

1ST READING

3-8-11

2ND READING

3-15-11

FILE NO

2011-007
Terry W. Barker
District No. 7

ORDINANCE NO. 12484

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1511 AND 1517 MITCHELL AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO UGC URBAN GENERAL 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 the same hereby is amended so as to rezone:

Lots 132 thru 137 of the Fort Negley Addition, Plat Book 1, Page 26, ROHC, being the property described in Deed Book 5753, Page 169, ROHC. Tax Map 145LD-D-002 and 003.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to UGC Urban General Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to the applicant's use of the existing alleys for access to parking.

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

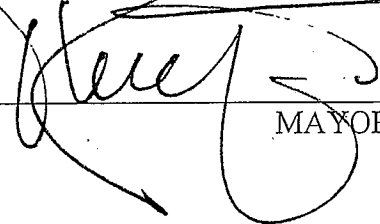
March 15, 2011.



CHAIRPERSON

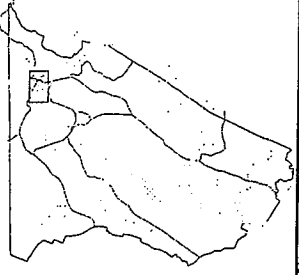
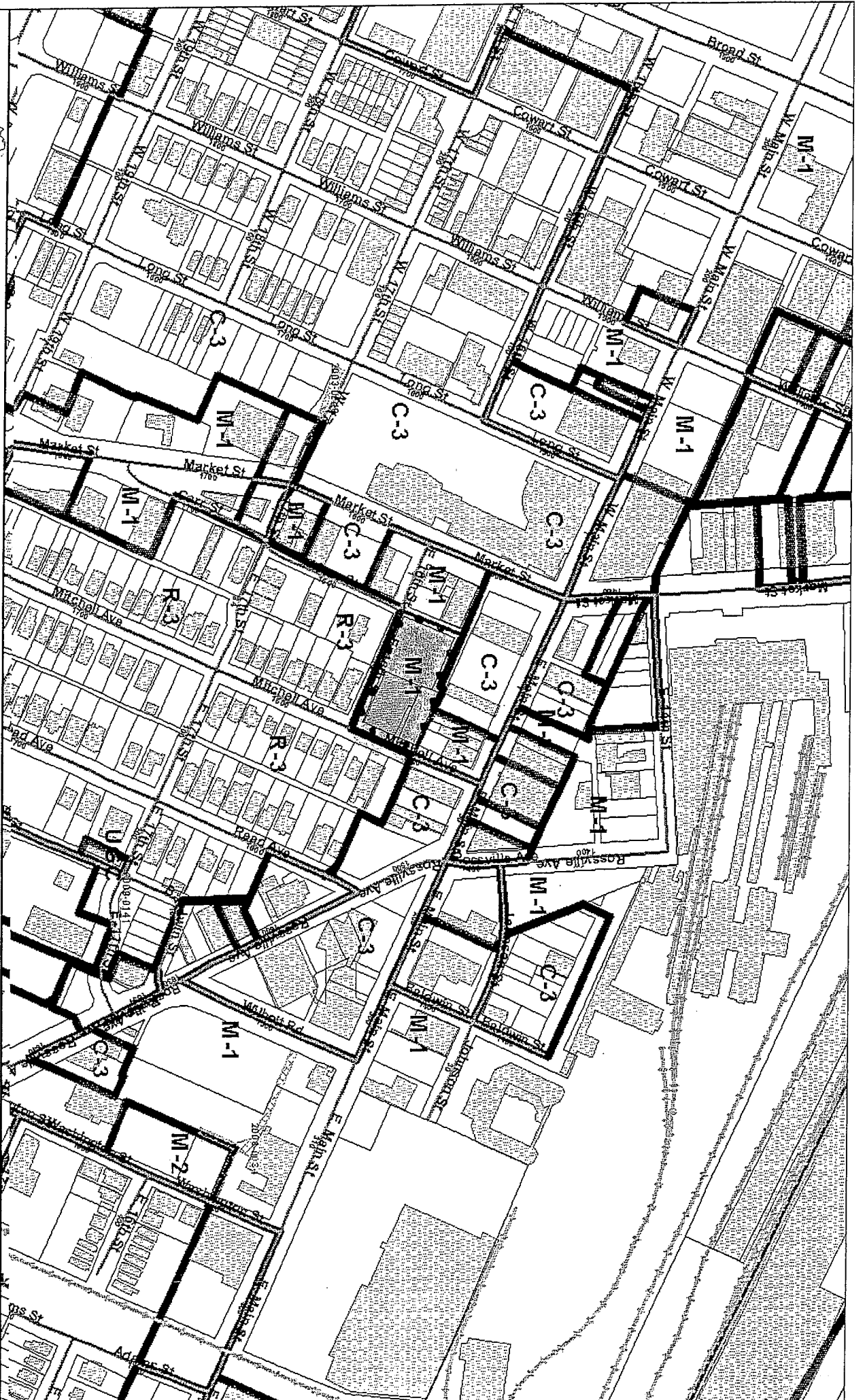
APPROVED: X DISAPPROVED: _____

