

First Reading: March 14, 2017
Second Reading: March 21, 2017

2017-024
Highland Park, LLC (CNE)
c/o Bob McNutt
District No. 9
Planning Version

ORDINANCE NO. 13169

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2100 THROUGH 2106 AND 2116 UNION AVENUE; AND 2100, 2105, 2107, 2109, AND 2111 BAILEY AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE AND 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 2100 through 2106 and 2116 Union Avenue; and 2100, 2105, 2107, 2109, and 2111 Bailey Avenue, more particularly described herein:

To be rezoned R-T/Z: Lots 14 thru 17, Kershner Subdivision, Plat Book 2, Page 27, ROHC, being part of Tract 5, Deed Book 10070, Page 676, ROHC. Tax Map No. 146N-M-015 (part).

To be rezoned UGC: Lots 13 thru 16 of Block 35 and Lots 1, and Lots 16 thru 18, Block 36, Montague's Highland Park Addition Number 2, Plat Book 1, Page 35, ROHC and Lots 10 thru 13, Block 3, Kirshners Subdivision, Plat Book 2, Page 27, ROHC, being the properties described as Tracts 1 thru 4 in Deed Book 10070, Page 676, Tracts 7, 8 and 18, Deed Book 10271, Page 376, and Tracts 8, 9, 13 and 14 in Deed Book 10429, Page 513, ROHC. Tax Map Nos. 146N-B-001, 002, 017 and 018, 146N-C-015 thru 018, and 146N-M-007 thru 010.

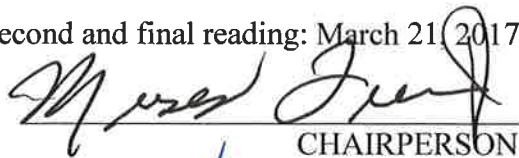
and as shown on the maps attached hereto and made a part hereof by reference, from R-3 Residential Zone to UGC Urban General Commercial Zone and R-T/Z Residential Townhouse/Zero Lot Line Zone.

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

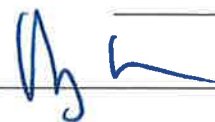
- 1) All parking shall be accessed from existing alleys;
- 2) Commercial uses shall only be allowed at 2100 Bailey Avenue and 2101 Union Avenue;
- 3) Buildings shall not exceed three (3) stories in height within the UGC Urban General Commercial Zones; and
- 4) No auto-oriented uses and/or self-service storage facilities shall be allowed within the UGC Urban General Commercial Zones.

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: March 21, 2017


CHAIRPERSON


APPROVED: DISAPPROVED:



MAYOR

/mem



2017-024 Rezoning from R-3 to R-T/Z and UGC





Chattanooga Hamilton County Regional Planning Agency