

First Reading: August 8, 2017
Second Reading: August 15, 2017

2017-082
Andre Shved
District No. 2
Planning Version

ORDINANCE NO. 13209

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 308 AND 316 OLIVER STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE AND RT-1 RESIDENTIAL TOWNHOUSE 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 308 and 316 Oliver Street, more particularly described herein:

Lot 1, Block K, and Lots 4, 5 and 6, Block L; Frazier-Colville Subdivision as shown in Plat Book 4, Page 28, ROHC and described in Deed Book 7317, Page 550 and Deed Book 7272, Page 259, ROHC. Tax Map Nos. 135E-F-004 and 135D-T-014.

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

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

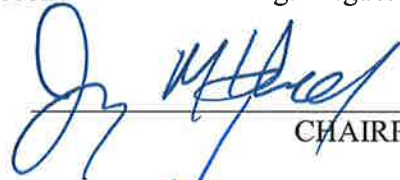
subject to the following conditions:

- 1) Townhouse developments to have rear-loading garages accessed from a shared driveway with a single curb-cut onto Oliver Street;
- 2) There shall be no head-in parking between the building and street;
- 3) Additional guest parking may be provided in an on-street parallel configuration with coordination and approval from Chattanooga Department of Transportation. Parking, if provided, must not conflict with existing travel lanes along Oliver Street; and
- 4) No more than four (4) townhouse units may be allowed in a single massed building.

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: August 15, 2017



CHAIRPERSON

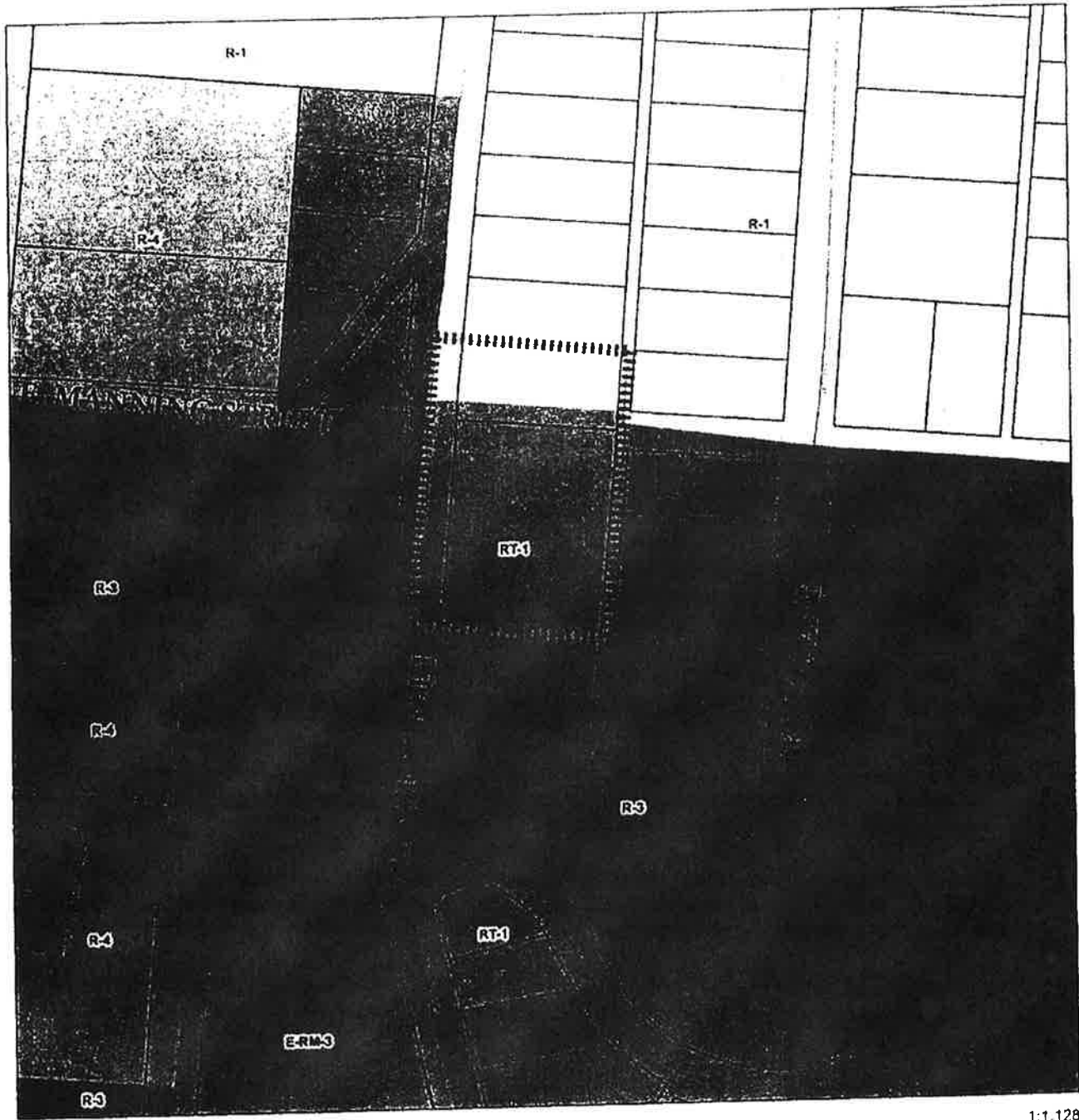
APPROVED: DISAPPROVED:



