

First Reading: September 9, 2014
Second Reading: September 16, 2014

2014-023
Elemi Architecture, LLC/
Matt Winget/Paul Teruya/
ALC Holdings, LLC
District No. 7

ORDINANCE NO. 12857

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1690 SILVELS LANE, 109 OLD MOUNTAIN ROAD, AND 1605 W. 39TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE, R-2 RESIDENTIAL ZONE, AND C-2 CONVENIENCE COMMERCIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, TO BE APPROVED AS AMENDED PER SITE PLAN AT PLANNING COMMISSION.

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 1690 Silvels Lane, 109 Old Mountain Road, and 1605 W. 39th Street, more particularly described herein:

All of Lot 4 and part of Lots 5 and 10 of Mary Hamill's Subdivision, Deed Book M, Volume 2, Pg. 446, ROHC, and Deed Book Q, Volume 6, Pg. 254, ROHC, beginning at the southwest corner of Tax Map No. 155O-D-011 going northeast 79.7 feet, thence 49.8 feet southeast, thence 166 feet northeast, thence approximately 16 feet southeast, thence 79 feet southwest, thence 184 feet southeast, thence 165.5 feet southwest, thence 239 feet northwest to the point of beginning. Tax Map Nos. 155O-D-004 (Part), 155O-D-010 (Part), and 155O-D-011.

and as shown on the map attached hereto and made a part hereof by reference, from R-1 Residential Zone, R-2 Residential Zone, and C-2 Convenience Commercial Zone to UGC Urban General Commercial Zone, to be approved as amended per site plan at Planning Commission.

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

Passed on second and final reading: September 16, 2014



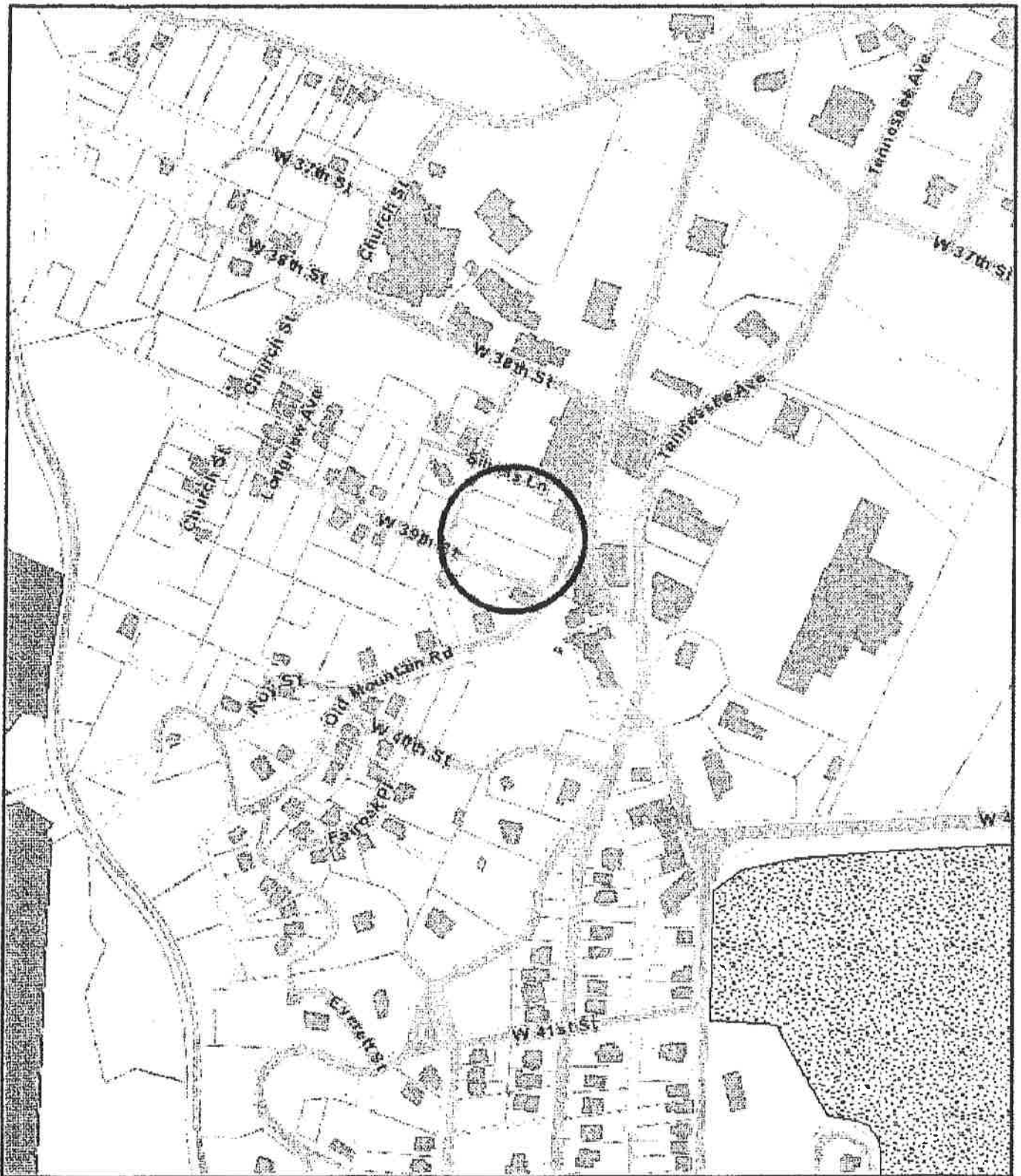
CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem



