

1ST READING 10-9-12
2ND READING 10-16-12

2012-119
Alan Haniszewski/RTB Holdings
District No. 7
Planning Version

ORDINANCE NO. 12658

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF PROPERTIES LOCATED AT 1944 ROSSVILLE AVENUE AND 1910 JEFFERSON 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 Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone part of properties located at 1944 Rossville Avenue and 1910 Jefferson Street, more particularly described herein:

To find the point of beginning start at the intersection of the northeast line of the 1900 block of Jefferson Street with the northeast line of the 1900 block of Rossville Avenue thence northeast along Jefferson Street 44.72 feet to a point, thence southeast 139.27 feet to a point, thence northeast 53.21 feet to a point, thence southeast 112.16 feet to a point, thence southwest 141.51 feet to the east line of the 1900 block of Rossville Avenue, thence 226.31 feet northwest along Rossville Avenue to the point of beginning being parts of the properties described in Deed Book 5558, Page 401, Deed Book 5716, Page 119, and Deed Book 9317, Page 772, ROHC. Tax Map Nos. 145M-U-007 and 014.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to C-3 Central Business Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to use as single family dwellings only.

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

October 16, 2012.

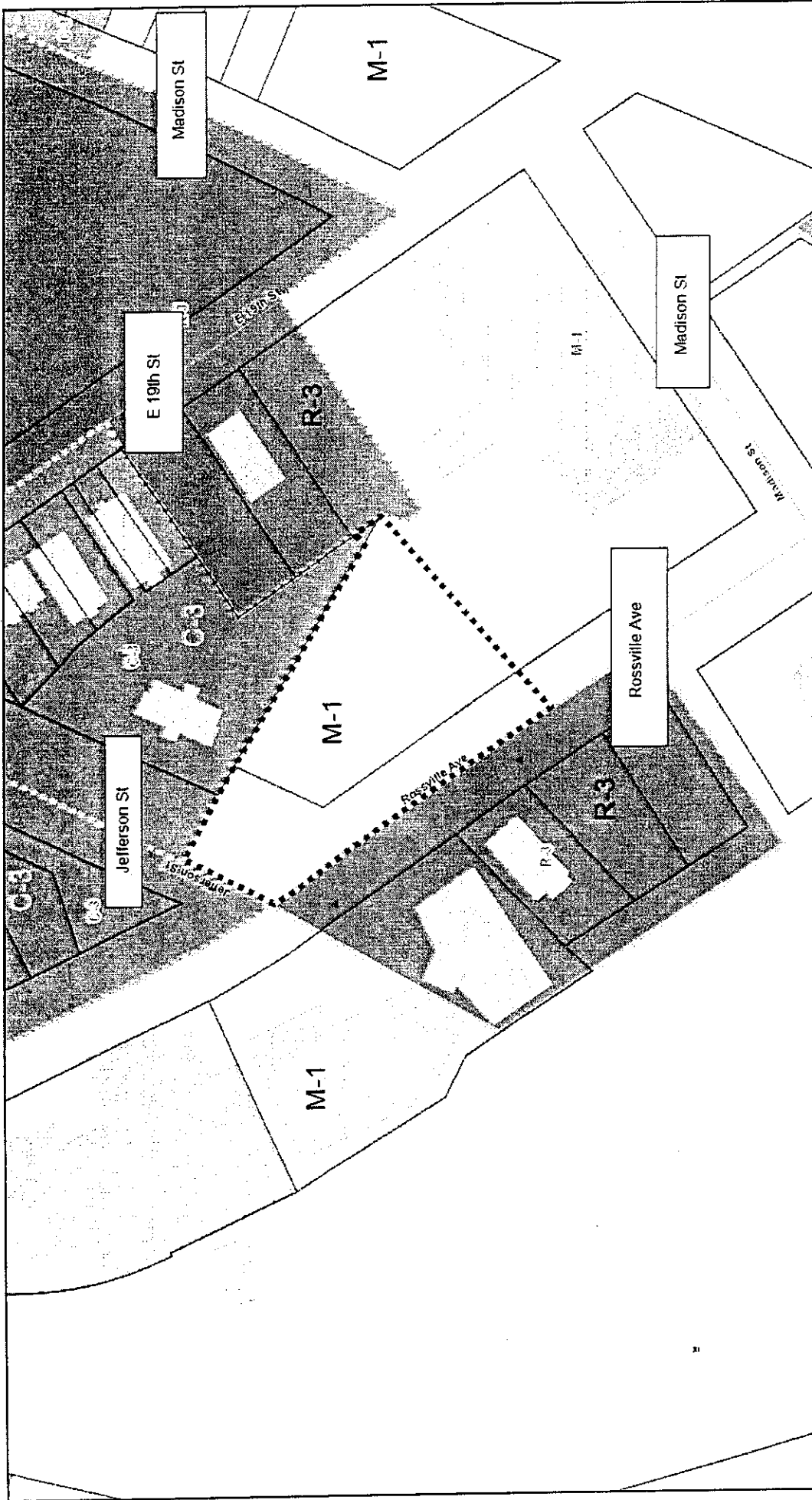

CHAIRPERSON

APPROVED: x DISAPPROVED:

DATE: Oct 19, 2012.


