

1ST READING
2ND READING
INDEX NO.

9-11-07
9-18-07

2007-139
Chattanooga Neighborhood Enterprise

ORDINANCE NO. 12016

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 1800, 1802, 1804, 1808, AND 1810 MADISON STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING 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:

Parts of Lots 7 thru 10, Block 1, Boyce Amended Addition Number 2 to Chattanooga, Plat Book 5, Page 39, ROHC, Deed Book 6517, Page 817, Deed Book 6171, Page 364, Deed Book 6138, Page 159, and Deed Book 7681, Page 909, ROHC. Tax Map 145M-S-006, 007, and 009 thru 011.

from M-1 Manufacturing Zone to C-3 Central Business Zone.

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

1. Detached single-family residential uses only;

For all new construction and major renovations affecting the building exteriors:

2. Review:

- a. To promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures, all site plans, landscaping, and building elevations shall be reviewed by the Planning and Design Studio.

- b. Historically or architecturally significant structures should be preserved.

For Residential buildings:

3. Uses Not Permitted:

Factory manufactured mobile homes constructed as a single self-contained unit and mounted on a single chassis are not permitted in the C-3 Zone.

4. Access and Parking:

- a. Garages shall be located behind the primary building.
- b. Alleys, where they exist, shall be used for vehicular access. In the absence of alleys, secondary streets should be used for vehicular access. Shared drives should be used wherever possible.
- c. Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad, Market, 4th Street, Main, McCallie, and M.L. King Boulevard.
- d. At least one (1) pedestrian entrance shall front the street;

5. Setbacks:

Residential building setbacks should be consistent with the existing setbacks on the same side of the street.

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

September 18, 2007.

S/ _____
CHAIRPERSON

APPROVED: X DISAPPROVED: _____

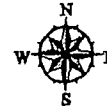
DATE: _____, 2007

S/ _____
MAYOR

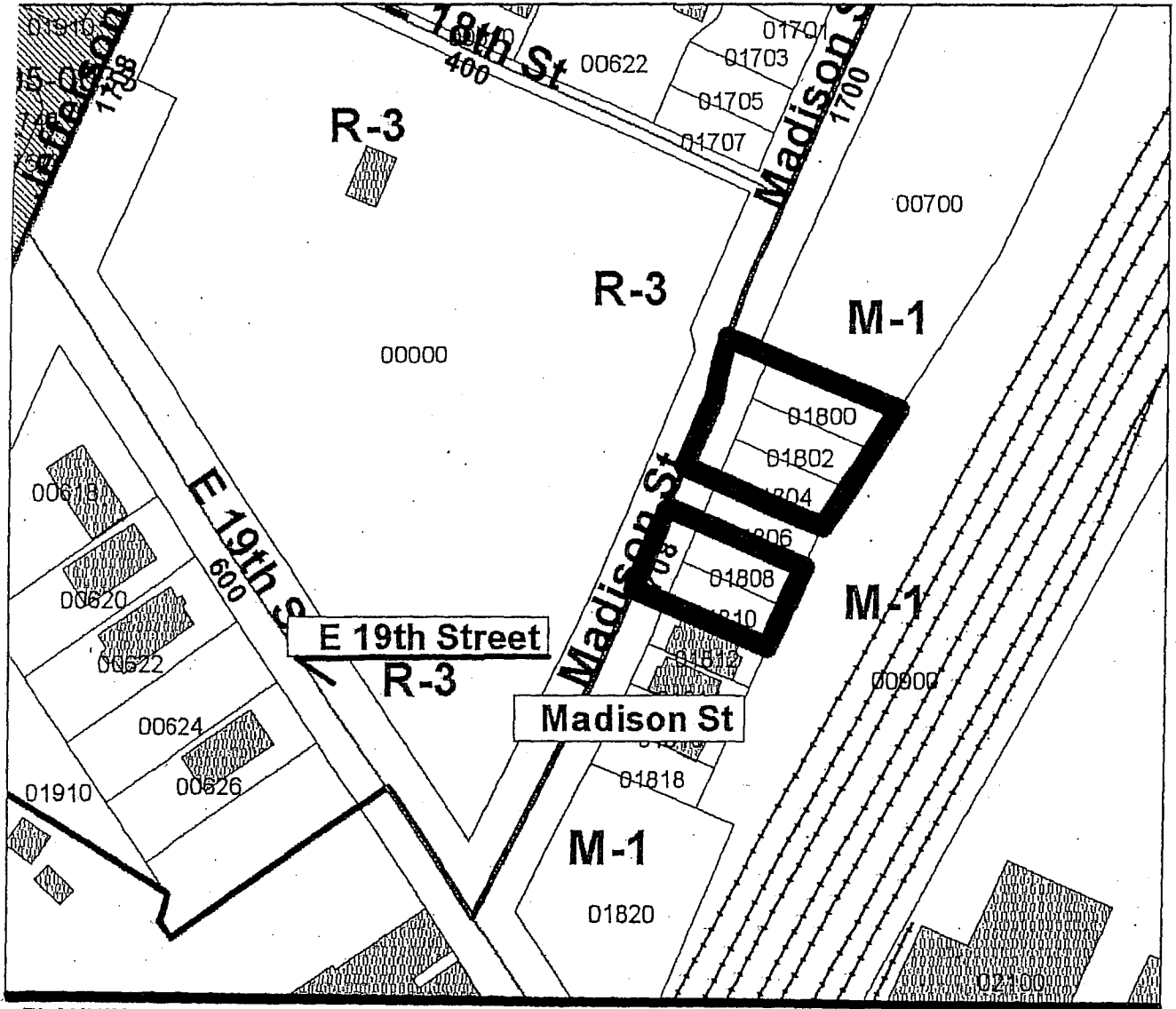
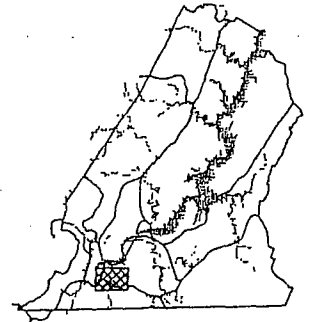
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



