

1ST READING

2-8-05

2ND READING

2-15-05

INDEX

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2004-231  
City of Chattanooga

ORDINANCE NO. 11670

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE PROPERTIES WITHIN THE EAST CHATTANOOGA NEIGHBORHOOD AREA, MORE PARTICULARLY DESCRIBED HEREIN AND SHOWN ON THE ZONING STUDY AND MAPS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM R-2 RESIDENTIAL ZONE AND R-3 RESIDENTIAL ZONE TO R-1 RESIDENTIAL 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:

Zoning Study of the East Chattanooga Neighborhood more particularly described as beginning at the intersection of the west line of the 3800 block of Bonny Oaks Drive and the south line of the 3000 block of Addison Road, thence northwest along the south line of the 3000 block of Addison Road to its intersection with the west line of the 2700 block of Harrison Pike, thence northeast along the west line of Harrison Pike to its intersection with the south line of the railroad right-of-way presently or previously owned by the Southern Chicago Railway Company, thence northwestwardly and southwestwardly along said railroad right-of-way to the northwest corner of 128G-B-001, thence following the rear property lines of parcels located on the west line of the 3700 thru 3900 block of Grace Avenue and the 3500 and 4000 block of Dodson Avenue to the north line of the 2000 block of Sims Street, thence northwest along the north line of said street to its intersection with the west line of the 3400 block of Curtis Street, thence southwest along the west line of said street to its intersection with the south line of the 2000 block of Wisdom Street, thence northwest along the south line of said street to its intersection with the east line of an unnamed alley, thence southwest along the east line of said alley to the northwest corner of Tax Map 128P-A-006, thence southeast along the north line of said parcel to the west line of the 3200 block of Curtis Street,

thence southwest along said west line to the southeast corner of said parcel, thence northwest along the south line of said parcel to the east line of an unnamed alley, thence southwest along the east line of said alley to its intersection with the south line of the 2000 block of Elmendorf Street, thence southeast along the south line of Elmendorf Street to its intersection with the west line of the 3100 block of Curtis Street, thence southwest along the west line of said street to its intersection with the south line of the 2000 block of Wilder Street, thence northwest along the south line of said street to its intersection with the east line of the 3000 block of Orton Street, thence southwest along said street to the northwest corner of 127M-M-002, thence southwest to the south line of the 2000 block of Cushman Street, thence northwest along said south line to the northwest corner of 127M-M-027, thence southwest along the west line of said parcel to the north line of an unnamed alley, thence southeast along the north line of said alley to the east line of another unnamed alley, thence southwest along the east line of said alley to its intersection with the south line of the 2000 block of Bachman Street, thence northwest along the south line of said street to its intersection with the east line of the railroad right-of-way presently or previously owned by the Southern Railway, thence southwest along the east line of said right-of-way to its intersection with the south line of the 1800 block of Appling Street, thence southeast along the south line of said street to its intersection with the east line of the 2500 block of North Orchard Knob Avenue, thence southwest along the east line of said avenue to its intersection with the south line of an unnamed alley, thence southeast along the south line of said alley to the northeast corner of 136D-C-020, thence southwest along the east line of said parcel to the north line of the 1900 block of Daisy Street, thence southeast along said street to its intersection with the east line of the 2500 block of Dodson Avenue, thence southwest along the east line of said avenue to the southwest corner of 136E-C-004, thence southeast along the south line of said parcel to the west line of an unnamed alley thence southeast across said alley to its east line, thence southwest along the east line of said alley to the southwest corner of 136E-C-010, thence southeast along the south line of said parcel to the southwest corner of 136E-C-019, thence northeast along the west line of said parcel to its northwest corner, thence southeast along the north line of said parcel to the west line of the 2400 block of Taylor Street, thence southeast across Taylor Street to the northwest corner of 136E-D-018, thence northeast following the rear property lines of parcels fronting the north line of the 2400 block of Glass Street to the west line of the 2500 block of Wheeler Avenue, thence northeast along said avenue to its intersection with the south line of the 2400 block of Cushman Street, thence southeast along the south line of said street to the northwest corner

of 137A-C-011, thence southwest along the west line of said parcel to the northwest corner of 137A-C-013, thence southwest along the rear property lines of parcels fronting the west line of the 2500 thru 2800 blocks of North Chamberlain Avenue to the north line of the 2400 block of Appling Street, thence southeast along said street to its intersection with the east line of the 2500 block of North Chamberlain Avenue, thence northeast along said avenue to its intersection with the west line of the 2500 block of Awtry Street, thence southeast along said street to the southeast corner of 137H-E-027, thence southwest along the south property lines of 137H-E-023 thru 024.01, 026 and 027, thence southwest along the east property lines of 137H-E-020 thru 022 to the southeast corner of parcel 020, thence northwest along the south line of parcel 020 to the east line of the 2400 block of North Chamberlain Avenue, thence southwest along the east line of said avenue to its intersection with the north line of the of the railroad right-of-way presently or previously owned by the Southern Railway Company, thence northeast along the north line of said right-of-way to its intersection with the northeast corner of 137H-E-005, thence southeast across the railroad right-of-way to the northwest corner of 137H-D-009.01, thence southeast along the northeast line of said parcel to the west line of unopened Maude Street, thence southwest following the west line of said street to its intersection with the north line of an unopened block of Emma Street, thence northeast along said north line to its intersection with the west line of an unopened alley, thence southwest along the west line of said alley to the south line of 137I-A-006, thence northwest along the south line of said parcel to the east line of the 2100 block of Noah Street, thence northwest to its west line, thence northeast to the south line of the 2500 block of Emma Street, thence northwest along said south line to its intersection with the east line of the 2100 block of North Chamberlain Avenue, thence southwest along the east line of said avenue to its intersection with the north line of the 2500 block of Baldwin Street, thence southeast along said north line to its intersection with the north line of an unnamed alley, thence northeast along said alley to its intersection with the north line of the unopened Ascension Street, thence southeast along said north line to its intersection with the east line of the unopened Barbara Street, thence northeast along the east line of said street to its intersection with the north line of an unopened alley, thence southeast along said alley to its intersection with the east line of the unopened Avenue C, thence northeast along said avenue to its intersection with the north line of an unnamed alley, thence southeast along the north line of said alley to its intersection with the east line of the unopened Hope Street, thence northeastwardly along said street to the southwest corner of 137H-F-021, thence east along the south line of said property to its

southeast corner, thence northwest to its northeast corner, thence southeast following the north lines of 137H-II-001 thru 005, thence northeast along the west lines of 137H-L-011 thru 013, thence east along the north line of 137H-L-013 and 137H-L-002 to the west line of the 2300 block of York Street, thence northeast along said street to its intersection with the east line of the 2400 block of Campbell Street, thence southeast along said east line to its intersection with the north line of the 2800 block of Lightfoot Mill Road, thence northeastwardly along said north line to its intersection with the east line of the 2400 block of North Crest Road, thence northwestwardly and northeastwardly along said east line to a point on the east line of 128P-P-002, thence northeast along the east property lines of 128P-P-003 thru 006, thence northwest along the north property line of 128P-P-006, 004 and 007 to the south most corner of 128O-C-001.01, thence north along the east line of said parcel to the north line of the 3300 block of Campbell Street, thence southwest along the north line of said street to the northeast corner of 128P-N-005, thence northwest along the north line of said parcel to its northwest corner, thence southwest along its west line to its southwest corner also being a point in the north line of 128P-N-006, thence northeast along the north line of 128P-N-006 to its northwest corner being a point in the east line of an unopened portion of Noa Street, thence northeast along said street to the southeast corner of 128I-G-008, thence northeastwardly and southeastwardly along the east line of said parcel to the south line of the 3400 block of Vinewood Drive, thence southeast crossing Vinewood Drive to its north line, thence southeast along said north line to the southeast corner of 128O-A-009, thence northeast along the east line of said parcel to the west line of the 3400 block of Birchwood Drive, thence southeast across said drive to its east line, thence southeast along said line to the southwest corner of 128O-B-002, thence northeast along the south line of said parcel to its southeast corner to a point in the west line of 128O-B-049, thence southeast along said west line to the north line of the 3800 block of Countryside Road, thence northeast along said road to the southeast corner of 128O-B-048, thence southwest across the 3800 block of Countryside Road to the northeast most corner of 128O-B-050, thence southwest along the east line of said property to the north line of the 3500 block of Bonny Oaks Drive, thence southwest across said drive to a point in the north line of 128O-C-005, thence southwest to the southeast corner of 128O-C-006, thence southwest to the north line of the 2900 block of New York Avenue, thence southwest across said avenue to the north most corner of 128O-C-003, thence southwest along the west line of said parcel to its south line, thence southeast along said line to the west line 2900 block of New York Avenue, thence southeast along said avenue to the north most point of 137B-A-001, thence

