

1ST READING

11-13-07

2ND READING

11-20-07

INDEX NO.

2007-181

Chattanooga Neighborhood Enterprise
c/o Bob McNutt

ORDINANCE NO. 12049

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 1806 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:

The south 11 feet of Lot 9 and the north 20 feet of Lot 8, Block 1, Boyce's Amended Subdivision Number 2, Plat Book 5, Page 10, ROHC, Deed Book 8465, Page 594, ROHC. Tax Map 145M-S-008.

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. Residential use only.
2. Uses Not Permitted:
 - a. 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.
3. 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.

4. 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

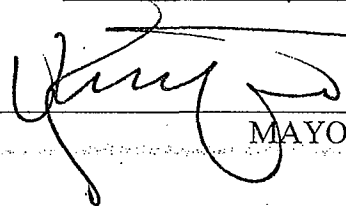
November 20, 2007.



CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: Nov 21, 2007



MAYOR

DML/add

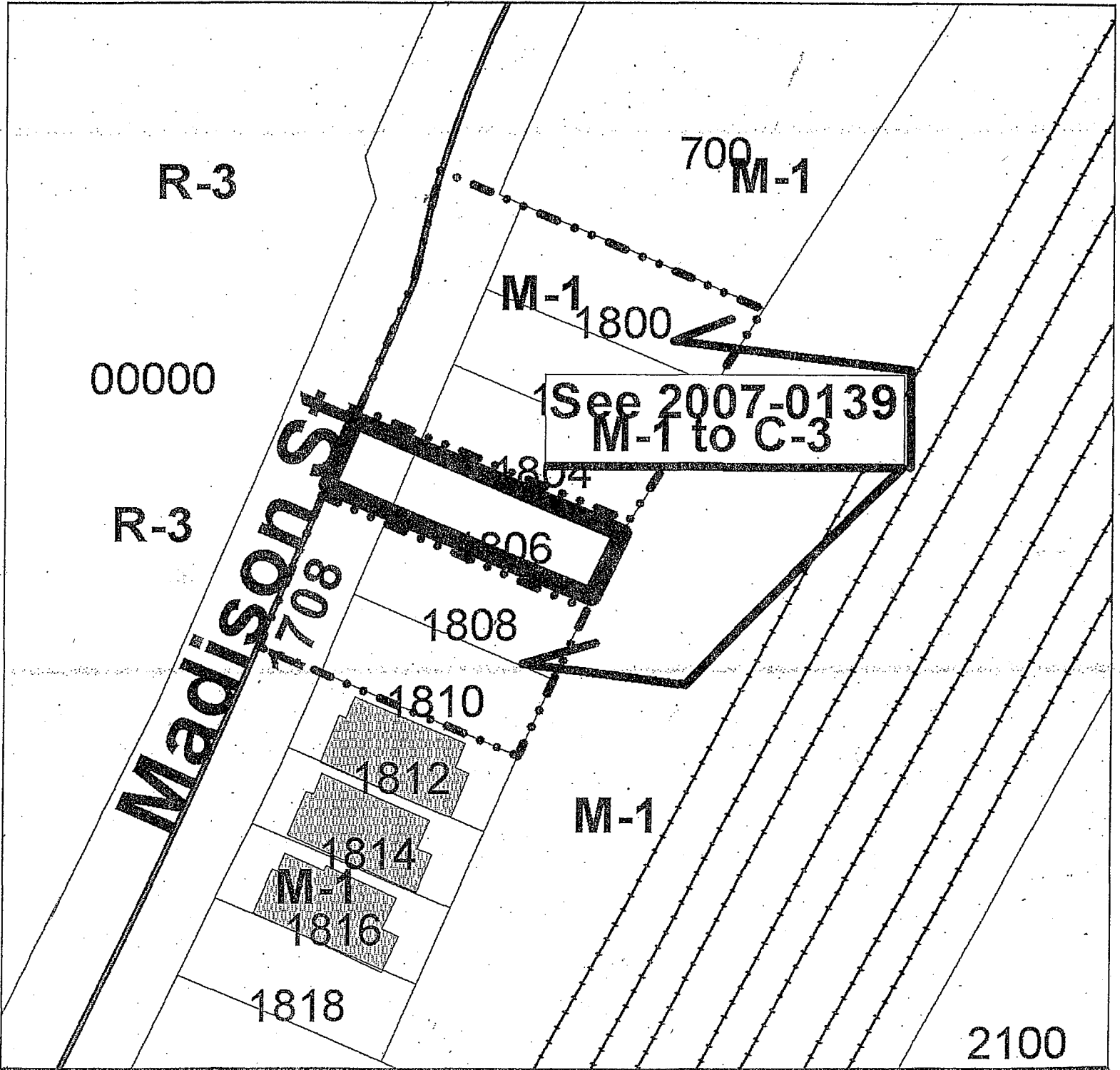
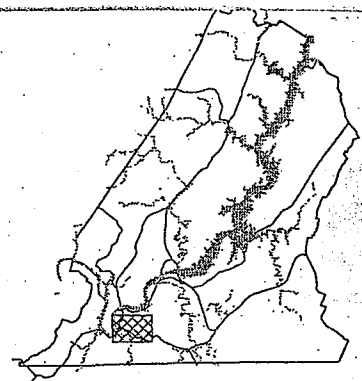
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2007-0181
PC MEETING DATE: 10/8/2007
FROM: M-1
TO: C-3

