

FIRST READING

6-9-09

SECOND READING

6-16-09

INDEX NO.

2009-067

Helen W. Henley

ORDINANCE NO. 12255

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 116 PEERLESS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP AND DRAWING ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM M-1 MANUFACTURING ZONE TO C-5 NEIGHBORHOOD COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and is hereby amended so as to rezone:

Lots 14 thru 16, Block K, Will Cummings Subdivision in North Chattanooga, Plat Book 9, Page 37, ROHC, being described as Tract 7 of Deed Book 4243, Page 684, ROHC. Tax Map 135F-B-002.

from M-1 Manufacturing Zone to C-5 Neighborhood Commercial Zone.

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

1. Residential use only;
2. Use as a studio and gallery space; and
3. Dumpster location shall be at least twenty-five feet (25') away from the southern property line.

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

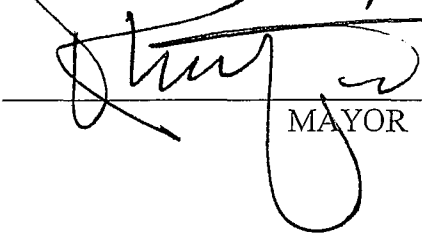
_____ June 16 _____, 2009.



CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: _____ 6/19 _____, 2009



MAYOR

/add

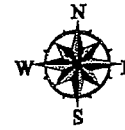
CHATTANOOGA

CASE NO: 2009-0067

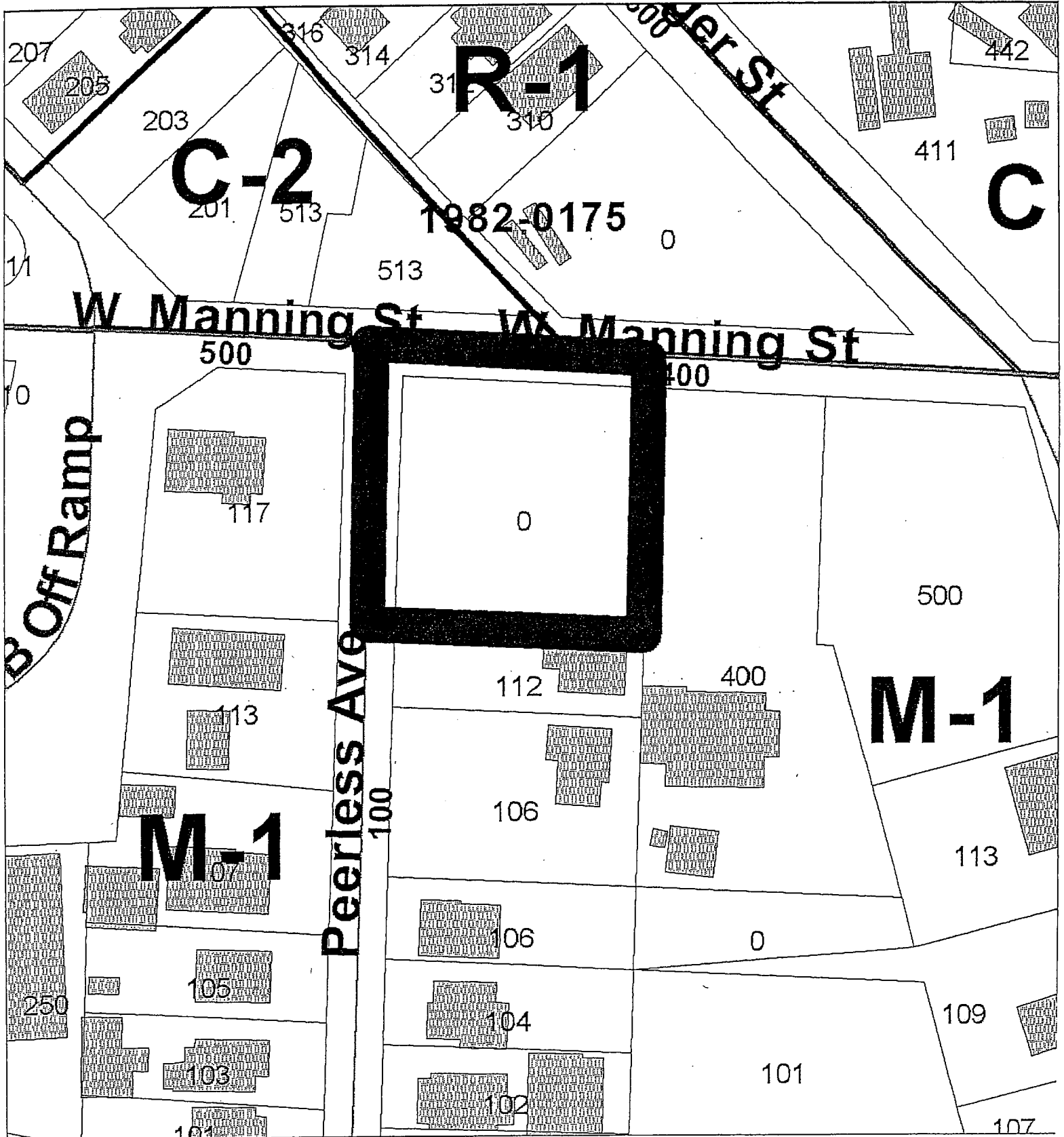
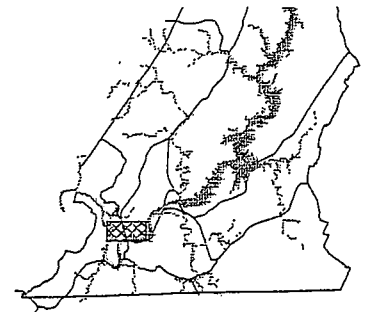
PC MEETING DATE: 5/11/2009

