

**First Reading: February 14, 2017**  
**Second Reading: February 21, 2017**

2017-012  
CNE/Highland Park, LLC  
c/o Bob McNutt  
District No. 8  
Planning Version

ORDINANCE NO. 13156

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2103, 2107, AND 2109 VANCE AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE 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 properties located at 2103, 2107, and 2109 Vance Avenue, more particularly described herein:

Lots 40 and 42, Revised Plat of Paynes Subdivision to Highland Park, Plat Book 71, Page 166, ROHC, and Lot 44, Payne's Subdivison to Highland Park, Plat Book 1, Page 16, ROHC, being the properties described as Tracts 13 and 19 in Deed Book 10271, Page 376, ROHC, and Deed Book 10768, Page 793, ROHC. Tax Map No. 146N-W-015 thru 017.

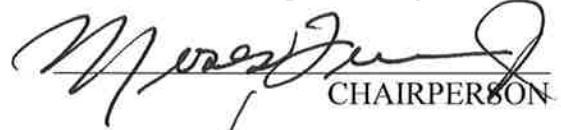
and as shown on the maps attached hereto and made a part hereof by reference, from R-3 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to the following conditions:

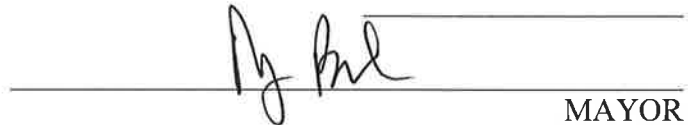
- 1) Vehicular access and parking located to the rear of the site;
- 2) Limit to five (5) units; and
- 3) Four (4) lots fronting Vance Avenue only.

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: February 21, 2017

  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
MAYOR

/mem



## 2017- 012 Rezoning from R-3 to R-T/Z

124 II

Chattanooga Hamilton County Regional Planning Agency

RPA

A north arrow pointing upwards and a scale bar labeled '124 II' are located in the upper right corner of the map area.