

**First Reading August 13, 2013**  
**Second Reading August 20, 2013**

2013-097  
David Jones/  
Hamilton Avenue Properties  
District No. 1  
Planning Version

ORDINANCE NO. 12755

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 677 HAMILTON AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM RT-1 RESIDENTIAL TOWNHOUSE ZONE TO C-7 NORTHSHORE COMMERCIAL MIXED USE ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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 property located at 677 Hamilton Avenue, more particularly described herein:

Lot 7, Lots 1 through 7 – Trico’s Resubdivision of Lots 12 thru 22, North Chattanooga Land Company’s Subdivision of Coward Estates, Plat Book 93, Page 117, ROHC, Deed Book 8601, Page 918, ROHC. Tax Map No. 135D-D-012.01.

and as shown on the maps and drawings attached hereto and made a part hereof by reference, from RT-1 Residential Townhouse Zone to C-7 Northshore Commercial Mixed Use Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to restricting building height to a maximum of 36 feet including parapet and/or other roof treatments fronting North Market Street.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

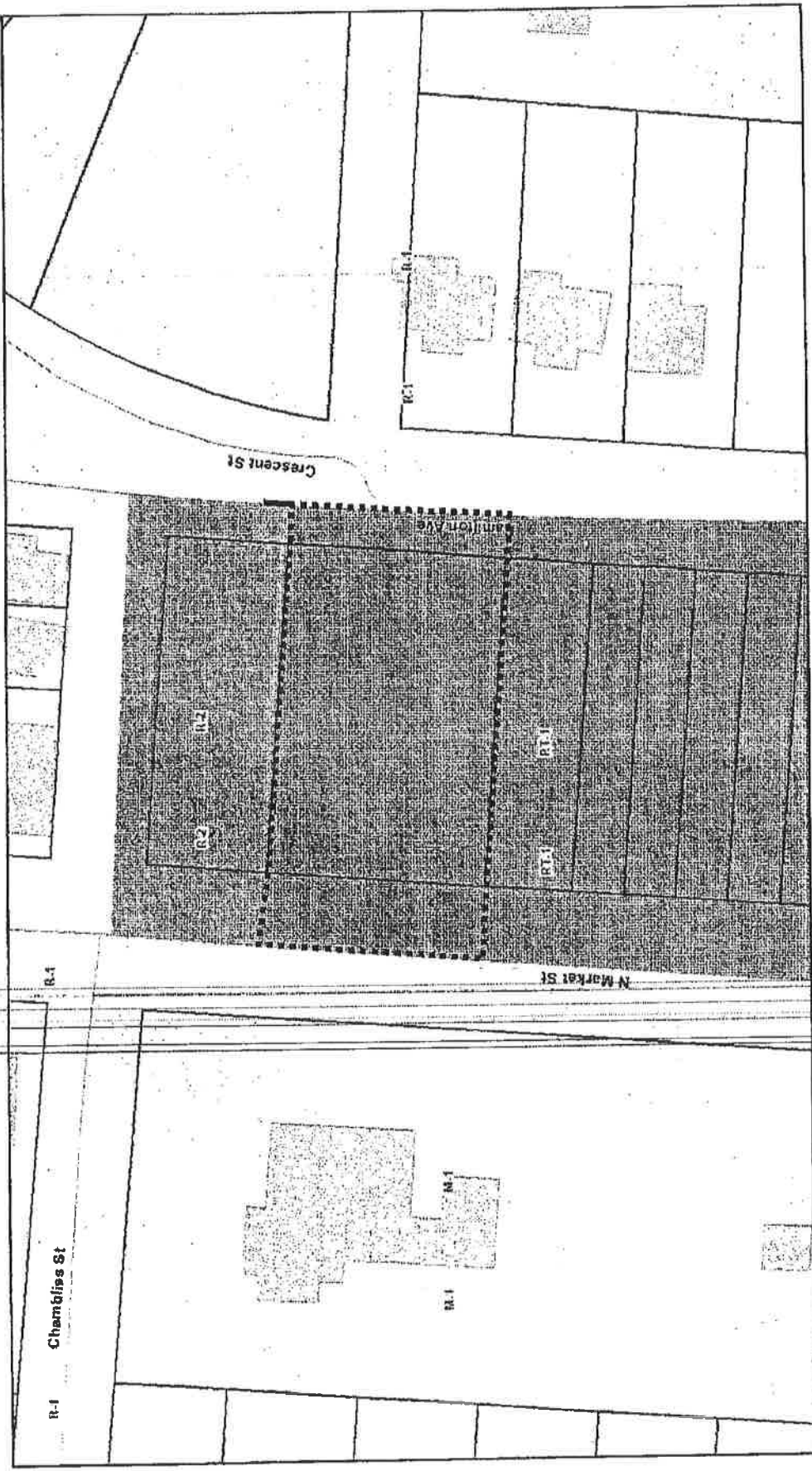
Passed on second and final reading August 20, 2013.

