

1ST READING

12-8-09

2ND READING

12-15-09

INDEX NO. _____

2009-165

Metier Company, LLC

ORDINANCE NO. 12335

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 406, 408, 410, AND 412 HARPER STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

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

Lots 22 thru 25, Block 1, Manning's Addition to Hill City, Plat Book 1, Page 11, ROHC, Deed Book 7809, Page 746 and 748 and Deed Book 7929, Page 969, ROHC. Tax Map 135C-S-020 thru 023.

and as shown on the map and drawing attached hereto and made a part hereof by reference, 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:

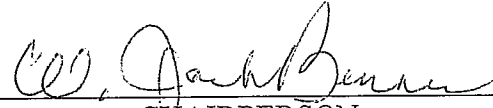
- 1) A re-plat of all affected properties as depicted on the site plan as submitted to the RPA;
- 2) Off-street parking shall be provided and accessed from the alley as depicted on the site plan; and
- 3) Back out parking onto Harper Street is prohibited.

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

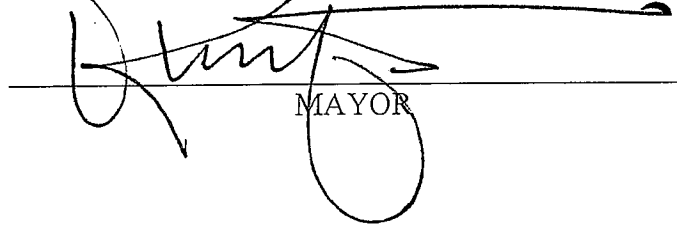
December 15, 2009.



CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

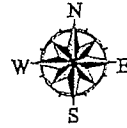
DATE: 12-17, 2009



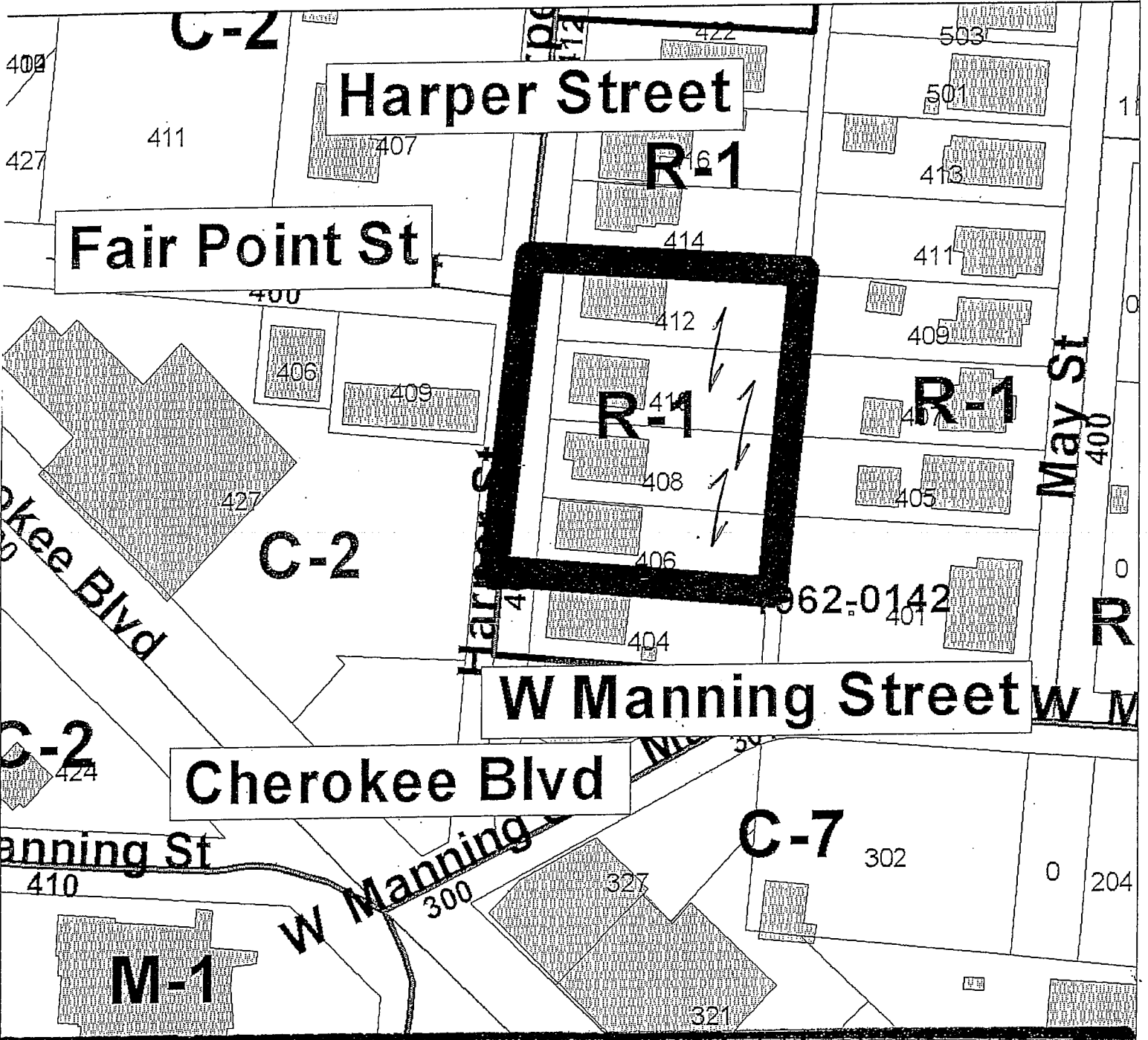
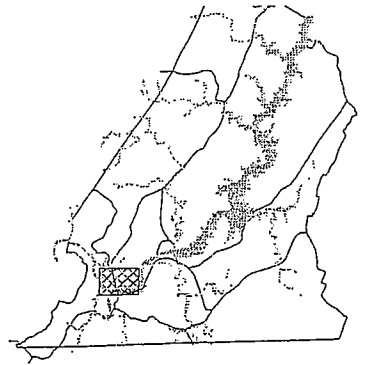
MAYOR

