

ORDINANCE NO. 11521

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 800 BLOCKS OF EAST 8TH STREET AND FLYNN STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL ZONE TO C-3 CENTRAL BUSINESS ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Tracts of land located in the 800 blocks of East 8th Street and Flynn Street. Lots 34 thru 40, A C Burns Subdivision as shown in Deed Book H, Volume 2, Page 478, and as described in Deed Book 6864, Page 605, Deed Book 6804, Page 439, Deed Book 6478, Page 696, Deed Book 6684, Page 596, and Deed Book 5608, Page 676, ROHC. Tax Map 146H-A-004 thru 014.

from R-4 Special Zone to C-3 Central Business Zone.

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

1. Use as residential townhomes only;
2. The attached proposed site plan; and
3. All existing easements are retained.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage, as provided by law.

PASSED on Third and Final Reading

February 17, 2004.

S/ _____
CHAIRPERSON

APPROVED: X DISAPPROVED: _____

DATE: February 20, 2004

S/ _____
MAYOR

Reviewed By: s/ _____
David Eichenthal

AKS/pm



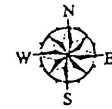
CHATTANOOGA

CASE NO: 2004-0012

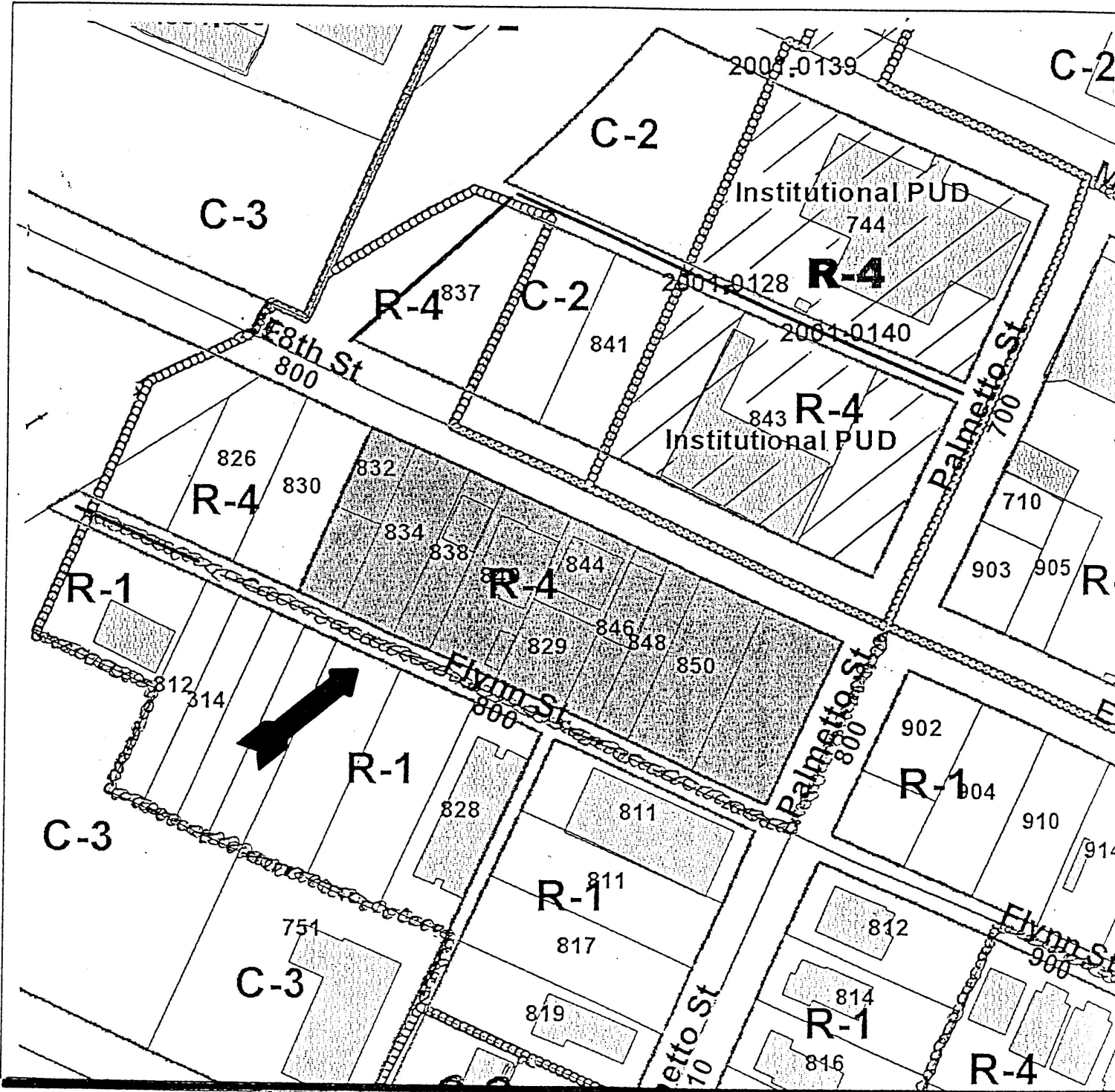
PC MEETING DATE: 1/12/2004

FROM: R-4

TO: C-3



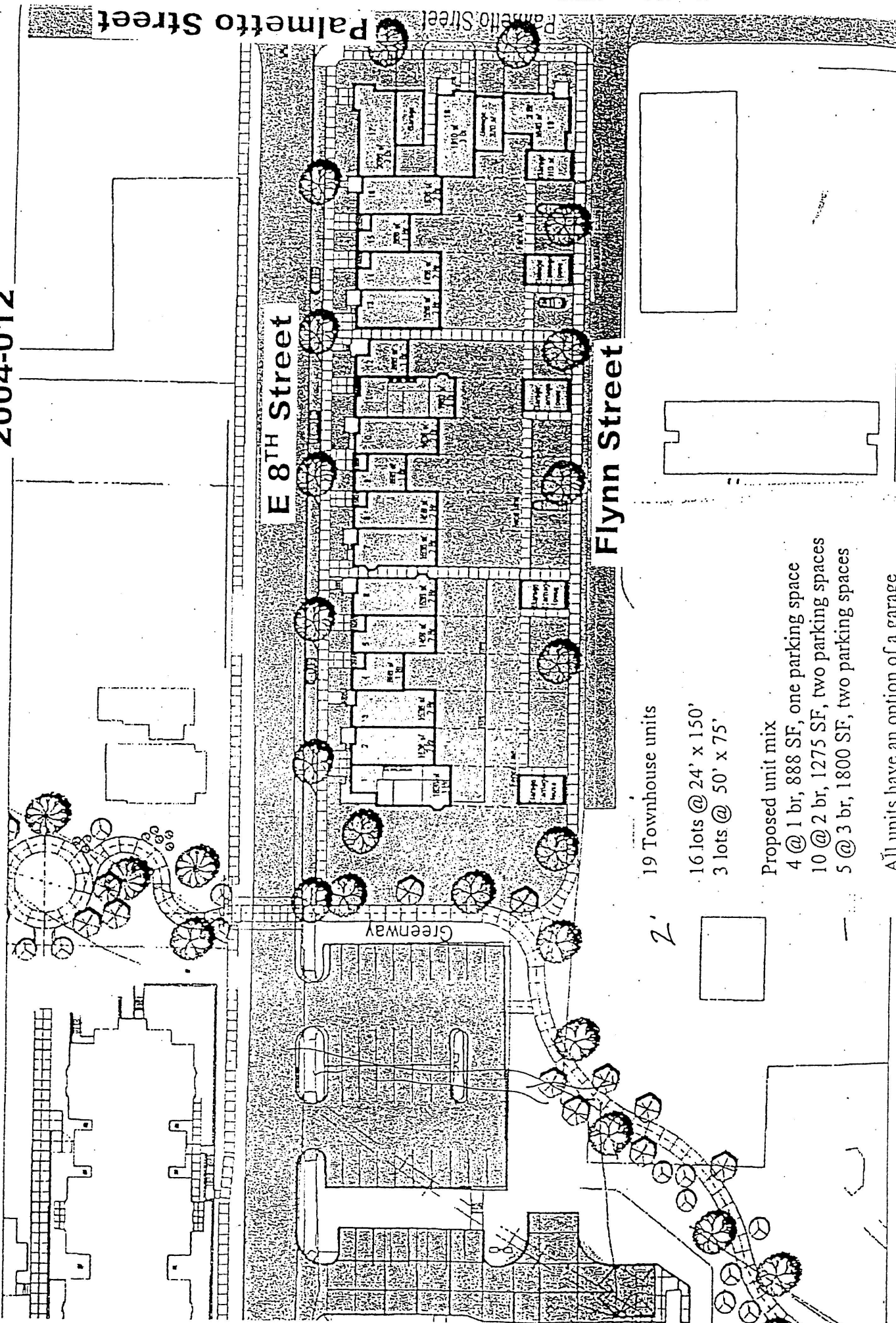
1 in. = 100.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-012: Approve, subject to:
1) Residential townhomes only; and
2) The proposed site plan.

12/4/03

2004-012



19 Townhouse units

16 lots @ 24' x 150'

3 lots @ 50' x 75'

Proposed unit mix

4 @ 1 br, 888 SF, one parking space

10 @ 2 br, 1275 SF, two parking spaces

5 @ 3 br, 1800 SF, two parking spaces

All units have an option of a garage