

1ST READING 9-12-05  
2ND READING 7-19-05  
INDEX NO. \_\_\_\_\_

2005-105  
Harold W. Dingman &  
David Gardner

ORDINANCE NO. 11717

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 2107, 2111, AND 2113 MAE DELL ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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:

Lot 2, Keagan Subdivision, Plat Book 74, Page 153 together with two unplatted tracts of land located at 2107 and 2113 Mae Dell Road being the properties described as Tracts 1 thru 3 of Deed Book 7493, Page 587, ROHC. Tax Map 148C-B-031, 032.01 and 033.

from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

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

1. A maximum of forty-two (42) units;
2. A minimum lot width of fifty feet (50');
3. Type C screening along all abutting R-1 properties; and
4. All existing easements being 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

July 19, 2005.

Sally Robinson  
CHAIRPERSON

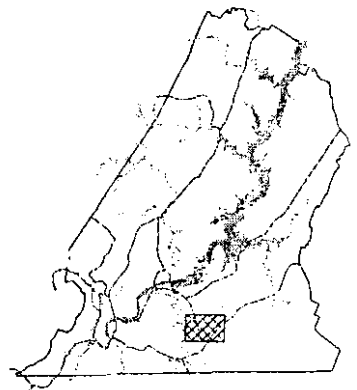
APPROVED:  DISAPPROVED:

DATE: July 26 '05, 2005

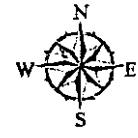
[Signature]  
MAYOR

AKS/add

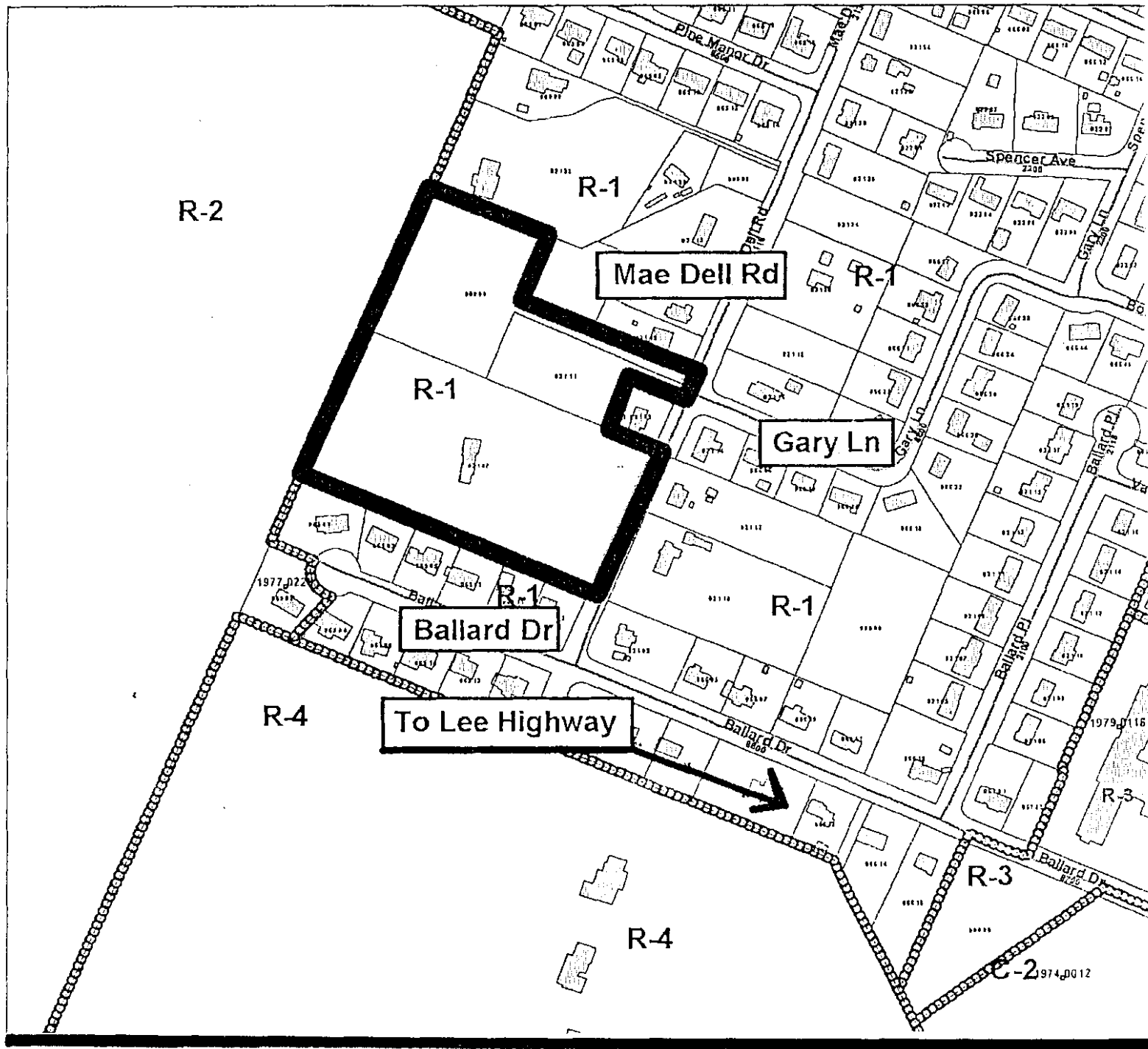
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2005-0105  
PC MEETING DATE: 6/13/2005  
FROM: R-1  
TO: R-T/Z