  
CHAIRPERSON

APPROVED:  DISAPPROVED:

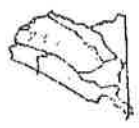
  
MAYOR

/mms



# 2013-097 Rezoning from RT-1 to C-7

Chattanooga Hamilton County Regional Planning Agency





**2013-097 Rezoning from RT-1 to C-7**

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-097: Approve, subject to restricting building height to a maximum of 36 feet including parapet and/or other roof treatments fronting North Market Street.

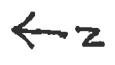


60 ft



**Chattanooga Hamilton County Regional Planning Agency**





**SITE PLAN | NORTH MARKET RETAIL**

JUNE 10, 2013  
TAX PARCEL ID: 135D-D-012.01



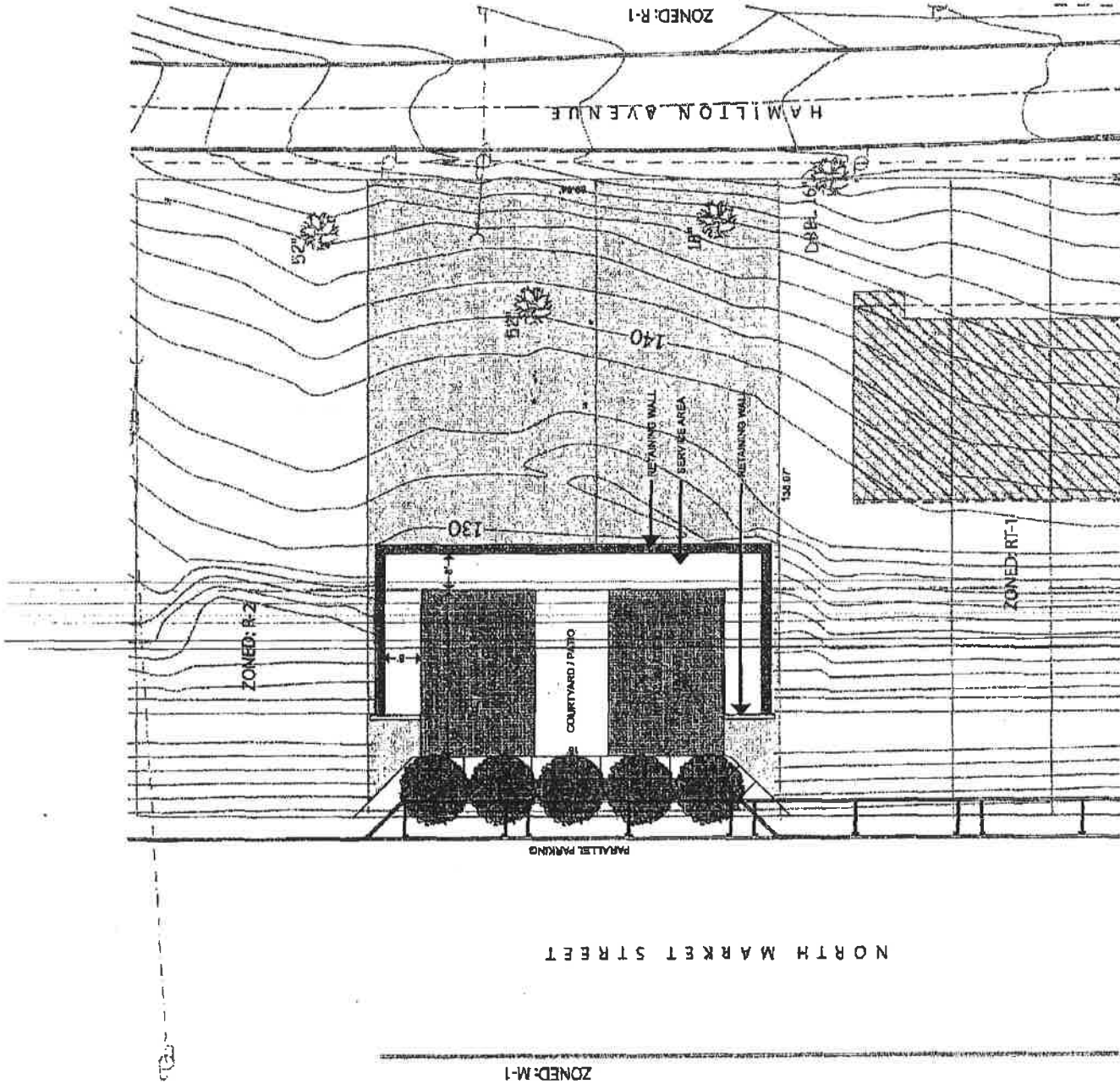
- PROJECT NOTES:**
- + CURRENT ZONING: RE-1
  - + PROPERTY BOUNDARY: 0.2837 ACRES
  - + NO EXISTING STRUCTURES
  - + WASTE REMOVAL - PUBLIC WORKS BY CONTAINER.



LOCATION MAP



**NORTH CHATTANOOGA**  
PRESENTED BY:  
ELEMI ARCHITECTURE  
423-642-7644  
FOR:  
DAVID JONES &  
HAMILTON AVENUE PARTNERS



NORTH MARKET STREET

PARALLEL PARKING

ZONED-R-1

ZONED-R-2

ZONED-RT-1

ZONED-M-1