811 East 13<sup>th</sup> Street, more particularly described herein:

Lots 10 thru 13, Block 25, Revised Plat Montague's Addition No. 4 to Highland Park, Plat Book 65, Page 124, ROHC, being described as Tracts 2 thru 5 in Deed Book 10853, Page 231, ROHC. Tax Map Nos. 146O-Q-015, 015.01, 016, and 017.

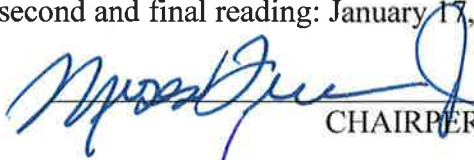
and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

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


- 1) Limit subdivision to six (6) lots;
- 2) Shall be developed with single-family detached residences only; and
- 3) Parking shall be to the rear.

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 17, 2017

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem



## 2016-192 Rezoning from R-1 to R-T/Z



132 ft

Chattanooga Hamilton County Regional Planning Agency





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132 ft

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