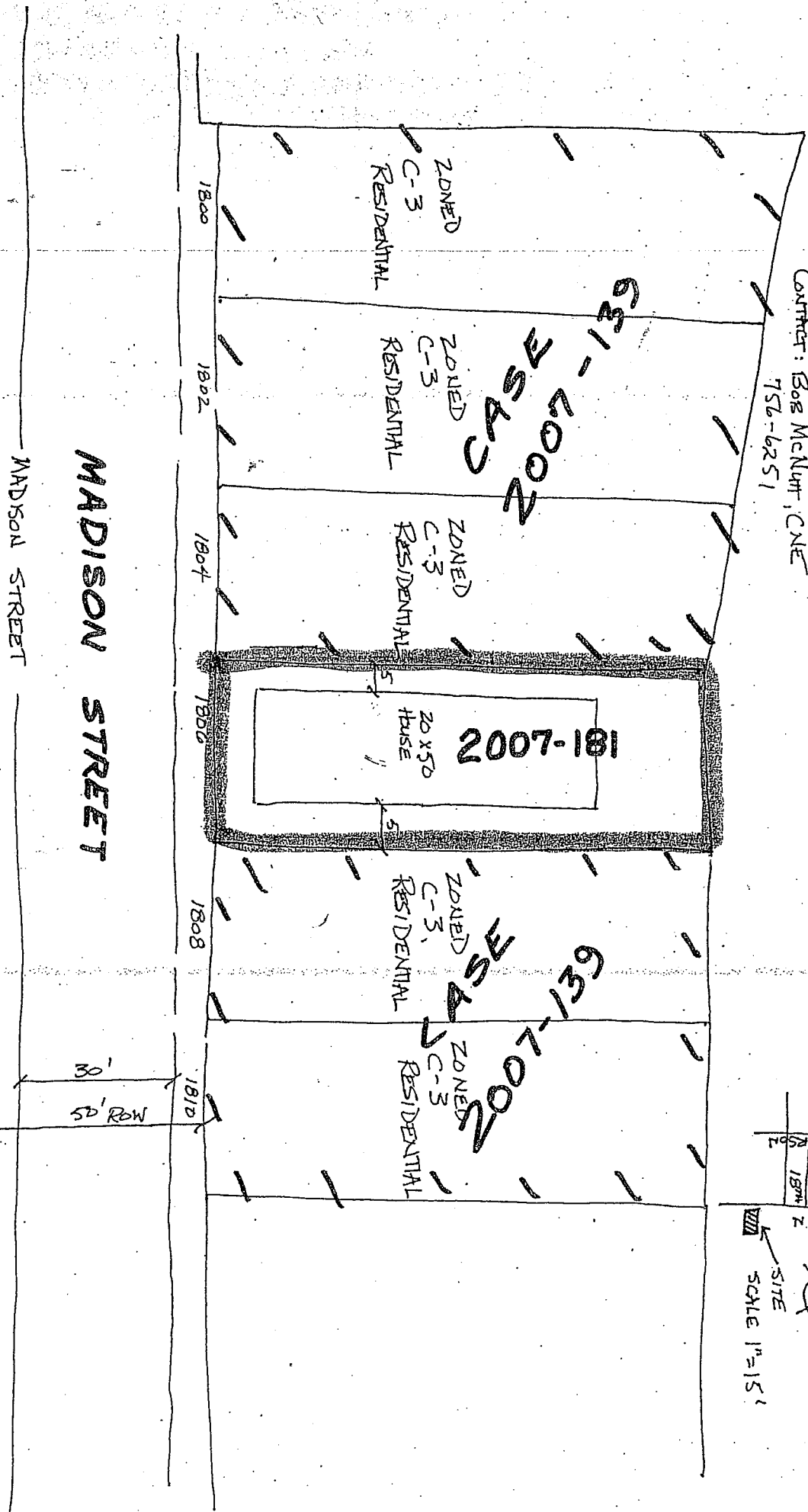


1 in. = 50.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-181: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

OWNER: LYNDBURST FOUNDATION
517 E. 5TH STREET
CANTON, OHIO 44703
CONTACT: BOB McLUH, CNE
756-6251



CASE 2007-133
E-3-C

CASE 2007-139
E-3-C