109 Old Mountain Rd

Printed: Mar 13, 2014

Chattanooga 7 / Hamilton County 6

Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

HCCGIS

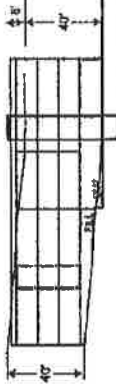
SITE PLAN | ST. ELMO MIXED USE

JAN. 23.2014

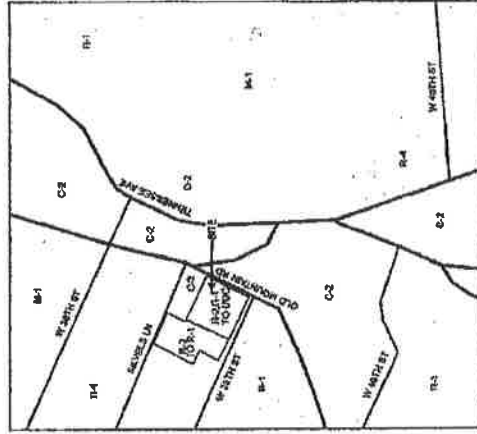
TAX PARCEL ID: 1660 D 004, 1660 D 010, 1660 D 011

PROJECT NOTES:

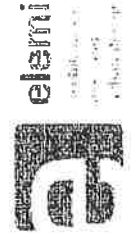
CURRENT ZONING: R-1 AND R-2
 PROPERTY BOUNDARY: 3 LOTS - 1.24 ACRES
 FRONT LOT .66 acres (FRONTING OLD MOUNTAIN ROAD) REZONED UGC
 REAR LOT .44 acres (FRONTING PENNSYLVANIA AVE) REZONED R-1
 GROUND FLOOR COMMERCIAL/3 STOREY APTS ABOVE PROPOSED
 NO EXISTING STRUCTURES
 WASTE REMOVAL - PUBLIC WORKS BY CONTAINER
 PARKING REQUIRED: COMMERCIAL (25% REDUCTION) - 13 SPACES
 RESIDENTIAL (1 PER UNIT X 9 UNITS PER FLOOR) - 27 SPACES
 40 SPACES REQUIRED; 31 SPACES SHOWN



