

RESOLUTION NO. 24199

A RESOLUTION DIRECTING THE REGIONAL PLANNING  
AGENCY TO CONDUCT A ZONING STUDY FOR CERTAIN  
PROPERTIES IN THE EAST CHATTANOOGA AREA.

---

WHEREAS, through an extensive public planning process (East Chattanooga Area Plan), it has been determined that there is a convincing need to conduct a zoning study within the East Chattanooga Neighborhood in order to better represent current and future land uses within the study area which are consistent with the development character of the neighborhood; and

WHEREAS, the study area is generally defined as the corridor of Bonny Oaks Dr in the northeast to the intersection with Addison Rd, extending between Bonny Oaks Dr and Addison Rd to the south and north along Harrison Pike to the railroad line. On the eastern edge, the study area is then generally defined along the rear property lines of Sapulpa St, then east along the New York Avenue corridor, returning southwest along Lightfoot Mill Rd across Campbell St, south along Amos St to Bragg St, west along Bragg, then North along North Chamberlain Ave to Glass St. On the western edge, the study area is generally defined along Dodson Ave, south to Simms St, west to Curtis St, south to Bachman, west to N Orchard Knob Ave, south to Daisy St, east to Glass St, then north east along Glass St to meet the eastern boundary at North Chamberlain Ave; and

WHEREAS, the primary purpose of the study will be the consideration of the appropriateness of rezoning R-2 and R-3 properties within the study area to the R-1 Residential Zone; and

WHEREAS, the study area is included in the East Chattanooga Area Plan that recommends a land use category that supports R-1 zoning; and

WHEREAS, similar studies and zoning changes have been approved when public will and similar prevailing conditions have warranted.

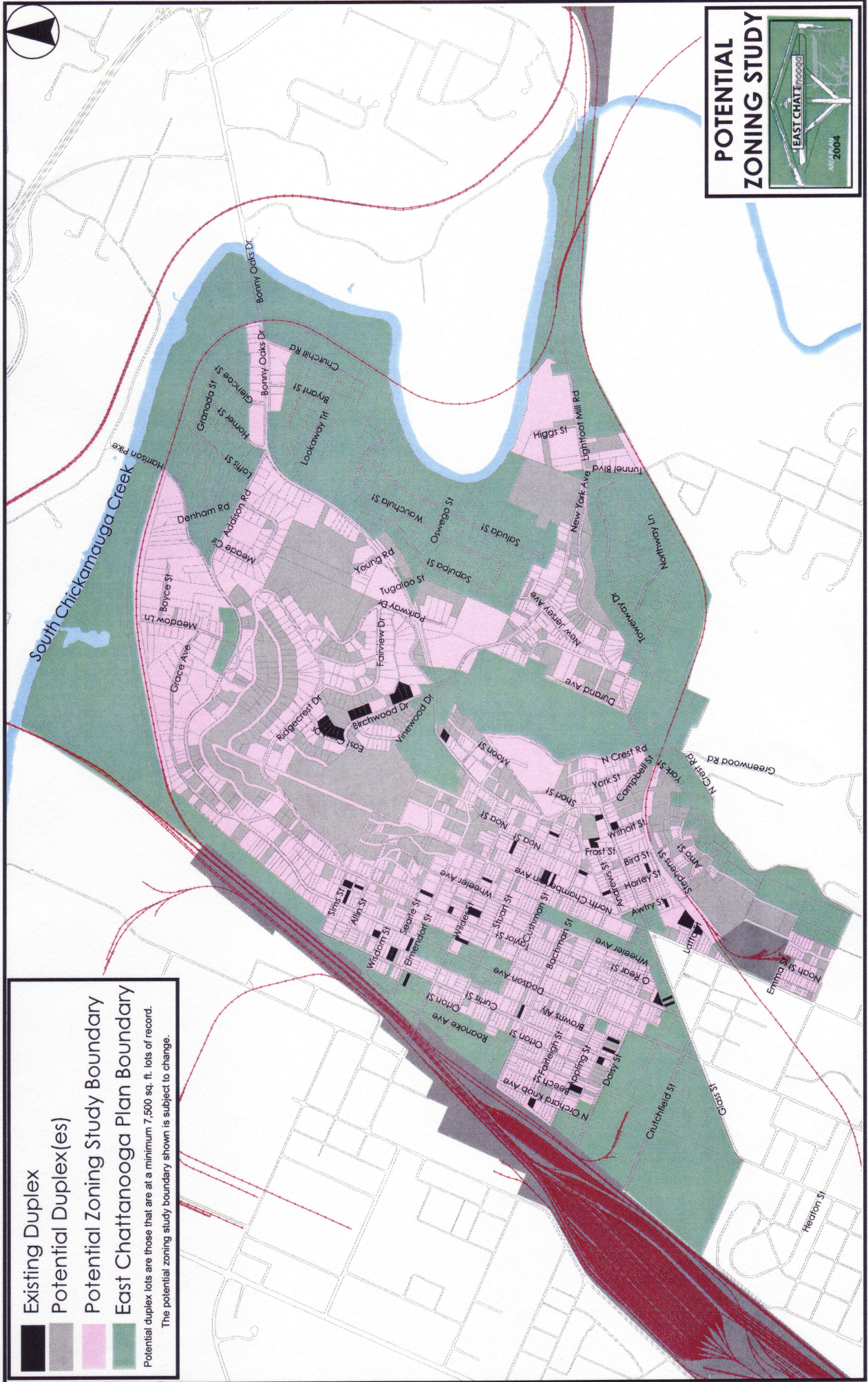
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the Chattanooga City Council on September 14th, 2004 does hereby direct the Chattanooga-Hamilton County Regional Planning Agency to conduct a zoning study for the purpose of consideration of a residential zoning adjustment for the parcels within the outlined area on the attached map.

ADOPTED: September 14, 2004

/add





Existing Duplex

Potential Duplex(es)

Potential Zoning Study Boundary

East Chattanooga Plan Boundary

Potential duplex lots are those that are at a minimum 7,500 sq. ft. lots of record.

The potential zoning study boundary shown is subject to change.

# POTENTIAL ZONING STUDY