DATE: 3/17, 2011.



MAYOR

/mms



2011-007 From M-1 to UGC

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2011-007: Approve UGC, subject to the applicant use the existing alleys for access to parking.

1 in. = 300.0 feet



CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



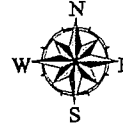
CHATTANOOGA

CASE NO: 2011-0007

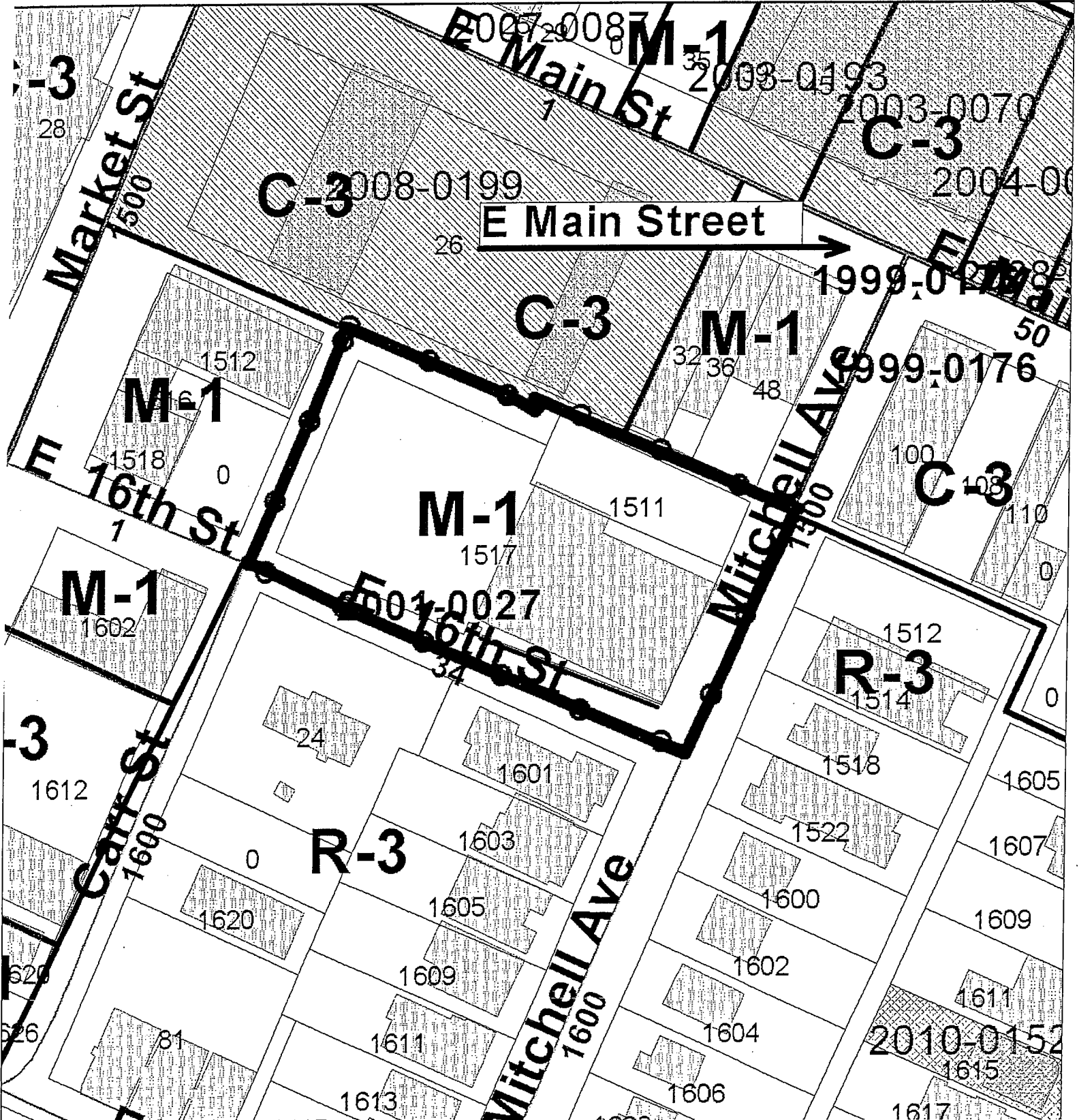
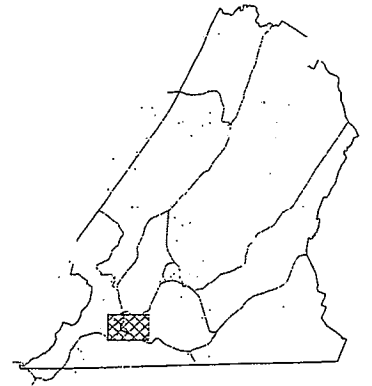
PC MEETING DATE: 1/10/2011 **2/14/2011**

