

1ST READING 5-9-06
2ND READING 5-16-06
INDEX NO. _____

2006-091
Jay Caughman, Architect

ORDINANCE NO. 11831

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 102 CENTRAL AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE TO R-4 SPECIAL 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:

Lot 1, Erlanger at Central Avenue, Lots 1 and 2, Plat Book 81, Page 97, ROHC, Deed Book 7834, 524, ROHC. Tax Map 146B-A-018.

from R-3 Residential Zone to R-4 Special Zone.

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

1. No vehicular access to Pierce Avenue;
2. Sidewalk along Central Avenue and Blackford Street;
3. Access to be located as shown on site plan and approval of City Traffic Engineer;
4. Dumpster shall be located away from residential area;
5. Variances being approved by the Board of Zoning Appeals for height and setbacks; and
6. Attached conceptual site plan subject to change per any city requirements.

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

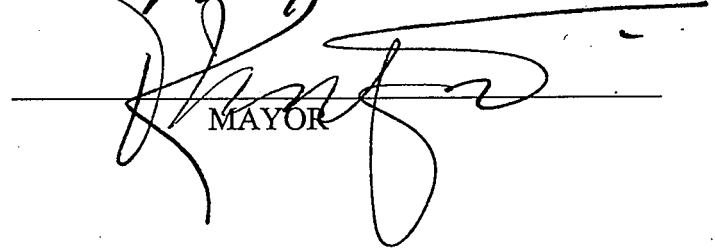
PASSED on Second and Final Reading

May 16, 2006.


CHAIRPERSON

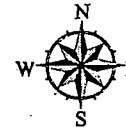
APPROVED: X DISAPPROVED:

DATE: May 23, 2006

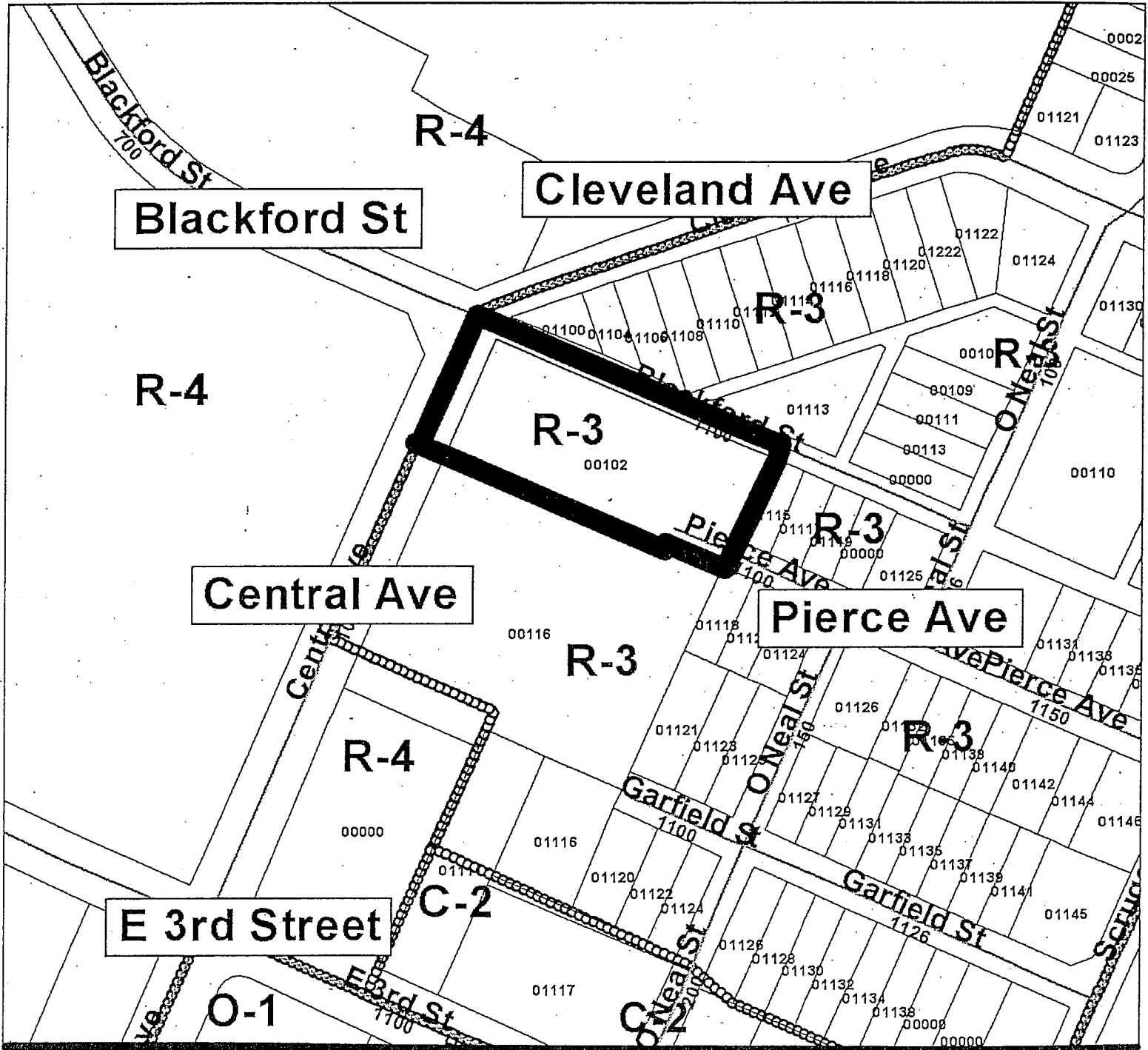
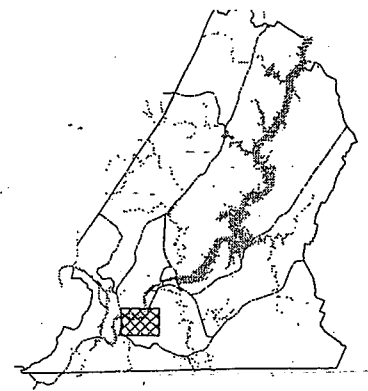

MAYOR

DML/add

CHATTANOOGA
CASE NO: 2006-0091
PC MEETING DATE: 4/10/2006
FROM: R-3
TO: R-4



1 in. = 150.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-091: Approve, subject to:

- 1) Building being relocated to accommodate Type "C" landscaping along Blackford Street and east property line;
- 2) No vehicular access to Pierce Avenue;
- 3) Sidewalk along Central Avenue and Blackford Street;
- 4) Access to be located as shown on site plan and approval of City Traffic Engineer;
- 5) Dumpster location shall be located adjacent to building away from residential area; and
- 6) Variances being approved by the Board of Zoning Appeals for landscaping, height & setbacks.

