

First Reading: July 13, 2021
Second Reading: July 27, 2021

2021-0102
Ingram, Gore & Associates
District No. 9
Planning Version

ORDINANCE NO. 13695

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION NO. 1 OF PREVIOUS ORDINANCE NO. 13502, CASE NO. 2019-0112, FROM THE PROPERTIES LOCATED IN THE 2600 BLOCKS OF EAST 19TH AND EAST 20TH STREETS.

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 lift Condition No. 1 of previous Ordinance No. 13502, Case No. 2019-0112, from the properties located in the 2600 blocks of East 19th and East 20th Streets, more particularly described herein:

Part of Block 12, Subdivision of the Huddle Farm, Plat Book 1, Page 15, ROHC, and Lots 17 thru 21, Willes's Subdivision of Blocks 13 and 15 of Huddle Place, Plat Book 2, Page 32, ROHC, Deed Book 11228, Pages 594, 1143, 2998, 2999 and 3200, ROHC. Tax Map Numbers 156F-L-032, and 038 thru 041.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two
(2) weeks from and after its passage.

Passed on second and final reading: July 27, 2021



CHAIRPERSON

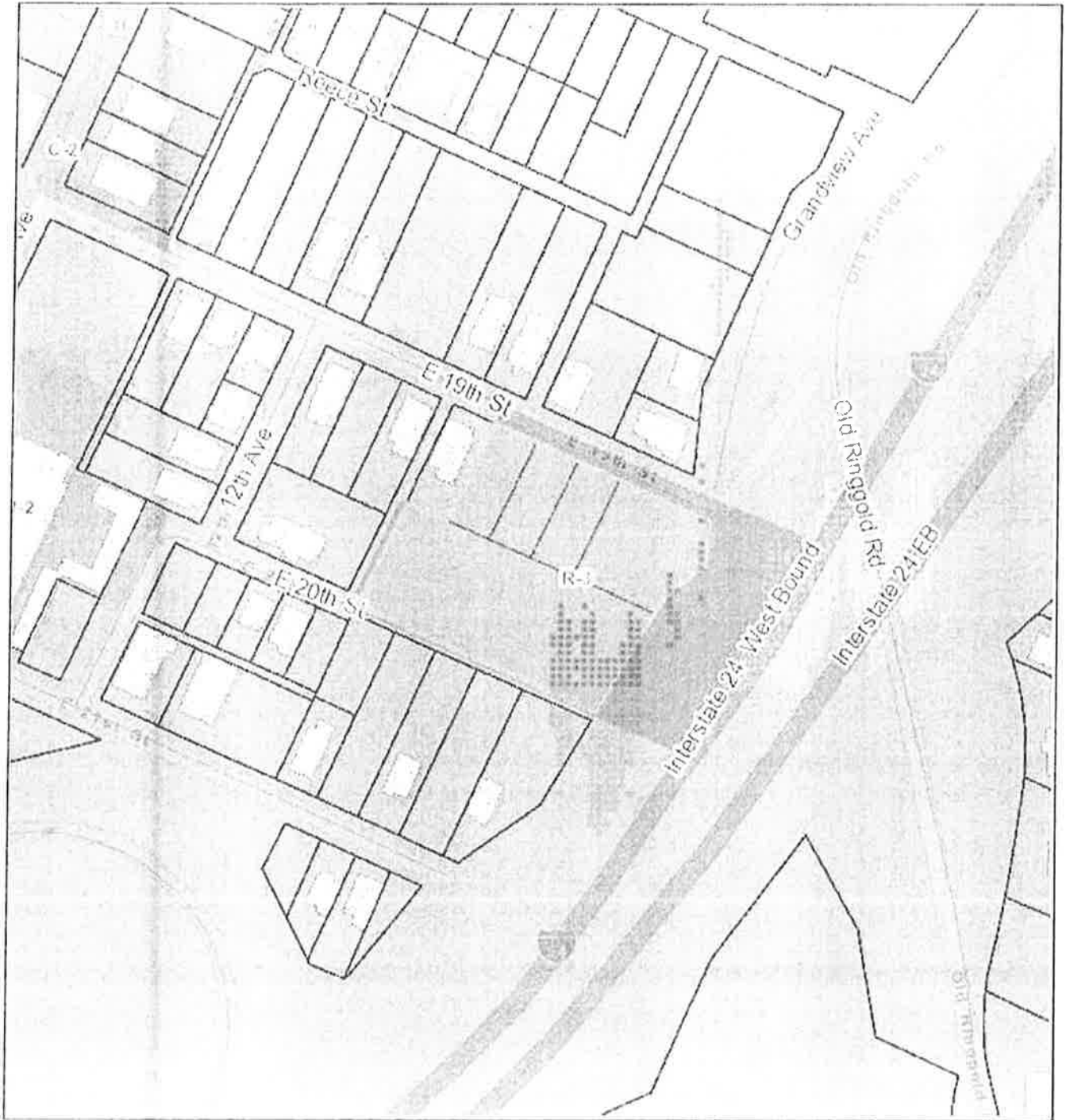
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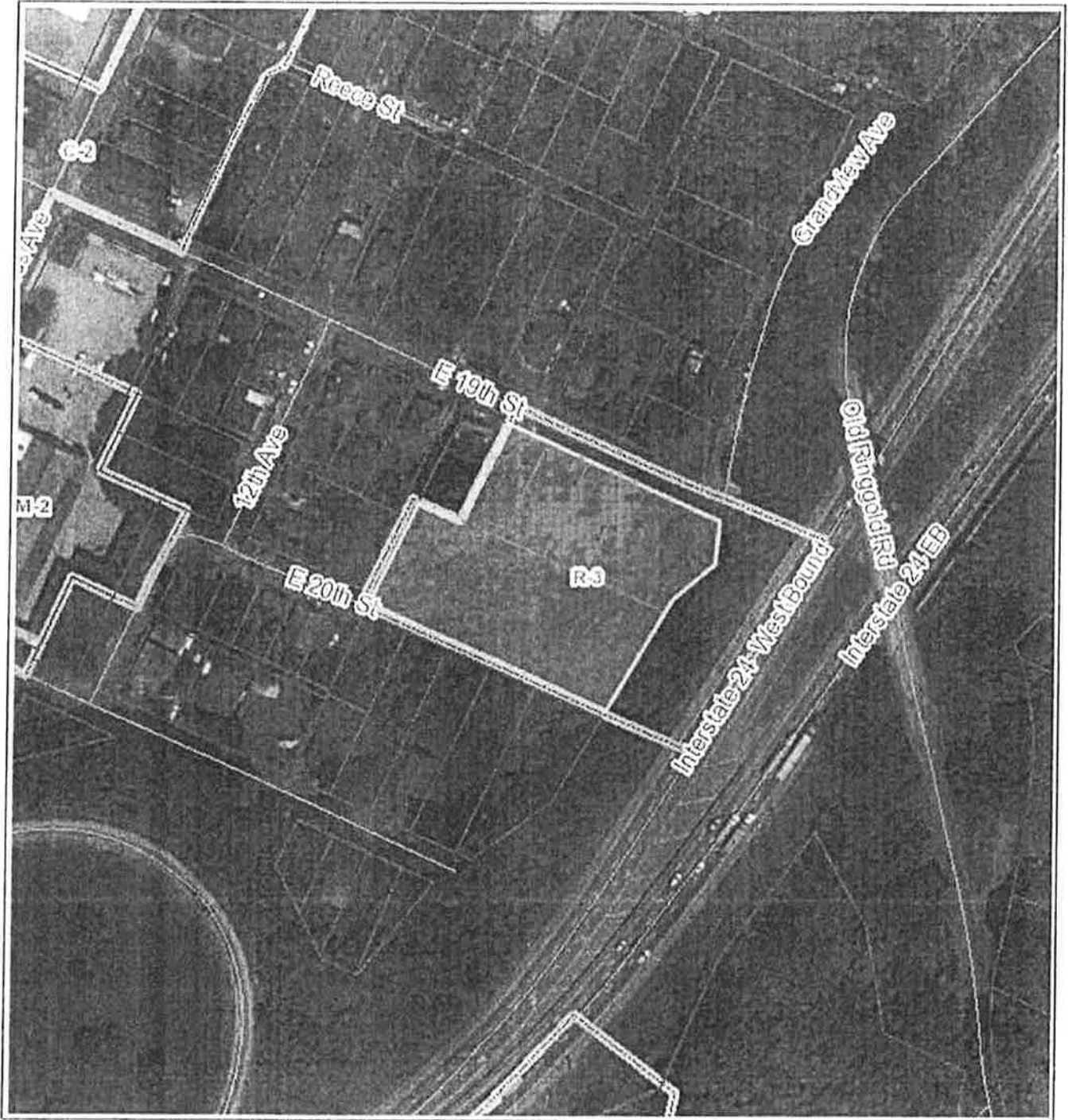
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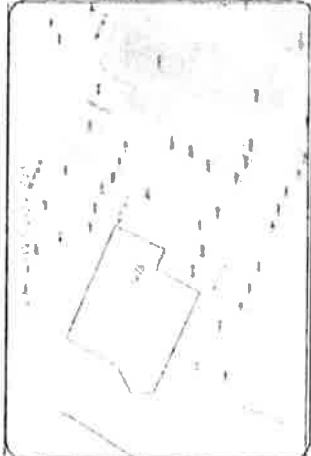
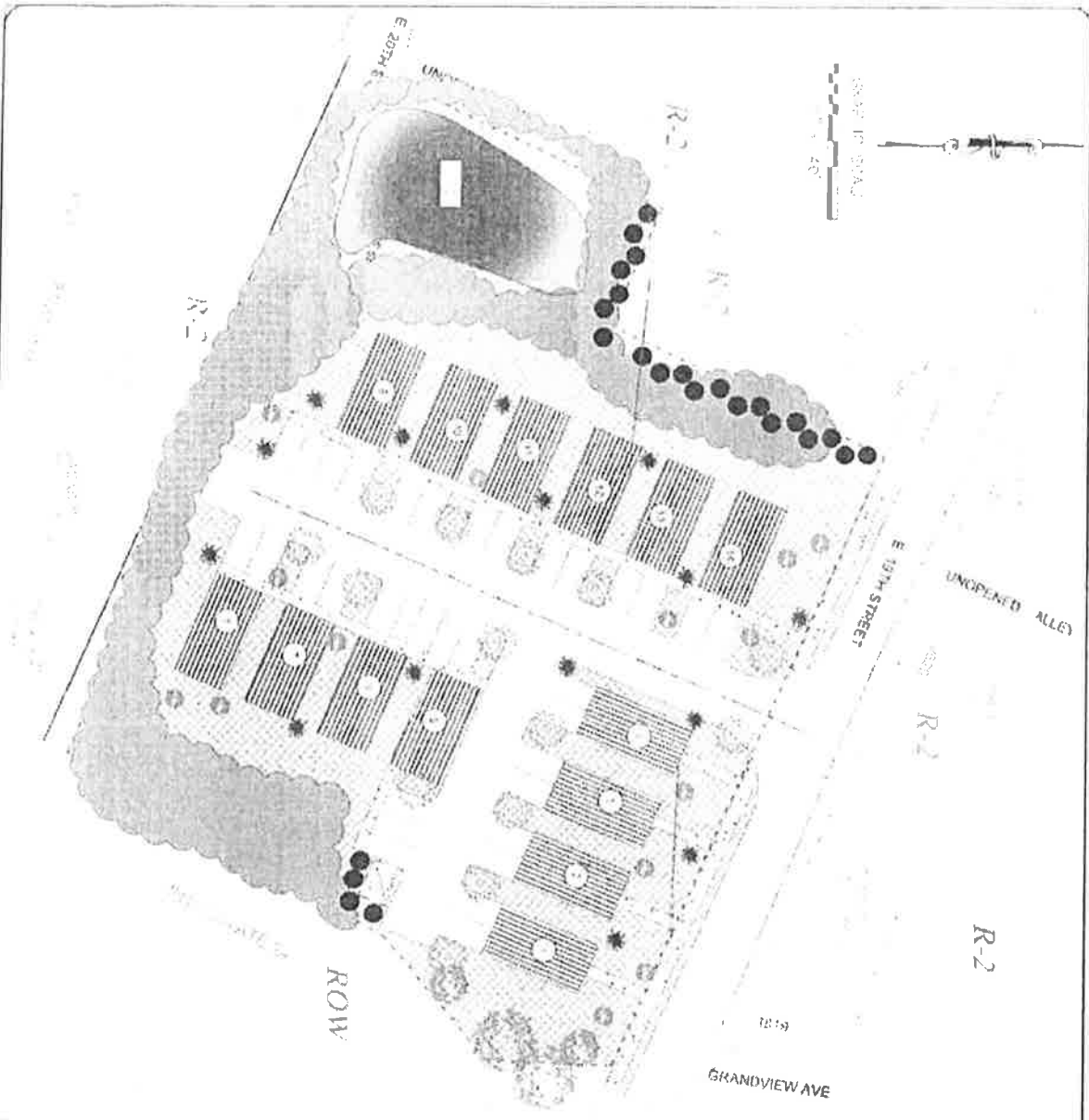
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2021-0102 Lift Conditions