southwest along the west property lines of 137B-A-001 thru 006, thence southeast along the south line of 137B-A-006 to the northwest corner of 137B-A-007, thence southwest along the west line of said parcel to the north most point of 137B-A-010, thence southeast along the west line of said parcel, thence northeast along the north line of said parcel to the east line of the 2700 block of Durand Avenue, thence southwest along said avenue to the north line of an unnamed alley, thence southeast along said north line to its intersection with the east line of an unopened right-of-way, thence northcast along the east line of said right-of-way to its intersection with the north line of the 3000 block of Towerway Drive, thence southeast along said north line to the southeast corner of 137B-E-043, thence northeast along the east line of said parcel to the northwest corner of 137B-E-042, thence following the rear property lines of properties fronting the north line of the 3000 block of Towerway Drive southeastwardly and northeastwardly to the northeast corner of 137B-E-011, thence northeast to the northwest corner of 137C-A-003 also being a point in the south line of the Chickamauga Creek, thence southeast following the meanderings of said creek to the south line of the railroad right-of-way presently or previously owned by the Louisville Nashville Railway Company, thence southeast along said right-of-way to the north most corner of 137C-A-001.02, thence southwest along the northwest line of said parcel to a point in the east line of 137C-A-002, thence northeast along said east line to its northeast corner, thence southwest along its north line its northwest corner, thence southeast along said parcel's west line to the north line of the 3300 block of Lightfoot Mill Road, thence southeast across said road to its south line, thence southwest along the south line of said road to the northeast corner of 137C-B-008, thence southeast along the east line of said property to the north line of the railroad right-of-way presently or previously owned by the Southern Railway Company, thence southwest along said north line to its intersection with the east line of unopened Parsons Street, thence northeast along said east line to the southwest corner of 137C-A-008, thence northwest along the west line of said parcel to a point in the east line of 137B-C-001, thence northwest across said parcel to the northwest corner of 137B-C-002, thence northwest crossing a portion of 137B-C-003 to the northeast corner of 137B-C-004, thence northwest along the north lines of 137B-C-004 and 005 to the northwest corner of said parcel 5, thence northwest across a portion of 137B-C-003 to the northeast most corner of 137B-C-006, thence northwest along the rear property lines of parcels 137B-C-006 thru 009 to the southwest corner of 128O-G-018, thence northeast along the west line of said parcel to its northwest corner, thence northwest following the south lines of 128O-C-028, 027, 024, 024.03, and 024.02 to the southwest corner of said parcel

024.02, thence northeast along the west lines of 128O-C-015 thru 023, 024.01 and 024.02 to a point in the south line of the 3000 block of Tugaloo Street also being the southeast corner of 128O-C-014, thence northwest along the south line of said parcel to the south line 3600 block of Bonny Oaks Drive, thence northeast along the south line of said drive to a point in the north line of 128O-E-010 thence southwest across said parcel to the northeast corner of 128O-E-008, thence northeast along the rear property lines of parcels fronting the north line of the 3700 block of Sapulpa Street to the northeast corner of 128O-E-003, thence northwest to the east line of the 3700 block of Bonny Oaks Drive, thence northeastwardly following the east line of said drive to its intersection with the east line of the 4000 block of Homer Street, thence northeast along said street to a point in the west line of 128K-B-006, thence northeast to a point in the northeast line of said parcel, thence southeast along said line to the west line of the 4000 block of Glencoe Street, thence northeast across said street to the northwest corner of 128K-C-006, thence following the rear property lines of parcels fronting the north line of the 4100 block of Bonny Oaks Drive to the west line of the railroad right-of-way presently or previously owned by the Louisville Nashville Railway Company, thence southeast along said line to its intersection with the south line of the 4100 block of Bonny Oaks Drive, thence southwest along said drive to its intersection with the west line of the 3900 block of Churchill Road, thence southwest along said road to the southeast corner of 128K-E-003, thence along the rear property lines of parcels fronting the south line of the 4100 and 4000 blocks of Bonny Oaks Drive to the southwest corner of 128K-F-004, thence northwest along the west line of said parcel to its intersection with the south line of the 4000 block of Bonny Oaks Drive, thence southwestwardly along said drive to its intersection with the south line of the 3000 block of Addison Road, the point of beginning, excepting parcels 127M-N-005 thru 012, 128G-C- 014, 014.01 and 015, 128G-D-011 and 012, 128P-C-005 thru 011, 128P-D-002, 015 thru 017, 019, 021, 024 thru 028, 128P-E013 thru 019, 136D-H-007, 008 and 137C-A-006. Tax Map 127M L 003 thru 015, 127M M 001 thru 017, 127M M 026 thru 030, 127M N 001 thru 004, 127M N 013 thru 032, 128G B 001 thru 026, 128G C 001 thru 013, 128G C 017 thru 035, 128G D 001 thru 9 and 013 thru 030, 128I A 001 thru 027.01, 128I C 001 thru 010.01, 128I D 001 thru 041, 128I E 001 thru 016, 128I F 001 thru 026, 128I G 001 thru 033, 128J A 001 thru 013, 128J B 001 thru 037, 128J C 001 thru 018, 128J D 001 thru 036, 128J E 001 thru 014, 128J F 001 thru 025, 128J G 001 thru 023.01, 128J H 001 thru 034, 128J J 001 thru 015, 128K B 006, 128K C 002 thru 006, 128K D 005 thru 008, 128K E 001 thru 004, 128K E 005.02, 128K F 003 thru 006, 128O A 001 thru 006, 128O A 008 thru 021, 128O

B 001 thru 052, 128O C 001.01 thru 013 and 015 thru 020, 128O E 006 thru 008, 128O E 010, 128P A 002 thru 008, 128P B 001 thru 034, 128P C 001 thru 004 and 012 thru 024, 128P D 001, 128P D 003 thru 014 and 019, 128P D 022 thru 024, 128P E 001 thru 012, 128P E 020 thru 026, 128P F 001 thru 017, 128P G 001 thru 025, 128P H 001 thru 026, 128P J 001 thru 031, 128P K 001 thru 024, 128P L 001 thru 018, 128P M 001 thru 023, 128P N 001, 128P N 003, 128P N 005 thru 029, 128P P 001 thru 024, 136D A 001 thru 008, 136D C 001 thru 020, 136D D 001 thru 027, 136D E 001 thru 014.03, 136D F 001 thru 023, 136D G 001 thru 034, 136D H 001 thru 006, 136D H 009 thru 021, 136D J 001 thru 032, 136E C 004 thru 018, 136E D 001 thru 008, 137A A 001 thru 034, 137A B 001 thru 030, 137A C 001 thru 018, 137A C 020 thru 023.01, 137A D 001 thru 027, 137A E 001 thru 018, 137A F 001 thru 013, 137A G 001 thru 025, 137A H 001 thru 021, 137A J 001 thru 025, 137A K 002 thru 009, 137A K 013, 137A L 001 thru 041, 137A M 001 thru 024, 137A P 002 thru 024, 137A Q 001 thru 032, 137A R 001 thru 027, 137A S 001 thru 025, 137A T 001 thru 023, 137A U 002 thru 024, 137B A 001 thru 027, 137B B 001 thru 026, 137B C 001 thru 025.01, 137B D 001 thru 037, 137B E 001 thru 011, 137B E 015, 137B E 020, 137B E 043, 137B G 001 thru 006, 137C A 003 thru 008, 137C B 001 thru 008, 137H C 001 thru 028, 137H D 001 thru 008, 137H D 009.01, 137H E 001 thru 020, 137H E 024.01, 137H E 026 thru 032, 137H F 001 thru 021, 137H G 025, 137H L 001 thru 002, 137H L 012, 137H L 014 thru 026, 137I A 001 thru 005, 137I A 008 thru 026, 137I A 044, 137I A 044.01, and 137I B 034.

from R-2 Residential Zone and R-3 Residential Zone to R-1 Residential Zone.