/mms

CHATTANOOGA
CASE NO: 2009-0165
PC MEETING DATE: 11/9/2009
FROM: R-1
TO: R-T/Z

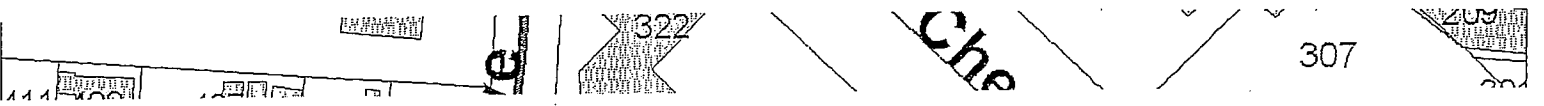


1 in. = 90.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2009-165: Approve, subject to:

- 1) A re-plat of all affected properties as depicted on the site plan as submitted to the RPA;
- 2) Off-street parking shall be provided and accessed from the alley as depicted on the site plan; and
- 3) Back out parking onto Harper Street is prohibited.



2009-165

150'-0"

Fair Point St

6 Lots @
8,000 sq ft

Property Owner:
 the Metier Company
 414 Harper Street
 Chattanooga, TN 37405
 Contact:
 Taylor Bowers
 414 Harper Street
 Chattanooga, TN 37405
 423.991.8812
 taylor_bowers@hotmail.com

Existing Conditions:
 Currently (4) 50' x 150' Lots Zoned R-1
 Total Acreage = 0.69

Proposed Change:
 Rezoned to R-T/Z and Subdivided into (6)
 33'-4" x 150' Lots to Contain Single Family
 Residences Ranging in Size from 1,600 -
 2,000 sq. ft.

Proposed Development Density:
 9 Units per Acre

Harper St

200'-0"

Harper Street

W MANNING ST.

Cherokee Blvd

Parking

Parking

Parking

Parking

Parking

Parking

Ex

33'-4"

33'-4"

33'-4"

33'-4"

33'-4"

33'-4"

Exi