MAYOR

/mms

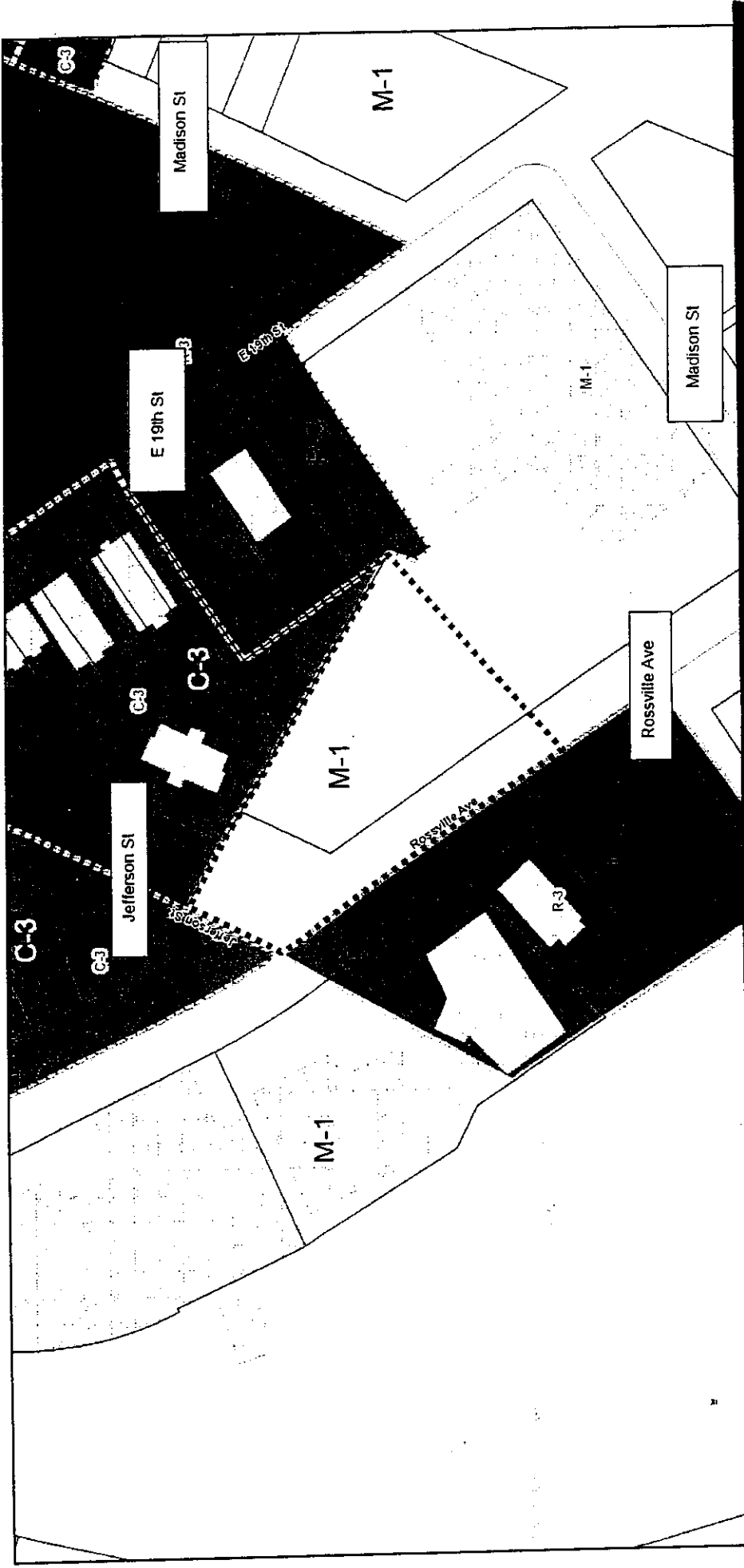


2012-0119 M-1 to C-3



100 ft






PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2012-119: Approve C-3 Central Business Zone, subject to use as single family dwellings only.