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

1. The East Chattanooga Area Zoning Study and maps attached hereto and made a part hereof by reference.
2. 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.

PASSED on Second and Final Reading

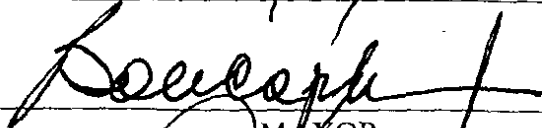
February 15, 2005.



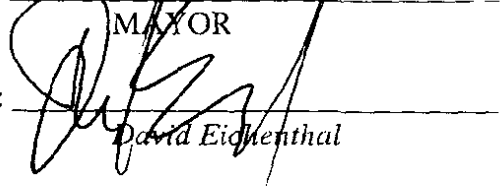
CHAIRPERSON

APPROVED:  DISAPPROVED:

DATE: 2/24, 2005



MAYOR

Reviewed By: 

David Eidenenthal

AKS/add



**Zoning Study of the East Chattanooga Neighborhood.**

Zoning Study of the East Chattanooga Neighborhood more particularly described as beginning at the intersection of the west line of the 3800 block of Bonny Oaks Drive and the south line of the 3000 block of Addison Road, thence northwest along the south line of the 3000 block of Addison Road to its intersection with the west line of the 2700 block of Harrison Pike, thence northeast along the west line of Harrison Pike to its intersection with the south line of the railroad right-of-way presently or previously owned by the Southern Chicago Railway Company, thence northwestwardly and southwestwardly along said railroad right-of-way to the northwest corner of 128G-B-001, thence following the rear property lines of parcels located on the west line of the 3700 thru 3900 block of Grace Avenue and the 3500 and 4000 block of Dodson Avenue to the north line of the 2000 block of Sims Street, thence northwest along the north line of said street to its intersection with the west line of the 3400 block of Curtis Street, thence southwest along the west line of said street to its intersection with the south line of the 2000 block of Wisdom Street, thence northwest along the south line of said street to its intersection with the east line of an unnamed alley, thence southwest along the east line of said alley to the northwest corner of Tax Map 128P-A-006, thence southeast along the north line of said parcel to the west line of the 3200 block of Curtis Street, thence southwest along said west line to the southeast corner of said parcel, thence northwest along the south line of said parcel to the east line of an unnamed alley, thence southwest along the east line of said alley to its intersection with the south line of the 2000 block of Elmendorf Street, thence southeast along the south line of Elmendorf Street to its intersection with the west line of the 3100 block of Curtis Street, thence southwest along the west line of said street to its intersection with the south line of the 2000 block of Wilder Street, thence northwest along the south line of said street to its intersection with the east line of the 3000 block of Orton Street, thence southwest along said street to the northwest corner of 127M-M-002, thence southwest to the south line of the 2000 block of

Cushman Street, thence northwest along said south line to the northwest corner of 127M-M-027, thence southwest along the west line of said parcel to the north line of an unnamed alley, thence southeast along the north line of said alley to the east line of another unnamed alley, thence southwest along the east line of said alley to its intersection with the south line of the 2000 block of Bachman Street, thence northwest along the south line of said street to its intersection with the east line of the railroad right-of-way presently or previously owned by the Southern Railway, thence southwest along the east line of said right-of-way to its intersection with the south line of the 1800 block of Appling Street, thence southeast along the south line of said street to its intersection with the east line of the 2500 block of North Orchard Knob Avenue, thence southwest along the east line of said avenue to its intersection with the south line of an unnamed alley, thence southeast along the south line of said alley to the northeast corner of 136D-C-020, thence southwest along the east line of said parcel to the north line of the 1900 block of Daisy Street, thence southeast along said street to its intersection with the east line of the 2500 block of Dodson Avenue, thence southwest along the east line of said avenue to the southwest corner of 136E-C-004, thence southeast along the south line of said parcel to the west line of an unnamed alley thence southeast across said alley to its east line, thence southwest along the east line of said alley to the southwest corner of 136E-C-010, thence southeast along the south line of said parcel to the southwest corner of 136E-C-019, thence northeast along the west line of said parcel to its northwest corner, thence southeast along the north line of said parcel to the west line of the 2400 block of Taylor Street, thence southeast across Taylor Street to the northwest corner of 136E-D-018, thence northeast following the rear property lines of parcels fronting the north line of the 2400 block of Glass Street to the west line of the 2500 block of Wheeler Avenue, thence northeast along said avenue to its intersection with the south line of the 2400 block of Cushman Street, thence southeast along the south line of said street to the northwest corner of 137A-C-011, thence southwest along the west line of said parcel to the northwest corner of 137A-C-013, thence southwest along the rear property lines of parcels fronting the west line of the 2500 thru 2800 blocks

of North Chamberlain Avenue to the north line of the 2400 block of Appling Street, thence southeast along said street to its intersection with the east line of the 2500 block of North Chamberlain Avenue, thence northeast along said avenue to its intersection with the west line of the 2500 block of Awtry Street, thence southeast along said street to the southeast corner of 137H-E-027, thence southwest along the south property lines of 137H-E-023 thru 024.01, 026 and 027, thence southwest along the east property lines of 137H-E-020 thru 022 to the southeast corner of parcel 020, thence northwest along the south line of parcel 020 to the east line of the 2400 block of North Chamberlain Avenue, thence southwest along the east line of said avenue to its intersection with the north line of the railroad right-of-way presently or previously owned by the Southern Railway Company, thence northeast along the north line of said right-of-way to its intersection with the northeast corner of 137H-E-005, thence southeast across the railroad right-of-way to the northwest corner of 137H-D-009.01, thence southeast along the northeast line of said parcel to the west line of unopened Maude Street, thence southwest following the west line of said street to its intersection with the north line of an unopened block of Emma Street, thence northeast along said north line to its intersection with the west line of an unopened alley, thence southwest along the west line of said alley to the south line of 137I-A-006, thence northwest along the south line of said parcel to the east line of the 2100 block of Noah Street, thence northwest to its west line, thence northeast to the south line of the 2500 block of Emma Street, thence northwest along said south line to its intersection with the east line of the 2100 block of North Chamberlain Avenue, thence southwest along the east line of said avenue to its intersection with the north line of the 2500 block of Baldwin Street, thence southeast along said north line to its intersection with the north line of an unnamed alley, thence northeast along said alley to its intersection with the north line of the unopened Ascension Street, thence southeast along said north line to its intersection with the east line of the unopened Barbara Street, thence northeast along the east line of said street to its intersection with the north line of an unopened alley, thence southeast along said alley to its intersection with the east line of the unopened Avenue C, thence