MAYOR

/mem

2017-0082 Rezoning from R-1 & RT-1 to R-T/Z

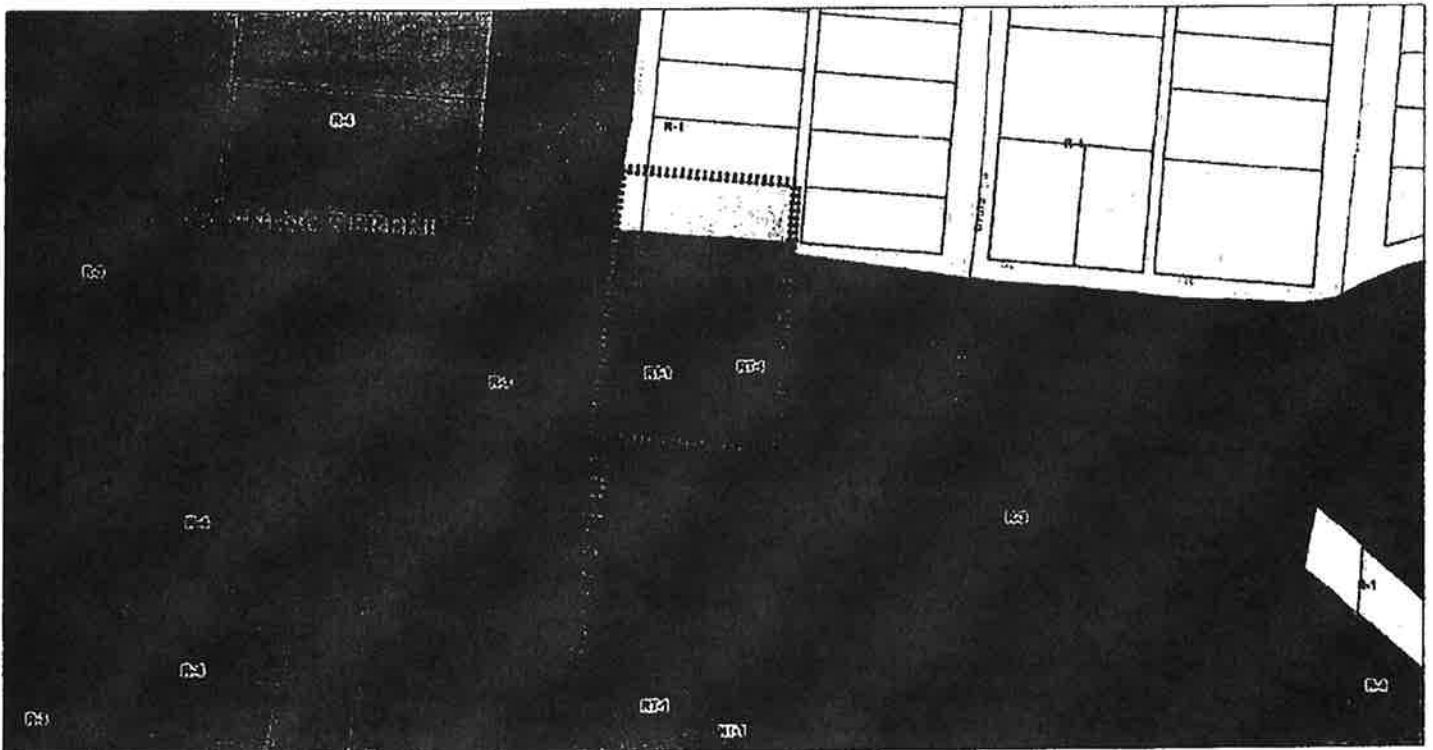


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PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2017-082: Approve, subject to the conditions in the Planning Commission Resolution.



2017-0082 Rezoning from R-1 & RT-1 to R-T/Z

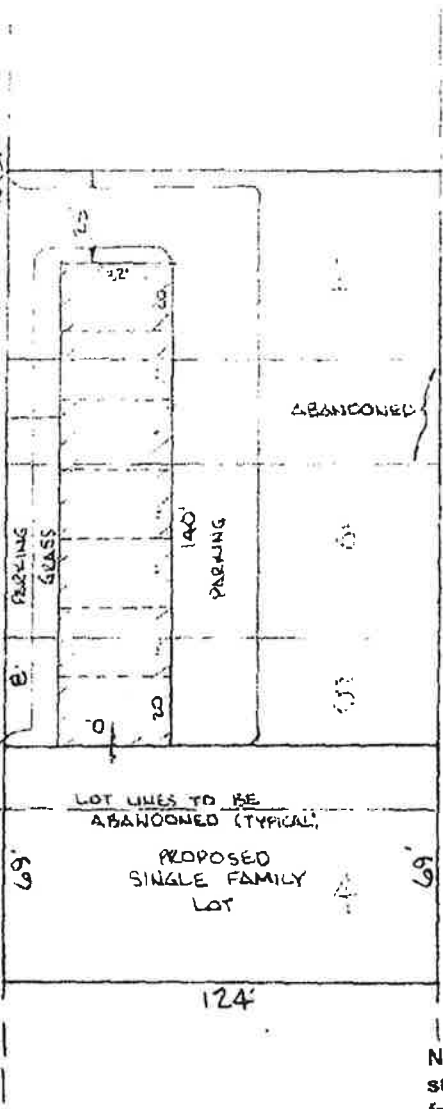


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OLIVER STREET (40')

ACTUAL: 234.07'

PLAT: 235'



MANNING STREET (NOT OPEN)

ALLEY (NOT OPEN)

LOT LINES TO BE ABANDONED (TYPICAL)

PROPOSED SINGLE FAMILY LOT

124'

NOTE: This is not a boundary survey and is not to be used for conveyance of property.

PLOT PLAN FOR A
PROPOSED SUBDIVISION OF
LOT 1, BLOCK K AND LOTS 4,5 and 6, BLOCK L
FRAIZER AND COLVILLE'S
ADDITION TO HILL CITY



Originally Recorded in Plat Book 4, Page 28
 Chattanooga, Hamilton County, Tennessee
 Scale: 1"=40' Date: May 11, 2017

Niles Surveying Co., Inc.

Land Surveying --- Flood Consultation
 Offering Surveying Services in Tennessee and Georgia
 3962 Churchill Road - Chattanooga, Tennessee 37406
 423-624-5041 --- 423-629-7813 fax

MAY 11 2017