

**First Reading: September 11, 2018**  
**Second Reading: September 18, 2018**

2018-150  
John Wise  
District No. 2  
Planning Version #3

ORDINANCE NO. 13367

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 309 TREMONT STREET AND 330 TUCKER STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE AND R-4 SPECIAL ZONE TO E-RA-2 ZONE FOR 330 TUCKER STREET AND FROM R-3 RESIDENTIAL ZONE AND R-4 SPECIAL ZONE TO E-RM-3 ZONE FOR 309 TREMONT STREET, 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 309 Tremont Street and 330 Tucker Street, more particularly described herein:

Lots 25 thru 27, Block 9, Frazier Addition No. 1, Plat Book 5, Page 24, Deed Book 7444, Page 16, ROHC, and Lot 176, Revised Lot 176, Northside Land Company, Amended, Plat Book 104, Page 151, Deed Book 11186, Page 355, ROHC. Tax Map Nos. 135E-F-025 and 135E-G-020.

and as shown on the maps attached hereto and made a part hereof by reference from R-3 Residential Zone and R-4 Special Zone to E-RA-2 Zone for 330 Tucker Street and from R-3 Residential Zone and R-4 Special Zone to E-RM-3 Zone for 309 Tremont Street.

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

- A. 330 Tucker Street shall be approved for E-RA-2 Zone with the following condition:
  - 1. Parking to be located to the rear.
- B. 309 Tremont Street shall be approved for E-RM-3 Zone with the following condition:
  - 1. Parking to be located to the rear.
- C. Stamped drawing by licensed Geotechnical engineer before any construction begins;
- D. Walkway between alley and Tucker Street and work with Transportation Department on planned connection.

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: September 18, 2018

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/v3

# 2018-0150 Rezoning from R-3 and R-4 to E-RM-3



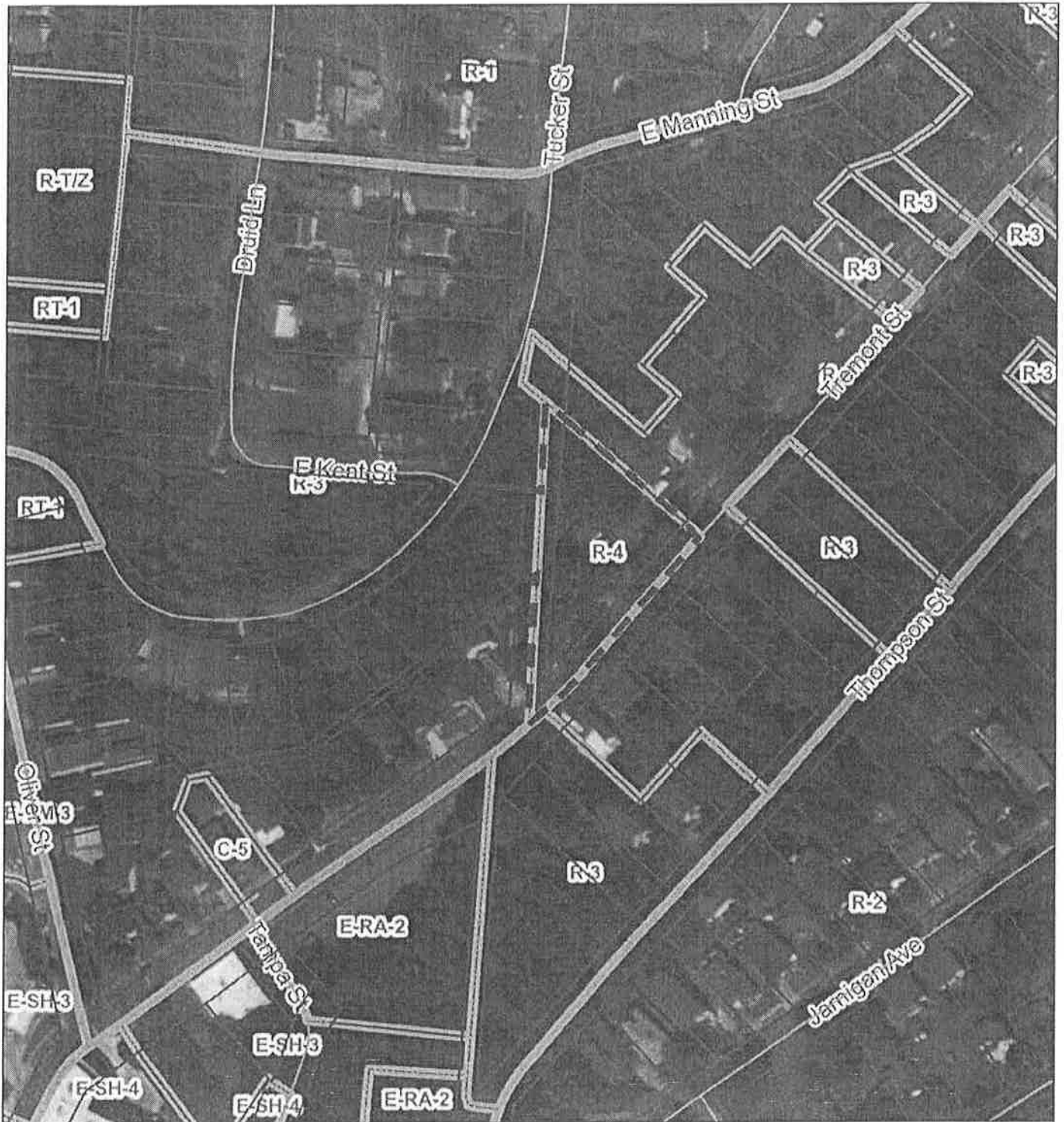
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2018 150: Approve, subject to the conditions in the Planning Commission Resolution.