northeast along said avenue to its intersection with the north line of an unnamed alley, thence southeast along the north line of said alley to its intersection with the east line of the unopened Hope Street, thence northeastwardly along said street to the southwest corner of 137H-F-021, thence east along the south line of said property to its southeast corner, thence northwest to its northeast corner, thence southeast following the north lines of 137H-H-001 thru 005, thence northeast along the west lines of 137H-L-011 thru 013, thence east along the north line of 137H-L-013 and 137H-L-002 to the west line of the 2300 block of York Street, thence northeast along said street to its intersection with the east line of the 2400 block of Campbell Street, thence southeast along said east line to its intersection with the north line of the 2800 block of Lightfoot Mill Road, thence northeastwardly along said north line to its intersection with the east line of the 2400 block of North Crest Road, thence northwestwardly and northeastwardly along said east line to a point on the east line of 128P-P-002, thence northeast along the east property lines of 128P-P-003 thru 006, thence northwest along the north property line of 128P-P-006, 004 and 007 to the south most corner of 128O-C-001.01, thence north along the east line of said parcel to the north line of the 3300 block of Campbell Street, thence southwest along the north line of said street to the northeast corner of 128P-N-005, thence northwest along the north line of said parcel to its northwest corner, thence southwest along its west line to its southwest corner also being a point in the north line of 128P-N-006, thence northeast along the north line of 128P-N-006 to its northwest corner being a point in the east line of an unopened portion of Noa Street, thence northeast along said street to the southeast corner of 128I-G-008, thence northeastwardly and southeastwardly along the east line of said parcel to the south line of the 3400 block of Vinewood Drive, thence southeast crossing Vinewood Drive to its north line, thence southeast along said north line to the southeast corner of 128O-A-009, thence northeast along the east line of said parcel to the west line of the 3400 block of Birchwood Drive, thence southeast across said drive to its east line, thence southeast along said line to the southwest corner of 128O-B-002, thence northeast along the south line of said parcel to its southeast corner to a point in the

west line of 128O-B-049, thence southeast along said west line to the north line of the 3800 block of Countryside Road, thence northeast along said road to the southeast corner of 128O-B-048, thence southwest across the 3800 block of Countryside Road to the northeast most corner of 128O-B-050, thence southwest along the east line of said property to the north line of the 3500 block of Bonny Oaks Drive, thence southwest across said drive to a point in the north line of 128O-C-005, thence southwest to the southeast corner of 128O-C-006, thence southwest to the north line of the 2900 block of New York Avenue, thence southwest across said avenue to the north most corner of 128O-C-003, thence southwest along the west line of said parcel to its south line, thence southeast along said line to the west line 2900 block of New York Avenue, thence southeast along said avenue to the north most point of 137B-A-001, thence southwest along the west property lines of 137B-A-001 thru 006, thence southeast along the south line of 137B-A-006 to the northwest corner of 137B-A-007, thence southwest along the west line of said parcel to the north most point of 137B-A-010, thence southeast along the west line of said parcel, thence northeast along the north line of said parcel to the east line of the 2700 block of Durand Avenue, thence southwest along said avenue to the north line of an unnamed alley, thence southeast along said north line to its intersection with the east line of an unopened right-of-way, thence northeast along the east line of said right-of-way to its intersection with the north line of the 3000 block of Towerway Drive, thence southeast along said north line to the southeast corner of 137B-E-043, thence northeast along the east line of said parcel to the northwest corner of 137B-E-042, thence following the rear property lines of properties fronting the north line of the 3000 block of Towerway Drive southeastwardly and northeastwardly to the northeast corner of 137B-E-011, thence northeast to the northwest corner of 137C-A-003 also being a point in the south line of the Chickamauga Creek, thence southeast following the meanderings of said creek to the south line of the railroad right-of-way presently or previously owned by the Louisville Nashville Railway Company, thence southeast along said right-of-way to the north most corner of 137C-A-001.02, thence southwest along the northwest line of said

parcel to a point in the east line of 137C-A-002, thence northeast along said east line to its northeast corner, thence southwest along its north line its northwest corner, thence southeast along said parcel's west line to the north line of the 3300 block of Lightfoot Mill Road, thence southeast across said road to its south line, thence southwest along the south line of said road to the northeast corner of 137C-B-008, thence southeast along the east line of said property to the north line of the railroad right-of-way presently or previously owned by the Southern Railway Company, thence southwest along said north line to its intersection with the east line of unopened Parsons Street, thence northeast along said east line to the southwest corner of 137C-A-008, thence northwest along the west line of said parcel to a point in the east line of 137B-C-001, thence northwest across said parcel to the northwest corner of 137B-C-002, thence northwest crossing a portion of 137B-C-003 to the northeast corner of 137B-C-004, thence northwest along the north lines of 137B-C-004 and 005 to the northwest corner of said parcel 5, thence northwest across a portion of 137B-C-003 to the northeast most corner of 137B-C-006, thence northwest along the rear property lines of parcels 137B-C-006 thru 009 to the southwest corner of 128O-G-018, thence northeast along the west line of said parcel to its northwest corner, thence northwest following the south lines of 128O-C-028, 027, 024, 024.03, and 024.02 to the southwest corner of said parcel 024.02, thence northeast along the west lines of 128O-C-015 thru 023, 024.01 and 024.02 to a point in the south line of the 3000 block of Tugaloo Street also being the southeast corner of 128O-C-014, thence northwest along the south line of said parcel to the south line 3600 block of Bonny Oaks Drive, thence northeast along the south line of said drive to a point in the north line of 128O-E-010 thence southwest across said parcel to the northeast corner of 128O-E-008, thence northeast along the rear property lines of parcels fronting the north line of the 3700 block of Sapulpa Street to the northeast corner of 128O-E-003, thence northwest to the east line of the 3700 block of Bonny Oaks Drive, thence northeastwardly following the east line of said drive to its intersection with the east line of the 4000 block of Homer Street, thence northeast along said street to a point in the west line of 128K-B-006, thence northcast to a point in the northeast

line of said parcel, thence southeast along said line to the west line of the 4000 block of Glencoe Street, thence northeast across said street to the northwest corner of 128K-C-006, thence following the rear property lines of parcels fronting the north line of the 4100 block of Bonny Oaks Drive to the west line of the railroad right-of-way presently or previously owned by the Louisville Nashville Railway Company, thence southeast along said line to its intersection with the south line of the 4100 block of Bonny Oaks Drive, thence southwest along said drive to its intersection with the west line of the 3900 block of Churchill Road, thence southwest along said road to the southeast corner of 128K-E-003, thence along the rear property lines of parcels fronting the south line of the 4100 and 4000 blocks of Bonny Oaks Drive to the southwest corner of 128K-F-004, thence northwest along the west line of said parcel to its intersection with the south line of the 4000 block of Bonny Oaks Drive, thence southwestwardly along said drive to its intersection with the south line of the 3000 block of Addison Road, the point of beginning, excepting parcels 127M-N-005 thru 012, 128G-C- 014, 014.01 and 015, 128G-D-011 and 012, 128P-C-005 thru 011, 128P-D-002, 015 thru 017, 019, 021, 024 thru 028, 128P-E013 thru 019, 136D-H-007, 008 and 137C-A-006. Tax Map 127M L 003 thru 015, 127M M 001 thru 017, 127M M 026 thru 030, 127M N 001 thru 004, 127M N 013 thru 032, 128G B 001 thru 026, 128G C 001 thru 013, 128G C 017 thru 035, 128G D 001 thru 9 and 013 thru 030, 128I A 001 thru 027.01, 128I C 001 thru 010.01, 128I D 001 thru 041, 128I E 001 thru 016, 128I F 001 thru 026, 128I G 001 thru 033, 128J A 001 thru 013, 128J B 001 thru 037, 128J C 001 thru 018, 128J D 001 thru 036, 128J E 001 thru 014, 128J F 001 thru 025, 128J G 001 thru 023.01, 128J H 001 thru 034, 128J J 001 thru 015, 128K B 006, 128K C 002 thru 006, 128K D 005 thru 008, 128K E 001 thru 004, 128K E 005.02, 128K F 003 thru 006, 128O A 001 thru 006, 128O A 008 thru 021, 128O B 001 thru 052, 128O C 001.01 thru 013 and 015 thru 020, 128O E 006 thru 008, 128O E 010, 128P A 002 thru 008, 128P B 001 thru 034, 128P C 001 thru 004 and 012 thru 024, 128P D 001, 128P D 003 thru 014 and 019, 128P D 022 thru 024, 128P E 001 thru 012, 128P E 020 thru 026, 128P F 001 thru