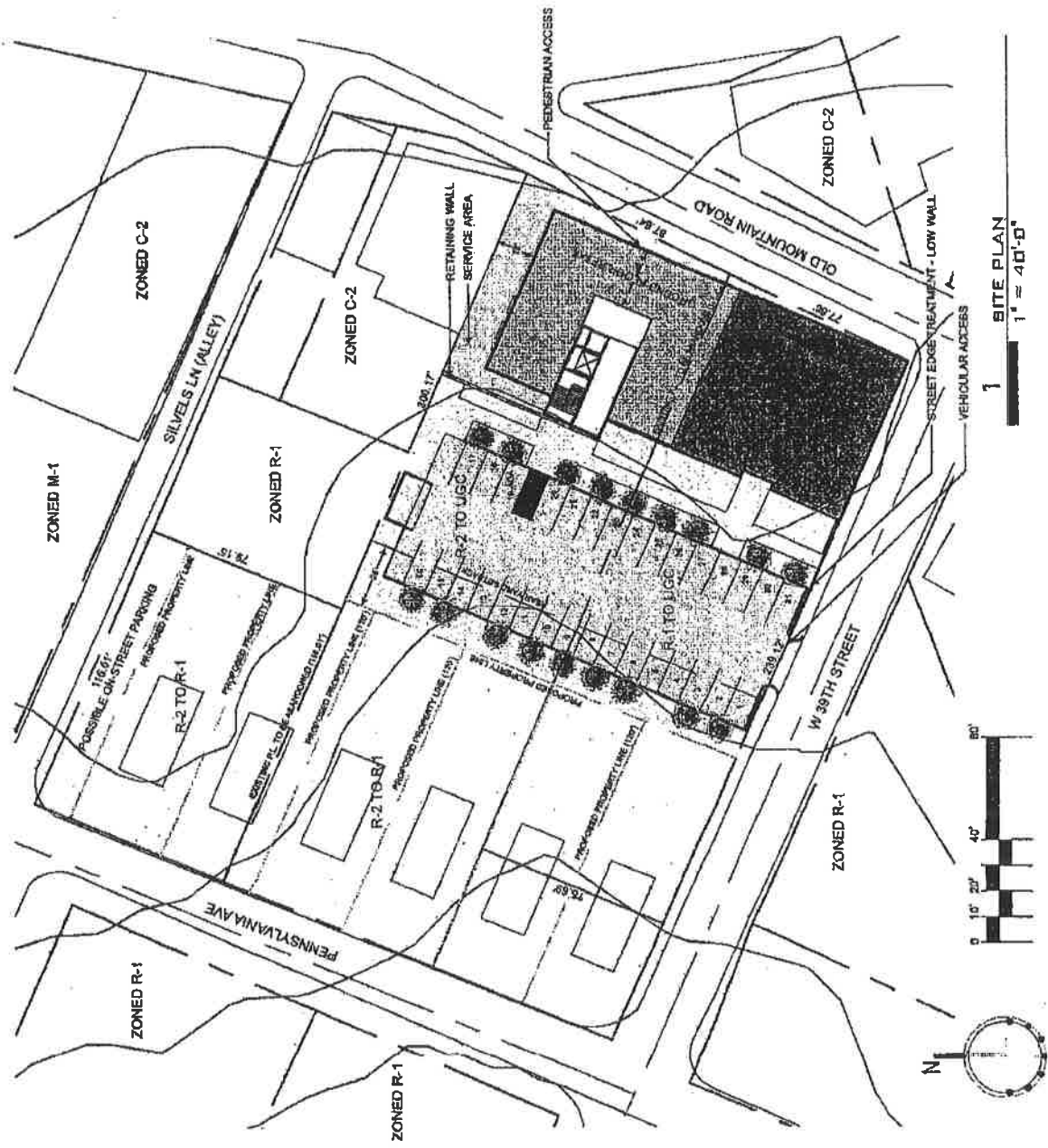
SECTION DIAGRAM



LOCATION MAP



ST. ELMO
 PRESENTED BY:
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 FOR:
 PAUL TERUYA
 ALC HOLDINGS LLC



1" = 40'-0"



2014-023 Rezoning from R-1, R-2 and C-2 to UGC

PLANNING COMMISSION RECOMMENDATION OF CASE NO. 2014-023: Approve as amended per site plan at Planning Commission.



150 ft



Chattanooga Hamilton County Regional Planning Agency