2021-0102 Lift Conditions





ZONING NOTES

- 1. PROPOSED PROJECT - 5 TOTAL PARCELS ALL UNADDRESSED OFF 9TH STREET AND UNGRADED 20TH STREET
- 2. PROPERTY CURRENTLY ZONED R-2 WITH POTENTIAL FOR 11 LEGAL LOTS
- 3. TOTAL PARCELS AND LOTS - 11 PARCELS, 104,888 SQ. FT. (2.40 ACRES)
- 4. TOTAL PARCELS TO BE DEVELOPED FOR BOX 28006 CHATTANOOGA, TN 37414
- 5. EXISTING ZONING R-2
- 6. PROPOSED ZONING R-3
- 7. TOTAL PARCEL AREA 1.15 ACRES - 62,000 SQ. FT.
- 8. MAX ALLOWED DENSITY R-3 - 30 UNITS PER ACRE
- 9. PROPOSED 4 - 80' X 140' DRIVEWAYS
- 10. PROPOSED FRONTSETTER DRIVEWAY - 50' WIDE
- 11. UNITS SERVED BY SIZE TO BE 4
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DEVELOPMENT NOTES

- 1. PUBLIC WATER AND SEWER AVAILABLE ON 9TH STREET STREET
- 2. INSTALL THE DEVELOPMENT WITH PRIVATE INTERNAL ACCESS
- 3. INSTALL THE DEVELOPMENT WITH PRIVATE INTERNAL ACCESS
- 4. PROPOSED POND ON SITE WILL BE USED FOR STORMWATER
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PROPOSED R-3 CLUSTER HOME DEVELOPMENT
 GRANDVIEW COMMONS
 CHATTANOOGA, TENNESSEE
 HAMILTON COUNTY, TENNESSEE

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