017, 128P G 001 thru 025, 128P H 001 thru 026, 128P J 001 thru 031, 128P K 001 thru 024, 128P L 001 thru 018, 128P M 001 thru 023, 128P N 001, 128P N 003, 128P N 005 thru 029, 128P P 001 thru 024, 136D A 001 thru 008, 136D C 001 thru 020, 136D D 001 thru 027, 136D E 001 thru 014.03, 136D F 001 thru 023, 136D G 001 thru 034, 136D H 001 thru 006, 136D H 009 thru 021, 136D J 001 thru 032, 136E C 004 thru 018, 136E D 001 thru 008, 137A A 001 thru 034, 137A B 001 thru 030, 137A C 001 thru 018, 137A C 020 thru 023.01, 137A D 001 thru 027, 137A E 001 thru 018, 137A F 001 thru 013, 137A G 001 thru 025, 137A H 001 thru 021, 137A J 001 thru 025, 137A K 002 thru 009, 137A K 013, 137A L 001 thru 041, 137A M 001 thru 024, 137A P 002 thru 024, 137A Q 001 thru 032, 137A R 001 thru 027, 137A S 001 thru 025, 137A T 001 thru 023, 137A U 002 thru 024, 137B A 001 thru 027, 137B B 001 thru 026, 137B C 001 thru 025.01, 137B D 001 thru 037, 137B E 001 thru 011, 137B E 015, 137B E 020, 137B E 043, 137B G 001 thru 006, 137C A 003 thru 008, 137C B 001 thru 008, 137H C 001 thru 028, 137H D 001 thru 008, 137H D 009.01, 137H E 001 thru 020, 137H E 024.01, 137H E 026 thru 032, 137H F 001 thru 021, 137H G 025, 137H L 001 thru 002, 137H L 012, 137H L 014 thru 026, 137I A 001 thru 005, 137I A 008 thru 026, 137I A 044, 137I A 044.01, and 137I B 034 as shown on the attached map.



**Zoning Study of the East Chattanooga Neighborhood.**

Zoning Study of the East Chattanooga Neighborhood more particularly described as beginning at the intersection of the west line of the 3800 block of Bonny Oaks Drive and the south line of the 3000 block of Addison Road, thence northwest along the south line of the 3000 block of Addison Road to its intersection with the west line of the 2700 block of Harrison Pike, thence northeast along the west line of Harrison Pike to its intersection with the south line of the railroad right-of-way presently or previously owned by the Southern Chicago Railway Company, thence northwestwardly and southwestwardly along said railroad right-of-way to the northwest corner of 128G-B-001, thence following the rear property lines of parcels located on the west line of the 3700 thru 3900 block of Grace Avenue and the 3500 and 4000 block of Dodson Avenue to the north line of the 2000 block of Sims Street, thence northwest along the north line of said street to its intersection with the west line of the 3400 block of Curtis Street, thence southwest along the west line of said street to its intersection with the south line of the 2000 block of Wisdom Street, thence northwest along the south line of said street to its intersection with the east line of an unnamed alley, thence southwest along the east line of said alley to the northwest corner of Tax Map 128P-A-006, thence southeast along the north line of said parcel to the west line of the 3200 block of Curtis Street, thence southwest along said west line to the southeast corner of said parcel, thence northwest along the south line of said parcel to the east line of an unnamed alley, thence southwest along the east line of said alley to its intersection with the south line of the 2000 block of Elmendorf Street, thence southeast along the south line of Elmendorf Street to its intersection with the west line of the 3100 block of Curtis Street, thence southwest along the west line of said street to its intersection with the south line of the 2000 block of Wilder Street, thence northwest along the south line of said street to its intersection with the east line of the 3000 block of Orton Street, thence southwest along said street to the northwest corner of 127M-M-002, thence southwest to the south line of the 2000 block of

Cushman Street, thence northwest along said south line to the northwest corner of 127M-M-027, thence southwest along the west line of said parcel to the north line of an unnamed alley, thence southeast along the north line of said alley to the east line of another unnamed alley, thence southwest along the east line of said alley to its intersection with the south line of the 2000 block of Bachman Street, thence northwest along the south line of said street to its intersection with the east line of the railroad right-of-way presently or previously owned by the Southern Railway, thence southwest along the east line of said right-of-way to its intersection with the south line of the 1800 block of Appling Street, thence southeast along the south line of said street to its intersection with the east line of the 2500 block of North Orchard Knob Avenue, thence southwest along the east line of said avenue to its intersection with the south line of an unnamed alley, thence southeast along the south line of said alley to the northeast corner of 136D-C-020, thence southwest along the east line of said parcel to the north line of the 1900 block of Daisy Street, thence southeast along said street to its intersection with the east line of the 2500 block of Dodson Avenue, thence southwest along the east line of said avenue to the southwest corner of 136E-C-004, thence southeast along the south line of said parcel to the west line of an unnamed alley thence southeast across said alley to its east line, thence southwest along the east line of said alley to the southwest corner of 136E-C-010, thence southeast along the south line of said parcel to the southwest corner of 136E-C-019, thence northeast along the west line of said parcel to its northwest corner, thence southeast along the north line of said parcel to the west line of the 2400 block of Taylor Street, thence southeast across Taylor Street to the northwest corner of 136E-D-018, thence northeast following the rear property lines of parcels fronting the north line of the 2400 block of Glass Street to the west line of the 2500 block of Wheeler Avenue, thence northeast along said avenue to its intersection with the south line of the 2400 block of Cushman Street, thence southeast along the south line of said street to the northwest corner of 137A-C-011, thence southwest along the west line of said parcel to the northwest corner of 137A-C-013, thence southwest along the rear property lines of parcels fronting the west line of the 2500 thru 2800 blocks

of North Chamberlain Avenue to the north line of the 2400 block of Appling Street, thence southeast along said street to its intersection with the east line of the 2500 block of North Chamberlain Avenue, thence northeast along said avenue to its intersection with the west line of the 2500 block of Awtry Street, thence southeast along said street to the southeast corner of 137H-E-027, thence southwest along the south property lines of 137H-E-023 thru 024.01, 026 and 027, thence southwest along the east property lines of 137H-E-020 thru 022 to the southeast corner of parcel 020, thence northwest along the south line of parcel 020 to the east line of the 2400 block of North Chamberlain Avenue, thence southwest along the east line of said avenue to its intersection with the north line of the of the railroad right-of-way presently or previously owned by the Southern Railway Company, thence northeast along the north line of said right-of-way to its intersection with the northeast corner of 137H-E-005, thence southeast across the railroad right-of-way to the northwest corner of 137H-D-009.01, thence southeast along the northeast line of said parcel to the west line of unopened Maude Street, thence southwest following the west line of said street to its intersection with the north line of an unopened block of Emma Street, thence northeast along said north line to its intersection with the west line of an unopened alley, thence southwest along the west line of said alley to the south line of 137I-A-006, thence northwest along the south line of said parcel to the east line of the 2100 block of Noah Street, thence northwest to its west line, thence northeast to the south line of the 2500 block of Emma Street, thence northwest along said south line to its intersection with the east line of the 2100 block of North Chamberlain Avenue, thence southwest along the east line of said avenue to its intersection with the north line of the 2500 block of Baldwin Street, thence southeast along said north line to its intersection with the north line of an unnamed alley, thence northeast along said alley to its intersection with the north line of the unopened Ascension Street, thence southeast along said north line to its intersection with the east line of the unopened Barbara Street, thence northeast along the east line of said street to its intersection with the north line of an unopened alley, thence southeast along said alley to its intersection with the east line of the unopened Avenue C, thence