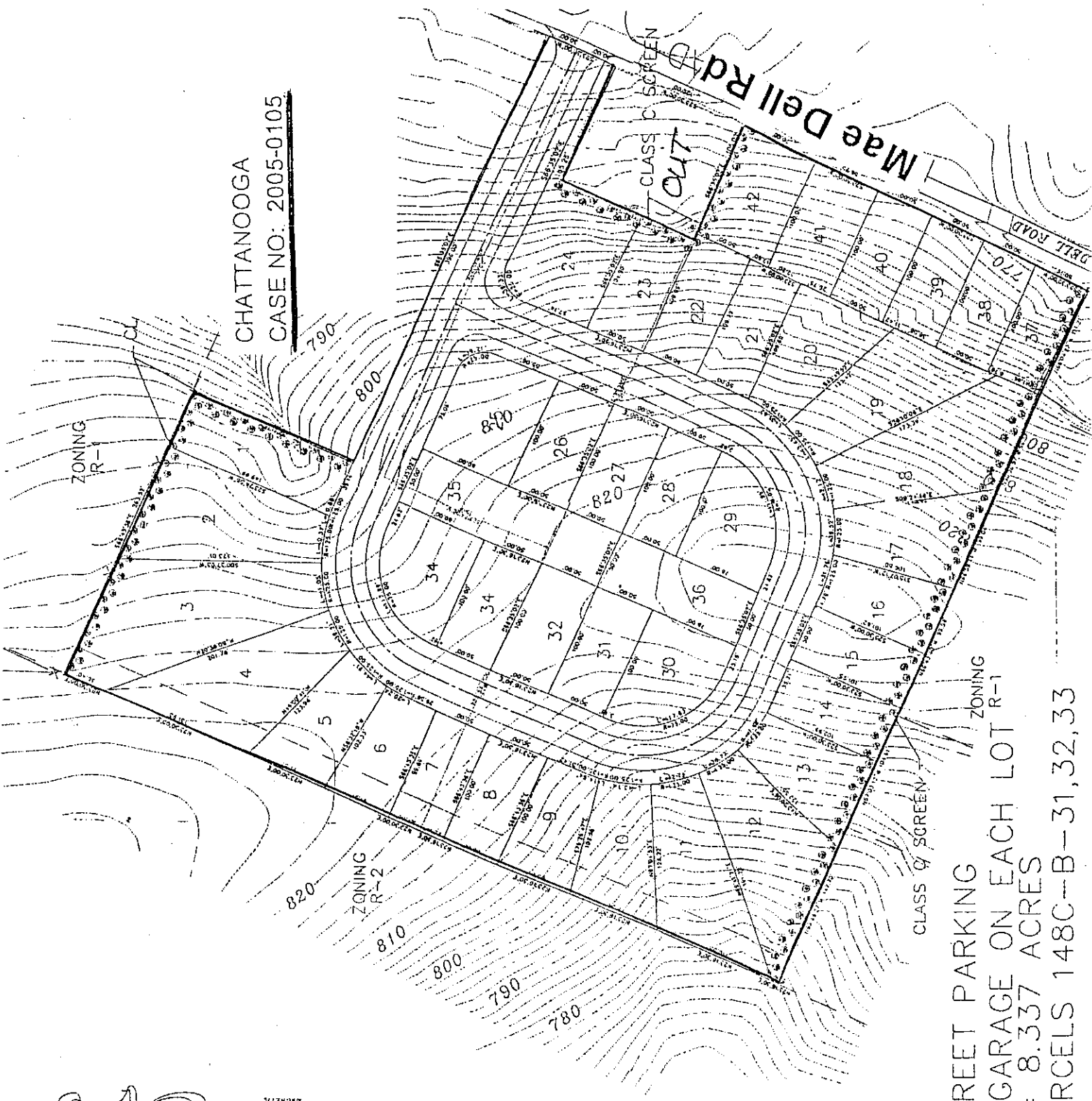
1 in. = 300.0 feet



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-105: Approve, subject to:**

- 1) A maximum of 42 units;
- 2) Minimum lot width of 50 feet; and
- 3) Type C screening along all abutting R-1 properties.

CHATTANOOGA  
CASE NO: 2005-0105



CLASS A SCREEN  
ZONING R-1  
OFF-STREET PARKING  
2 CAR GARAGE ON EACH LOT  
AREA = 8.337 ACRES  
TAX PARCELS 148C--B-31,32,33