2012-0119 M-1 to C-3

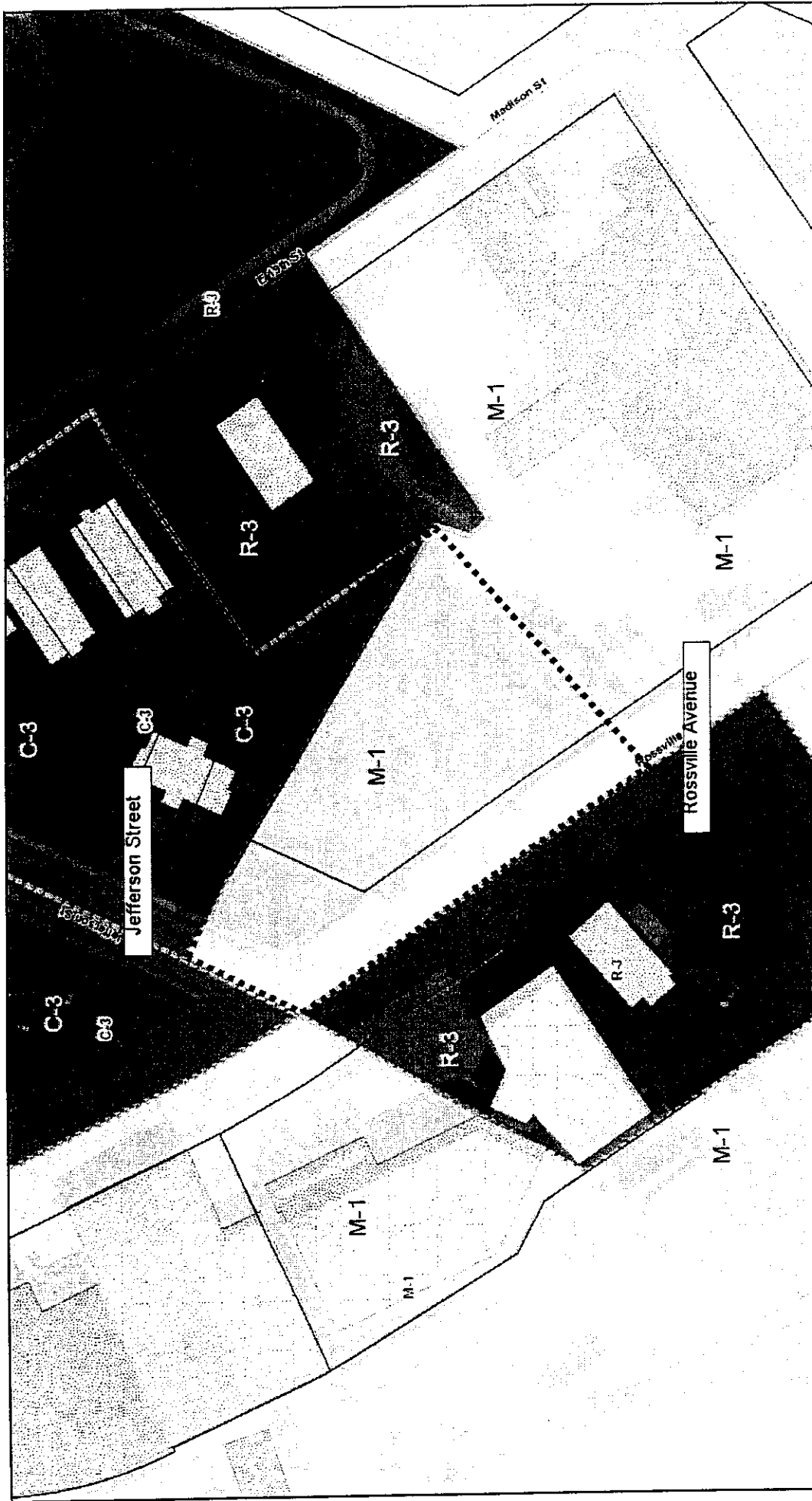




100 ft

Chattanooga-Hamilton County
CRPA
 Regional Planning Agency

Chattanooga Hamilton County Regional Planning Agency



2012-0119 M-1 to C-3 (Site Plan Area)

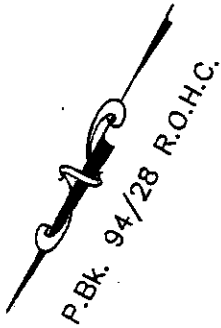


80 ft



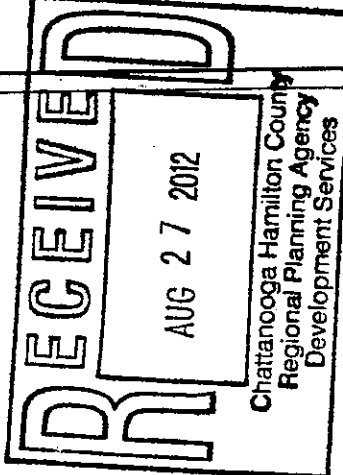
2012-119

8/27/12



P.Bk. 94/28 R.O.H.C.

Lots 1-5, 18-20, A-D Block 6
Boyer Amended No. 2
P.Bk. 5/39 R.O.H.C.
P/S MAC II, LLC
O.Bk. 5716/119 R.O.H.C.