northeast along said avenue to its intersection with the north line of an unnamed alley, thence southeast along the north line of said alley to its intersection with the east line of the unopened Hope Street, thence northeastwardly along said street to the southwest corner of 137H-F-021, thence east along the south line of said property to its southeast corner, thence northwest to its northeast corner, thence southeast following the north lines of 137H-H-001 thru 005, thence northeast along the west lines of 137H-L-011 thru 013, thence east along the north line of 137H-L-013 and 137H-L-002 to the west line of the 2300 block of York Street, thence northeast along said street to its intersection with the east line of the 2400 block of Campbell Street, thence southeast along said east line to its intersection with the north line of the 2800 block of Lightfoot Mill Road, thence northeastwardly along said north line to its intersection with the east line of the 2400 block of North Crest Road, thence northwestwardly and northeastwardly along said east line to a point on the east line of 128P-P-002, thence northeast along the east property lines of 128P-P-003 thru 006, thence northwest along the north property line of 128P-P-006, 004 and 007 to the south most corner of 128O-C-001.01, thence north along the east line of said parcel to the north line of the 3300 block of Campbell Street, thence southwest along the north line of said street to the northeast corner of 128P-N-005, thence northwest along the north line of said parcel to its northwest corner, thence southwest along its west line to its southwest corner also being a point in the north line of 128P-N-006, thence northeast along the north line of 128P-N-006 to its northwest corner being a point in the east line of an unopened portion of Noa Street, thence northeast along said street to the southeast corner of 128I-G-008, thence northeastwardly and southeastwardly along the east line of said parcel to the south line of the 3400 block of Vinewood Drive, thence southeast crossing Vinewood Drive to its north line, thence southeast along said north line to the southeast corner of 128O-A-009, thence northeast along the east line of said parcel to the west line of the 3400 block of Birchwood Drive, thence southeast across said drive to its east line, thence southeast along said line to the southwest corner of 128O-B-002, thence northeast along the south line of said parcel to its southeast corner to a point in the

west line of 128O-B-049, thence southeast along said west line to the north line of the 3800 block of Countryside Road, thence northeast along said road to the southeast corner of 128O-B-048, thence southwest across the 3800 block of Countryside Road to the northeast most corner of 128O-B-050, thence southwest along the east line of said property to the north line of the 3500 block of Bonny Oaks Drive, thence southwest across said drive to a point in the north line of 128O-C-005, thence southwest to the southeast corner of 128O-C-006, thence southwest to the north line of the 2900 block of New York Avenue, thence southwest across said avenue to the north most corner of 128O-C-003, thence southwest along the west line of said parcel to its south line, thence southeast along said line to the west line 2900 block of New York Avenue, thence southeast along said avenue to the north most point of 137B-A-001, thence southwest along the west property lines of 137B-A-001 thru 006, thence southeast along the south line of 137B-A-006 to the northwest corner of 137B-A-007, thence southwest along the west line of said parcel to the north most point of 137B-A-010, thence southeast along the west line of said parcel, thence northeast along the north line of said parcel to the east line of the 2700 block of Durand Avenue, thence southwest along said avenue to the north line of an unnamed alley, thence southeast along said north line to its intersection with the east line of an unopened right-of-way, thence northeast along the east line of said right-of-way to its intersection with the north line of the 3000 block of Towerway Drive, thence southeast along said north line to the southeast corner of 137B-E-043, thence northeast along the east line of said parcel to the northwest corner of 137B-E-042, thence following the rear property lines of properties fronting the north line of the 3000 block of Towerway Drive southeastwardly and northeastwardly to the northeast corner of 137B-E-011, thence northeast to the northwest corner of 137C-A-003 also being a point in the south line of the Chickamauga Creek, thence southeast following the meanderings of said creek to the south line of the railroad right-of-way presently or previously owned by the Louisville Nashville Railway Company, thence southeast along said right-of-way to the north most corner of 137C-A-001.02, thence southwest along the northwest line of said

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parcel to a point in the east line of 137C-A-002, thence northeast along said east line to its northeast corner, thence southwest along its north line its northwest corner, thence southeast along said parcel's west line to the north line of the 3300 block of Lightfoot Mill Road, thence southeast across said road to its south line, thence southwest along the south line of said road to the northeast corner of 137C-B-008, thence southeast along the east line of said property to the north line of the railroad right-of-way presently or previously owned by the Southern Railway Company, thence southwest along said north line to its intersection with the east line of unopened Parsons Street, thence northeast along said east line to the southwest corner of 137C-A-008, thence northwest along the west line of said parcel to a point in the east line of 137B-C-001, thence northwest across said parcel to the northwest corner of 137B-C-002, thence northwest crossing a portion of 137B-C-003 to the northeast corner of 137B-C-004, thence northwest along the north lines of 137B-C-004 and 005 to the northwest corner of said parcel 5, thence northwest across a portion of 137B-C-003 to the northeast most corner of 137B-C-006, thence northwest along the rear property lines of parcels 137B-C-006 thru 009 to the southwest corner of 128O-G-018, thence northeast along the west line of said parcel to its northwest corner, thence northwest following the south lines of 128O-C-028, 027, 024, 024.03, and 024.02 to the southwest corner of said parcel 024.02, thence northeast along the west lines of 128O-C-015 thru 023, 024.01 and 024.02 to a point in the south line of the 3000 block of Tugaloo Street also being the southeast corner of 128O-C-014, thence northwest along the south line of said parcel to the south line 3600 block of Bonny Oaks Drive, thence northeast along the south line of said drive to a point in the north line of 128O-E-010 thence southwest across said parcel to the northeast corner of 128O-E-008, thence northeast along the rear property lines of parcels fronting the north line of the 3700 block of Sapulpa Street to the northeast corner of 128O-E-003, thence northwest to the east line of the 3700 block of Bonny Oaks Drive, thence northeastwardly following the east line of said drive to its intersection with the east line of the 4000 block of Homer Street, thence northeast along said street to a point in the west line of 128K-B-006, thence northeast to a point in the northeast

parcel to a point in the east line of 137C-A-002, thence northeast along said east line to its northeast corner, thence southwest along its north line its northwest corner, thence southeast along said parcel's west line to the north line of the 3300 block of Lightfoot Mill Road, thence southeast across said road to its south line, thence southwest along the south line of said road to the northeast corner of 137C-B-008, thence southeast along the east line of said property to the north line of the railroad right-of-way presently or previously owned by the Southern Railway Company, thence southwest along said north line to its intersection with the east line of unopened Parsons Street, thence northeast along said east line to the southwest corner of 137C-A-008, thence northwest along the west line of said parcel to a point in the east line of 137B-C-001, thence northwest across said parcel to the northwest corner of 137B-C-002, thence northwest crossing a portion of 137B-C-003 to the northeast corner of 137B-C-004, thence northwest along the north lines of 137B-C-004 and 005 to the northwest corner of said parcel 5, thence northwest across a portion of 137B-C-003 to the northeast most corner of 137B-C-006, thence northwest along the rear property lines of parcels 137B-C-006 thru 009 to the southwest corner of 128O-G-018, thence northeast along the west line of said parcel to its northwest corner, thence northwest following the south lines of 128O-C-028, 027, 024, 024.03, and 024.02 to the southwest corner of said parcel 024.02, thence northeast along the west lines of 128O-C-015 thru 023, 024.01 and 024.02 to a point in the south line of the 3000 block of Tugaloo Street also being the southeast corner of 128O-C-014, thence northwest along the south line of said parcel to the south line 3600 block of Bonny Oaks Drive, thence northeast along the south line of said drive to a point in the north line of 128O-E-010 thence southwest across said parcel to the northeast corner of 128O-E-008, thence northeast along the rear property lines of parcels fronting the north line of the 3700 block of Sapulpa Street to the northeast corner of 128O-E-003, thence northwest to the east line of the 3700 block of Bonny Oaks Drive, thence northeastwardly following the east line of said drive to its intersection with the east line of the 4000 block of Homer Street, thence northeast along said street to a point in the west line of 128K-B-006, thence northeast to a point in the northeast