FROM: M-1

TO: C-7



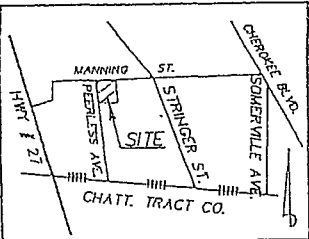
1 in. = 80.0 feet



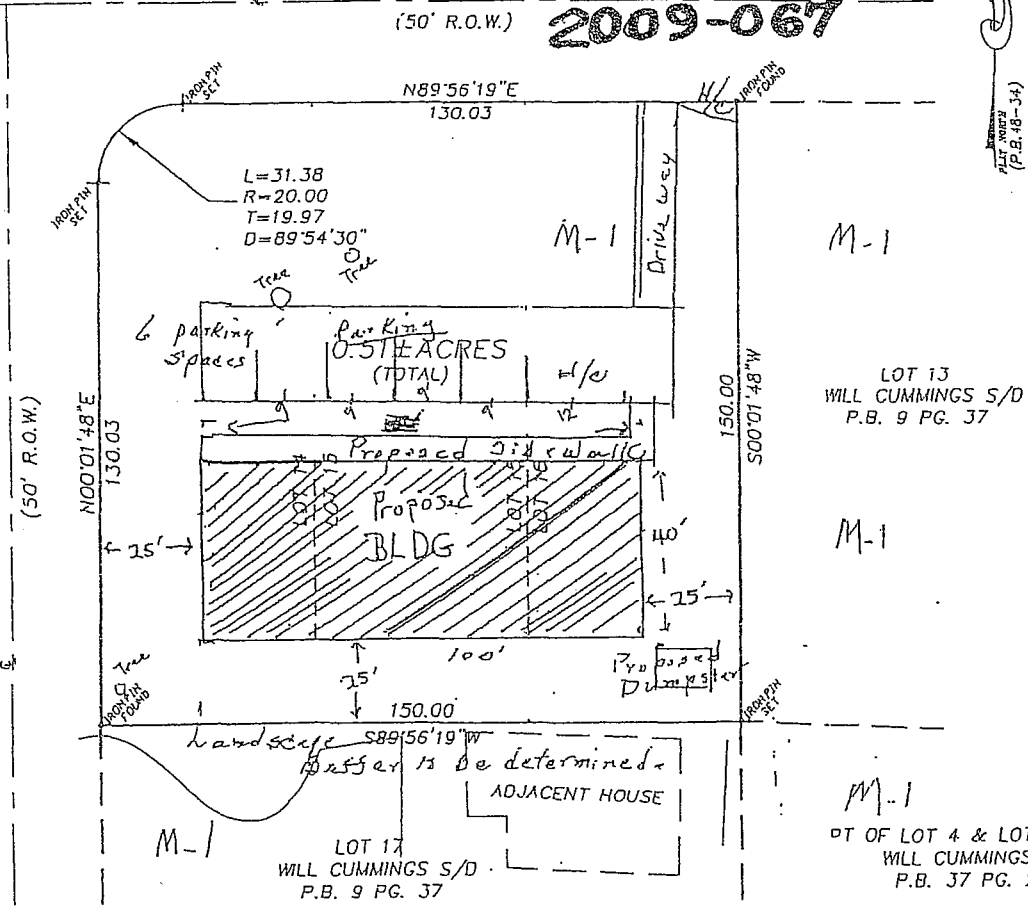
Mixed use building - residential
 2nd commercial - 1 dwelling unit
 Current Zoning M-1

WEST MANNING STREET

(50' R.O.W.) 2009-067

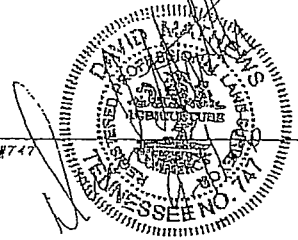


PEERLESS STREET



Surveyors Certification:

I hereby certify that I have surveyed the property shown hereon that this survey is correct to the best of my knowledge and belief and that it is a category "I" survey and that the ratio of precision of the unadjusted survey is 1:10,000+ as shown hereon.

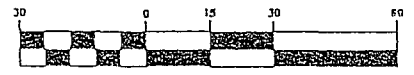


David Mathews PLS#747

General Notes:

1. Tax Map: 135 F-B-002
2. This Survey was performed without the benefit of a Title Commitment.
3. This survey is nontransferable without written permission from the surveyor.
4. Subject to restrictions and easements not referenced by current Deed of record.
5. Any locations of underground utilities if shown hereon are based on aboveground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. For information regarding these utilities, please contact the appropriate agencies.

GRAPHIC SCALE



(IN FEET)
 1 inch = 1000 ft

BOUNDARY SURVEY

Property owned by Helen Henley
 1015 Hamill HENLEY PROPERTY
 Chart No. 31805

LOTS 14-16 WILL CUMMINGS SUBDIVISION
 PLAT BOOK 9, PAGE 37
 Project Contact - Peter Henley - 598-84
 CHATTANOOGA, HAMILTON COUNTY, TENNESSEE'

Date: 9-9-2006	Drawn: BOON	Job#: 06-1315
Scale: 1" = 30'	Checked: DLM	

DAVID MATHEWS SURVEYING
 1820 HAMILL ROAD
 CHATTANOOGA, TENN. 37343 423-870-4208

FOLDER

Coland Project of REVILL CUMMINGS ID#0903171 14-10 580.000 5.9 2006 199.15