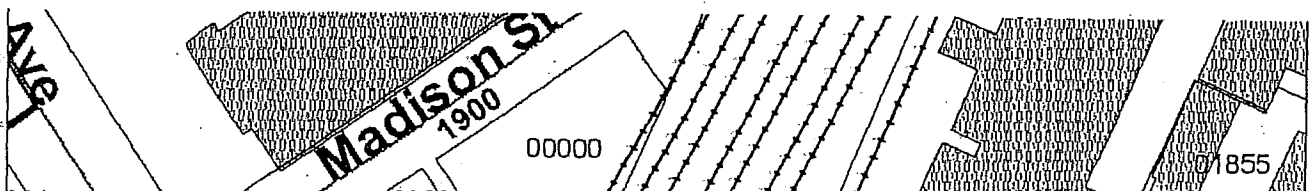
CHATTANOOGA
CASE NO: 2007-0139
PC MEETING DATE: 8/13/2007
FROM: M-1
TO: C-3



1 in. = 100.0 feet

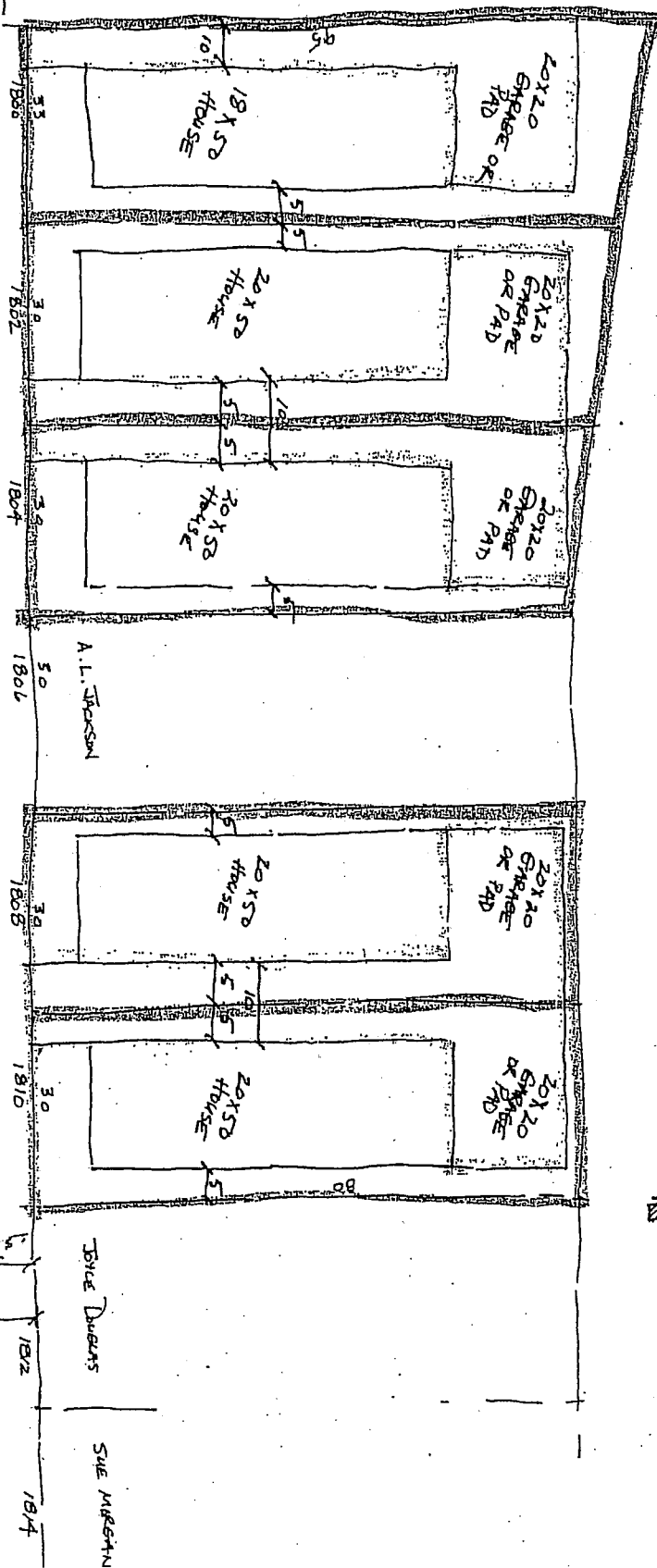
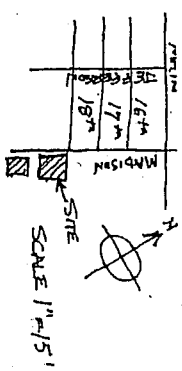


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-139: Approve, subject to certain conditions as stated in the Planning Commission resolution.



ZOWNER: CHATTANOOGA NEIGHBORHOOD ENTERPRISE
 1301 S. MARKET ST.
 CHATTANOOGA, TN 37402
 CONTACT: BOB McINTYRE
 752-6257

UPR. PL. EXAMINER ROW
 ZONED N-1



2007-139

MADISON ST.
 MADISON STREET