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line of said parcel, thence southeast along said line to the west line of the 4000 block of Glencoe Street, thence northeast across said street to the northwest corner of 128K-C-006, thence following the rear property lines of parcels fronting the north line of the 4100 block of Bonny Oaks Drive to the west line of the railroad right-of-way presently or previously owned by the Louisville Nashville Railway Company, thence southeast along said line to its intersection with the south line of the 4100 block of Bonny Oaks Drive, thence southwest along said drive to its intersection with the west line of the 3900 block of Churchill Road, thence southwest along said road to the southeast corner of 128K-E-003, thence along the rear property lines of parcels fronting the south line of the 4100 and 4000 blocks of Bonny Oaks Drive to the southwest corner of 128K-F-004, thence northwest along the west line of said parcel to its intersection with the south line of the 4000 block of Bonny Oaks Drive, thence southwestwardly along said drive to its intersection with the south line of the 3000 block of Addison Road, the point of beginning, excepting parcels 127M-N-005 thru 012, 128G-C- 014, 014.01 and 015, 128G-D-011 and 012, 128P-C-005 thru 011, 128P-D-002, 015 thru 017, 019, 021, 024 thru 028, 128P-E013 thru 019, 136D-H-007, 008 and 137C-A-006. Tax Map 127M L 003 thru 015, 127M M 001 thru 017, 127M M 026 thru 030, 127M N 001 thru 004, 127M N 013 thru 032, 128G B 001 thru 026, 128G C 001 thru 013, 128G C 017 thru 035, 128G D 001 thru 9 and 013 thru 030, 128I A 001 thru 027.01, 128I C 001 thru 010.01, 128I D 001 thru 041, 128I E 001 thru 016, 128I F 001 thru 026, 128I G 001 thru 033, 128J A 001 thru 013, 128J B 001 thru 037, 128J C 001 thru 018, 128J D 001 thru 036, 128J E 001 thru 014, 128J F 001 thru 025, 128J G 001 thru 023.01, 128J H 001 thru 034, 128J J 001 thru 015, 128K B 006, 128K C 002 thru 006, 128K D 005 thru 008, 128K E 001 thru 004, 128K E 005.02, 128K F 003 thru 006, 128O A 001 thru 006, 128O A 008 thru 021, 128O B 001 thru 052, 128O C 001.01 thru 013 and 015 thru 020, 128O E 006 thru 008, 128O E 010, 128P A 002 thru 008, 128P B 001 thru 034, 128P C 001 thru 004 and 012 thru 024, 128P D 001, 128P D 003 thru 014 and 019, 128P D 022 thru 024, 128P E 001 thru 012, 128P E 020 thru 026, 128P F 001 thru



017, 128P G 001 thru 025, 128P H 001 thru 026, 128P J 001 thru 031, 128P K 001 thru 024, 128P L 001 thru 018, 128P M 001 thru 023, 128P N 001, 128P N 003, 128P N 005 thru 029, 128P P 001 thru 024, 136D A 001 thru 008, 136D C 001 thru 020, 136D D 001 thru 027, 136D E 001 thru 014.03, 136D F 001 thru 023, 136D G 001 thru 034, 136D H 001 thru 006, 136D H 009 thru 021, 136D J 001 thru 032, 136E C 004 thru 018, 136E D 001 thru 008, 137A A 001 thru 034, 137A B 001 thru 030, 137A C 001 thru 018, 137A C 020 thru 023.01, 137A D 001 thru 027, 137A E 001 thru 018, 137A F 001 thru 013, 137A G 001 thru 025, 137A H 001 thru 021, 137A J 001 thru 025, 137A K 002 thru 009, 137A K 013, 137A L 001 thru 041, 137A M 001 thru 024, 137A P 002 thru 024, 137A Q 001 thru 032, 137A R 001 thru 027, 137A S 001 thru 025, 137A T 001 thru 023, 137A U 002 thru 024, 137B A 001 thru 027, 137B B 001 thru 026, 137B C 001 thru 025.01, 137B D 001 thru 037, 137B E 001 thru 011, 137B E 015, 137B E 020, 137B E 043, 137B G 001 thru 006, 137C A 003 thru 008, 137C B 001 thru 008, 137H C 001 thru 028, 137H D 001 thru 008, 137H D 009.01, 137H E 001 thru 020, 137H E 024.01, 137H E 026 thru 032, 137H F 001 thru 021, 137H G 025, 137H L 001 thru 002, 137H L 012, 137H L 014 thru 026, 137I A 001 thru 005, 137I A 008 thru 026, 137I A 044, 137I A 044.01, and 137I B 034 as shown on the attached map.

2004-231

S Chickamauga Creek

- Zoning Study Boundary
- East Chattanooga Area Plan Boundary

Harrison Pk

Addison Rd

Bonny Oaks Dr

Lightfoot Mill Rd

Daisy St

N Chamberlain Ave

EAST CHATTANOOGA AREA ZONING STUDY

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-231: Approve with four exclusions.

# East Chattanooga Area Zoning Study

Case No. 2004-231

Prepared by the

CHATTANOOGA-HAMBLE COUNTY



REGIONAL PLANNING AGENCY

December 21, 2004

**DRAFT**

## 1.0 Introduction

### 1.1 Study Purpose

A primary goal of the recently adopted *East Chattanooga Area Plan, 2004*, is to:

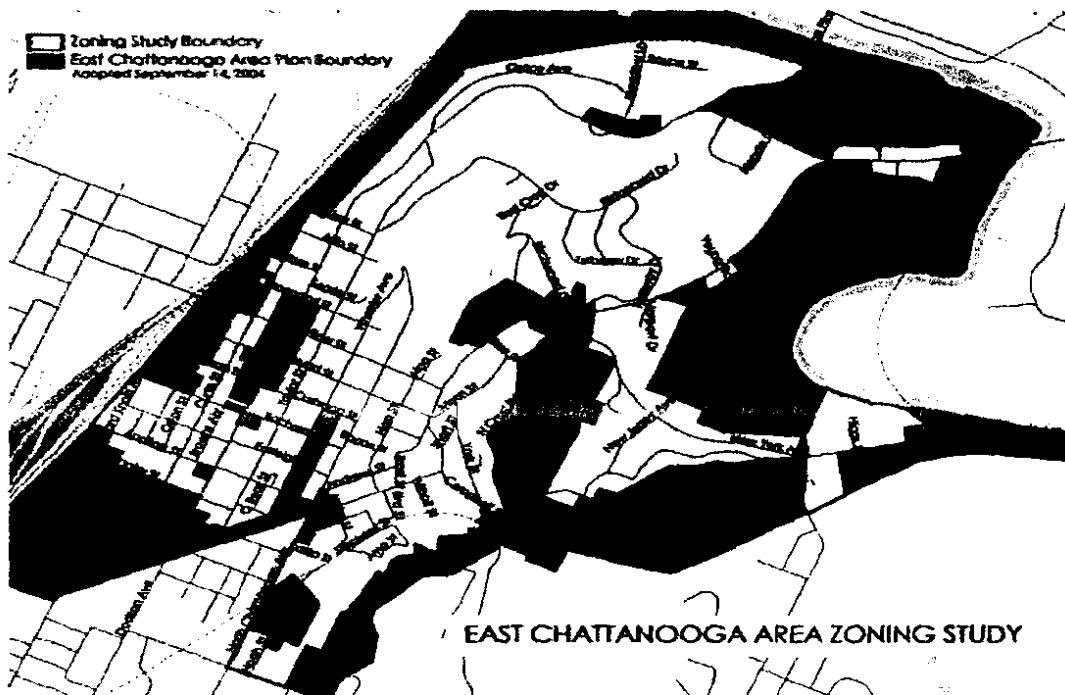
*"Maintain residential integrity while supporting appropriate residential and commercial development."*

Building on that recommendation, a goal was established to conduct a zoning study at the appropriate time if needed. Dialogue between the Regional Planning Agency, City Council members and East Chattanooga residents has determined that now, following the adoption of the *East Chattanooga Area Plan* and the rezoning of parcels from the *Avondale Zoning Study, 2004*, is the most appropriate time to commence a zoning study for the East Chattanooga area.

