

First Reading: December 12, 2017
Second Reading: December 19, 2017

2017-157
Tower Construction
District No. 8
Planning Version

ORDINANCE NO. 13265

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1206 SOUTH LYERLY STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE 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 property located at 1206 South Lyerly Street, more particularly described herein:

Lot 3, Final Plat of Lots 1, 2 and 3, Fesco's Addition to Ridgeside, Plat Book 101, Page 94, ROHC, Deed Book 11035, Page 543, ROHC. Tax Map No. 156C-B-029.

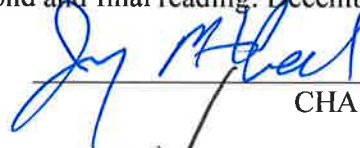
and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

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

- 1) Limit subdivision to a total of six (6) lots;
- 2) Single-family detached dwellings only;
- 3) Off-street parking shall be located to the rear of each single-family detached dwelling; and
- 4) No more than one curb cut from E. 12th Street for vehicular access.

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: December 19, 2017



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem

2017-0157 Rezoning from R-2 to R-T/Z



PLANNING COMMISSION RECOMMENDATION
FOR CASE NO. 2017-157: Approve, subject to the
list of conditions in the Planning Commission
Resolution.



Site Plan

Case # _____

Total Acres being requested for rezoning or special permit: .70 Acres

Total number of dwelling units (if applicable): 6

Identify all items on the site plan that are listed in the RPA Site Plan Policy



0 100

Date Received _____

Applicant Initial GEB