# 2018-0150 Rezoning from R-3 and R-4 to E-RM-3



# 2018-0150 Rezoning from R-3 and R-4 to E-RM-3



**SITE PLAN - TREMONT TOWNHOMES**

JUNE 22ND, 2018

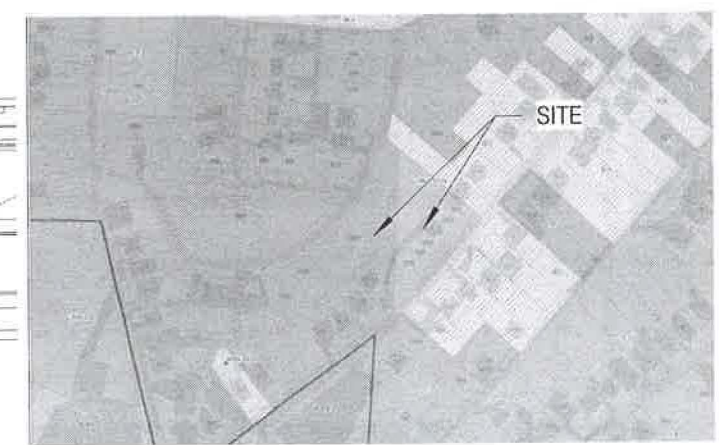
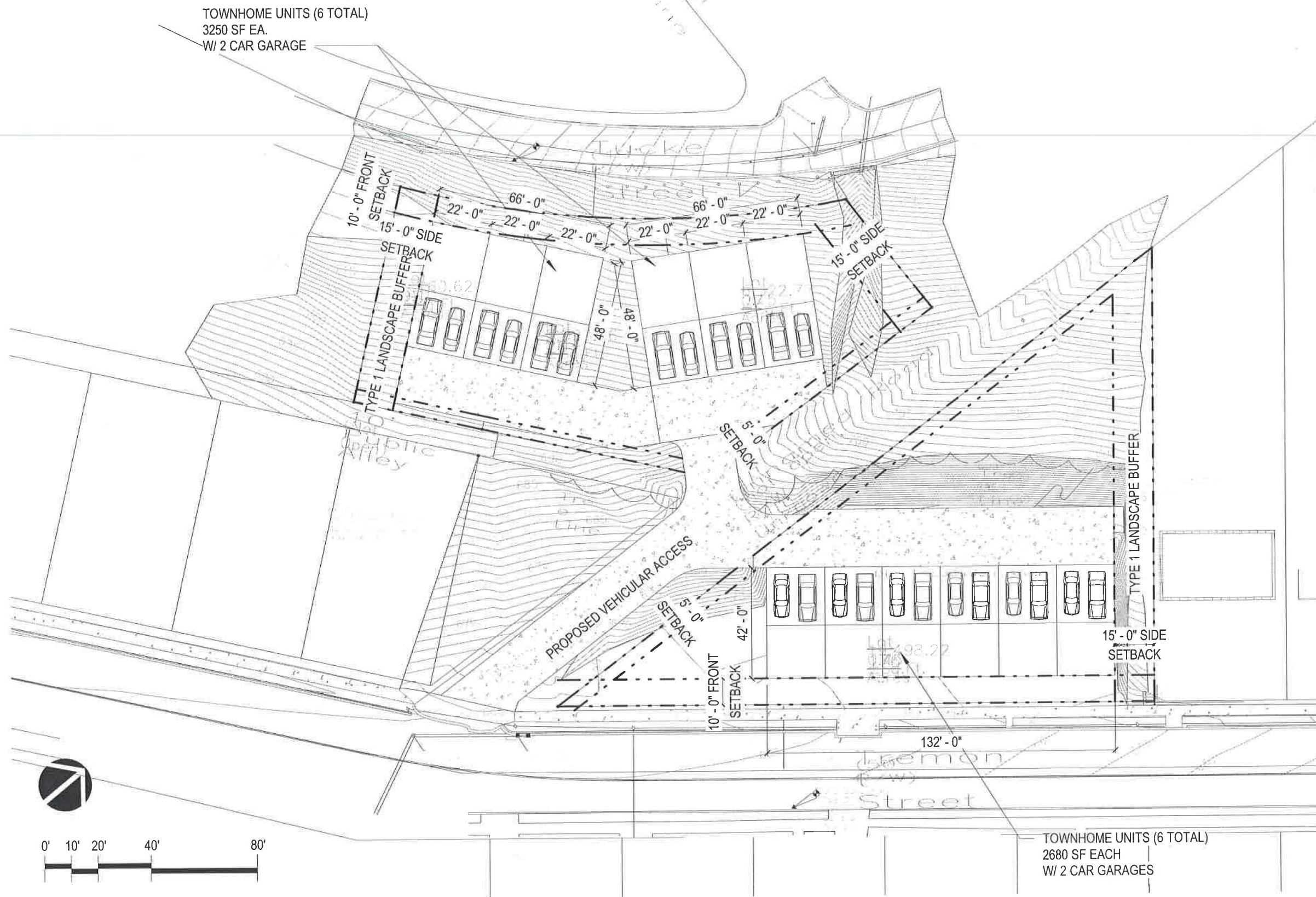
PROPERTY LOCATION: (2) PARCELS  
 -309 TREMONT ST; TAX ID: 135E G 020  
 -330 TUCKER ST; TAX ID: 135E F 025

**PROJECT NOTES:**  
 CURRENT ZONING:  
 -309 TREMONT ST: R-4, REQUESTING E-RM-3  
 -330 TUCKER ST: R-3, REQUESTING E-RM-3

PROPERTY BOUNDARY:  
 -309 TREMONT ST: 0.45 ACRES (19,498 S.F.)  
 -330 TUCKER ST: 0.39 ACRES (16,480 S.F.)

NO EXISTING STRUCTURES ON PROPERTIES

TOWNHOMES WITH 2 CAR GARAGES PROPOSED  
 (6 UNITS PROPOSED FOR EACH LOT)  
 3 STORIES EXCEPT IN PROTECTED ZONE



1 ARCHITECTURAL SITE PLAN 11X17  
 1" = 40'-0"



**TREMONT TOWNHOMES**

PROJECT NUMBER: 01820  
 DATE: 22 JUNE 2018

REZONING REQUEST  
**SK-01**  
 SCALE: 1" = 40'-0"  
 2018-0150