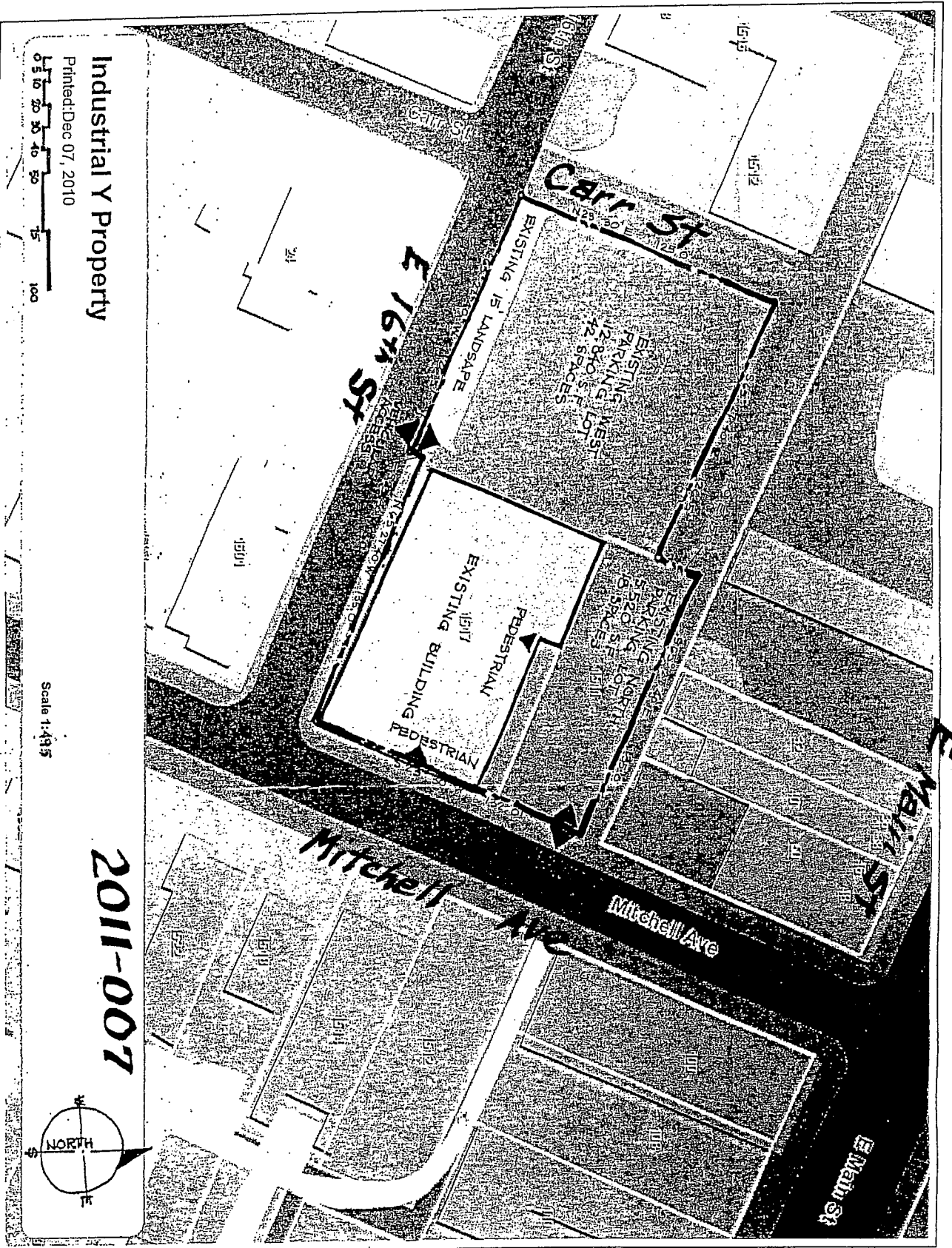
FROM: M-1

TO: UGC



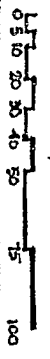
1 in. = 80.0 feet





Industrial Y Property

Printed: Dec 07, 2010



Scale: 1:495

2011-007

LEGEND

Owner: Cirrus Properties
 8213 Wilson Avenue
 Signal Mtn, TN 37377

PROJECT CONTACT:

Terry Barker
 714 Cherry Street
 Chattanooga, TN 37402
 423.634.0809
 tbarker@River-Street-Architecture.com

ADDRESS: 1517 Mitchell Avenue

TAX MAP NUMBER: 145 LD, D - 00241

PLAT BOOK/ PAGE NUMBER: P91 PG24

CURRENT ZONING: M-1

PROPOSED ZONING: UGC

SITE AREA: 0.77 acres

RESIDENTIAL UNITS: 82 rooms

Top floor consists of 17 rooms as lodging for students in training.
 2nd and 3rd floors contain 35 rooms to be rent as hostel rooms.

UNIT DENSITY: 88 units/ acre

PARKING:

EXISTING:
 West Lot: 12,840 s.f. = 42 sp.
 North Lot: 5,820 s.f. = 18 sp.
 Total Available = 60 spaces

REQUIRED:
 Boarding: 17 ms = 9 spaces
 Hostel: 35 ms = 35 spaces
 Retail (Gym/Pool) = 8,000 s.f. x 4/1,000 = 32 spaces
 Total: 76 spaces
 30% Reduction = 23 spaces

Net Requirement = 53 spaces

BUILDING DATA:

Basement: 3,198 s.f.
 First Floor: 10,590 s.f.
 Second Floor: 10,140 s.f.
 Third Floor: 6,080 s.f.
 Fourth Floor: 3,738 s.f.
 Total: 33,744 s.f.

PEDESTRIAN ACCESS:

Primary: 1517 Mitchell Avenue
 Secondary: alley at 1511 Mitchell Avenue