### 1.2 Study Area

The study area lies approximately 3 miles northeast of downtown Chattanooga. The general study boundaries are as follows:

- North – South Chickamauga Creek
- South – Glass Street
- East – Missionary Ridge
- West – Norfolk Southern De Butts Rail Yard



### 1.3 Regulation History

#### Annexation

East Chattanooga residents voted for annexation by the City of Chattanooga in 1925 following a defeat in 1921 and a contested election in 1923.

#### Zoning

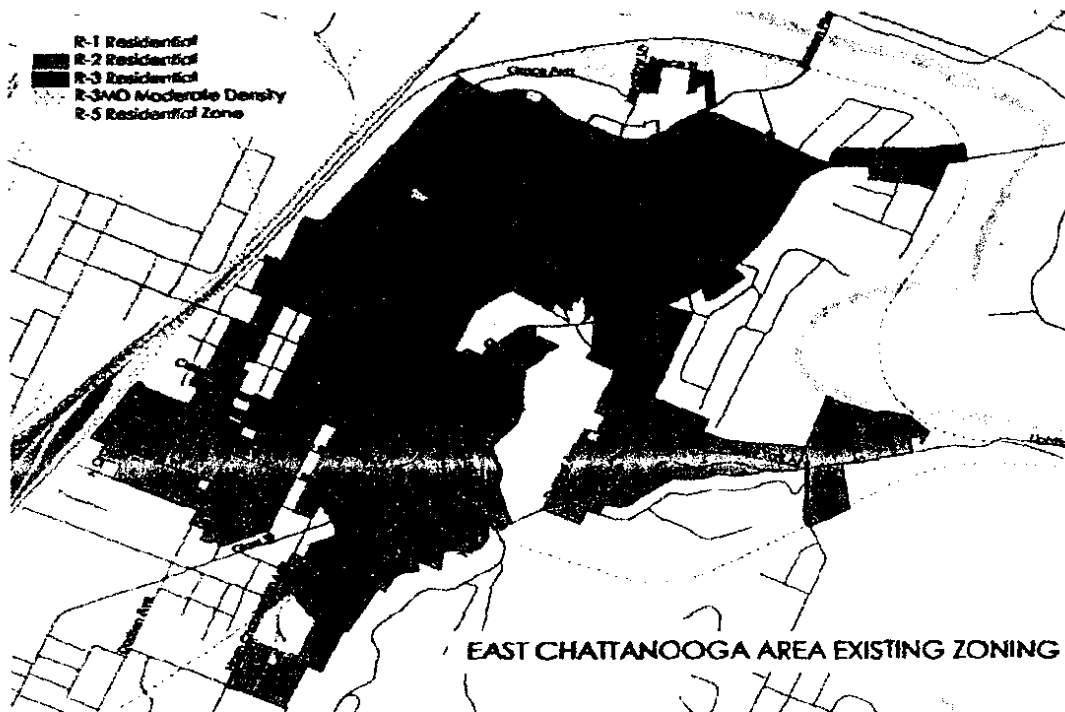
Most of the existing duplex development is a result of the 1961 Revised Zoning Ordinance, which rezoned the area to R-2. At that time, duplexes were permitted on lots of record which were 5,000 square feet or larger. Currently, a duplex may be built on a lot of record that is 7,500 square feet or larger.

## 2.0 Existing Conditions

### 2.1 Zoning

The following table lists the types of zoning present within the zoning study and the amount of land each one occupies.

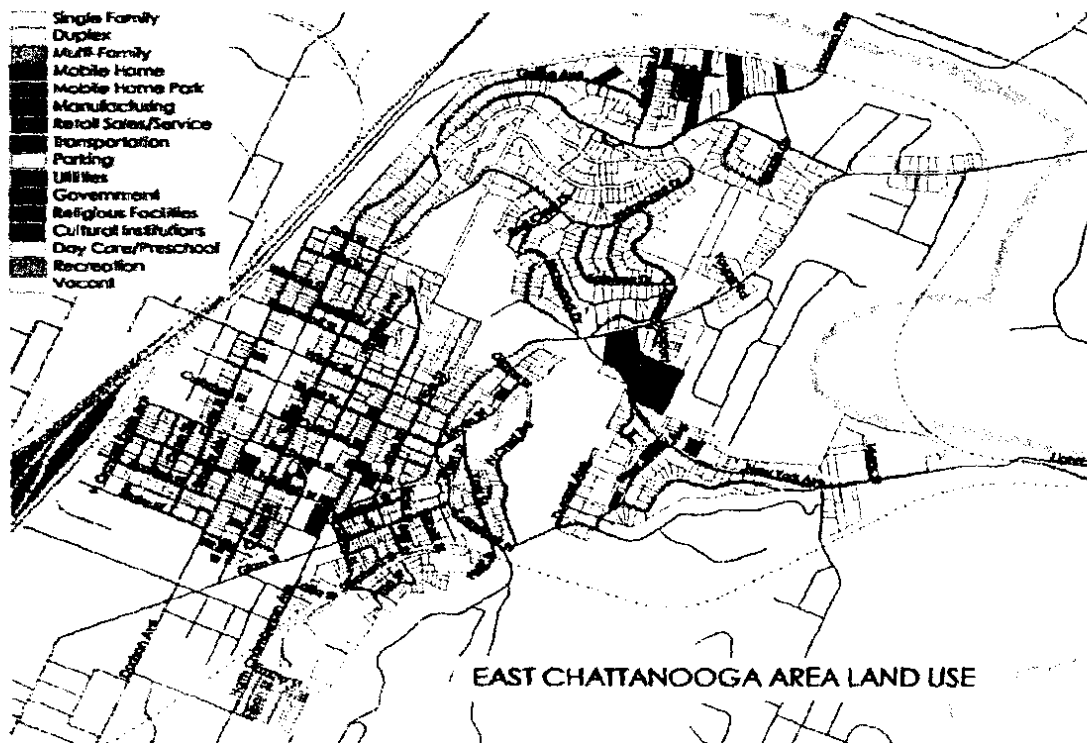
Zone	Acres	Percent of Study Area
R-1	60	7
R-2	800	93
R-3	3	<1



## 2.2 Existing Land Use

The following table represents types of existing land uses and the amount of land that each one occupies.

LAND USE	No. of ACRES	PERCENT OF RESIDENTIAL STUDY AREA (area-based)	No. of PARCELS	PERCENT OF RESIDENTIAL STUDY AREA (parcel-based)
Single-Family Residential	390	88	1275	99
Duplexes	46	11	13	1
Multi-Family	4	1	1	<1





## 3.0 Recommendations

### 3.1 Zoning Adjustment

The Chattanooga-Hamilton County Regional Planning Agency recommends that select residential properties currently **zoned R-2 and R-3 be re-zoned R-1**. (As shown on the attached map).

This recommendation is based on the following rationale:

1. Over 88% of the East Chattanooga area's residential zoned parcels are zoned R-2 or R-3 even though the majority of those parcels are occupied by single-family dwellings.
2. During the public planning process, local stakeholders consistently voiced concern over the existence and maintenance of renter-occupied duplex housing in the community.
3. With the adjustment of zoning (R-2 & R-3 to R-1) in the Avondale neighborhood, local stakeholders are concerned that the development of duplexes will move north into the East Chattanooga area. The potential for such does exist.
4. The East Chattanooga Area Plan adopted by the Chattanooga City Council in September 2004 seeks to preserve existing single-family housing while supporting appropriate residential and commercial development.
5. Implemented in tandem with the East Chattanooga Area Plan, the zoning adjustment will provide clear guidance as well as a measure of plan flexibility
6. Although future duplexes may be recommended in selected areas of the neighborhood, the zoning adjustment will require future zoning change requests to be considered on a case-by-case basis.
7. Future zoning requests for duplexes will necessitate additional input from the Planning Commission, the Chattanooga City Council and neighboring residents regarding the future development of the area. This process is currently not required due to the present extent of the R-2 and R-3 zones in East Chattanooga.