

First Reading: January 07, 2020
Second Reading: January 14, 2020

2019-0146
Wayne Williams
District No. 8
Alternate Version #3

ORDINANCE NO. 13522

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 1605 EAST 12TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL 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 part of a property located at 1605 East 12th Street, more particularly described herein:

Lots 9, 10, 16, and the west 23 feet of Lot 15, Block 22, Mrs. I. W. Henderson's Addition to Highland Park, Plat Book 2, Page 46, ROHC, being the properties described as Tracts 5 and 6 and part of Tract 3, Deed Book 11673, Page 92, ROHC. Tax Map No. 146O-J-025 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special Zone to UGC Urban General Commercial Zone.

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

- 1) Residential Uses Only;

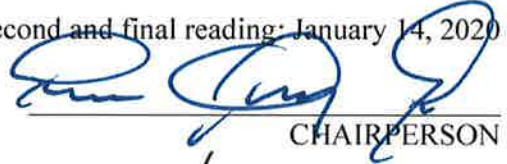
- 2) Provide off-street parking for all units;
- 3) Revise setbacks to better conform to the residential character of the existing neighborhood as follows: West Boundary: five (5') feet; South Boundary: ten (10') feet; East Boundary: ten (10') feet; and North Boundary: ten (10') feet;
- 4) Maximum height of thirty-five (35') feet;
- 5) Subject to, as generally shown on the attached site map, or within five (5') feet for building placement, with a total of sixteen (16) units without further Council action; and
- 6) Subject to, Type "C" ten (10') feet buffer with a screen along the shared southern property line of Tax Parcel No. 146O-J-023.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

(2) weeks from and after its passage.

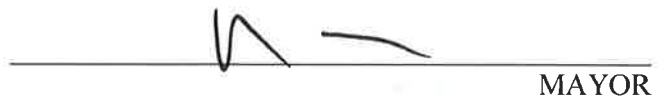
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Passed on second and final reading: January 14, 2020

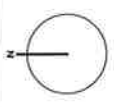


CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

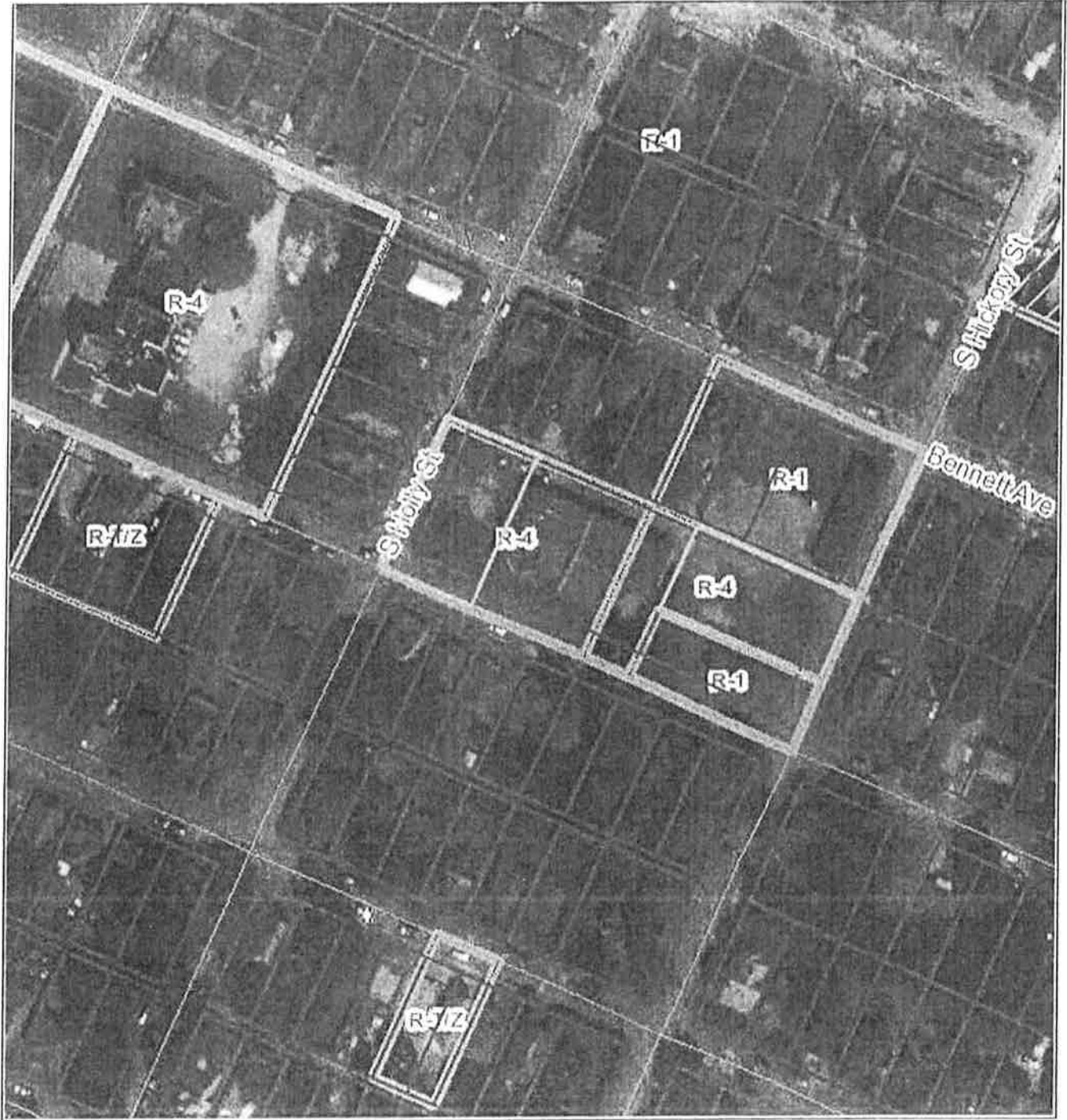


1 Proposed Site Plan
SCALE: 1" = 40'

2019-0146 Rezoning from R-4 to UGC



2019-0146 Rezoning from R-4 to UGC





2019-0146

1 Proposed Site Plan

WORKSHOP:
ARCHITECTURE

Proposed Site Plan

1607 East 12th Street