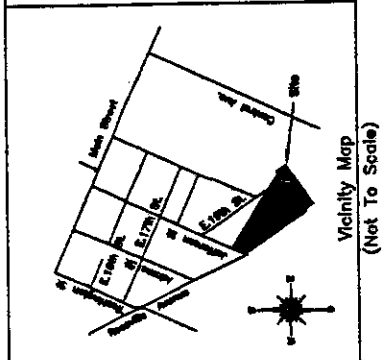
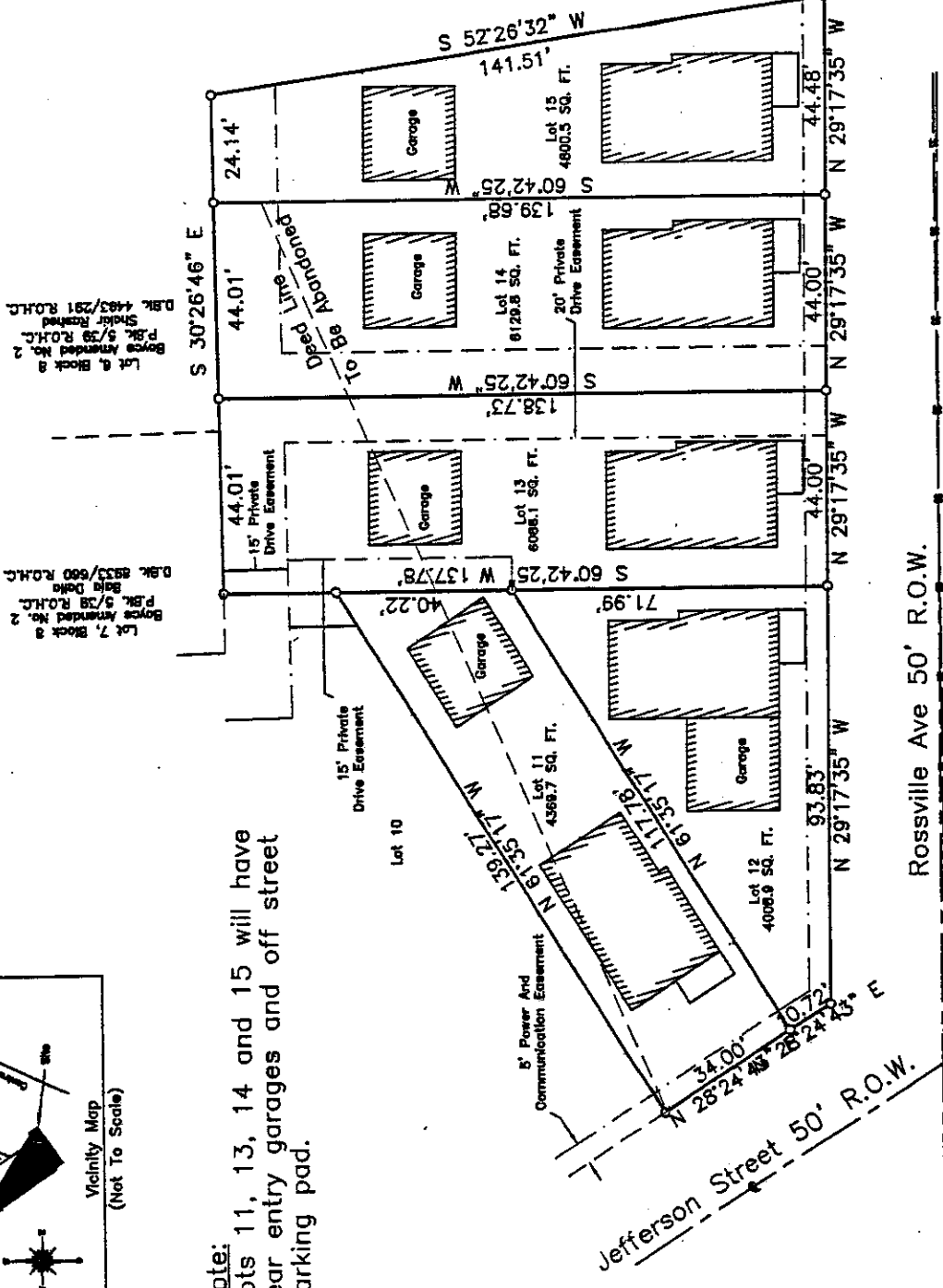


Site Plan
Being A Portion Of The Property Recorded In Deed
Book 5718, Page 119 R.O.H.C.
Chattanooga, Hamilton County, Tennessee

Scale: 1" = 50' August 27, 2012

Lot 11
P.Bk. 9/28 R.O.H.C.
Boyer Amended No. 2
D.Bk. 1533/080 R.O.H.C.
Lot 12
P.Bk. 5/39 R.O.H.C.
Boyer Amended No. 2
D.Bk. 483/291 R.O.H.C.

Note:
Lots 11, 13, 14 and 15 will have rear entry garages and off street parking pad.



Rossville Ave 50' R.O.W.

Jefferson Street 50' R.O.W.

Alan Haniszewski
Tennessee PLS No. 2398
3073 Baggett Trail
Signal Mountain, TN 37377
423-364-6032

File Name Jefferson Trace Zoning Site
Drawing No. 12-90-1 r