

**First Reading: May 14, 2019**  
**Second Reading: May 21, 2019**

2019-038  
Chattanooga Neighborhood Enterprise/  
Highland Park, LLC  
c/o Bob McNutt, Director of Real Estate  
District No. 9  
Planning Version #2

ORDINANCE NO. 13461

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

Lots 40 and 42, Revised Plat of Payne's Subdivision to Highland Park, Plat Book 71, Page 166, ROHC, Deed Book 10768, Page 793, ROHC, and being described as Tract 13 in Deed Book 10271, Page 376, ROHC. Tax Map Nos. 146N-W-016 and 017.

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

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

following conditions:

- 1) Vehicular access and parking located to the rear;
- 2) Five (5) dwelling units maximum;
- 3) Maximum building height shall be eighteen (18') feet or one and a half (1½) stories;
- 4) The common open space or courtyard area as shown on the site plan shall be at a minimum of four hundred (400') square feet per residential unit and shall be accessible to all residential units in the development; and
- 5) Residential units shall be oriented to front, and the main entry onto the common open space or courtyard. However, residential units abutting Vance Avenue shall be designed with windows and a porch that fronts along Vance Avenue for a portion of the front façade.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

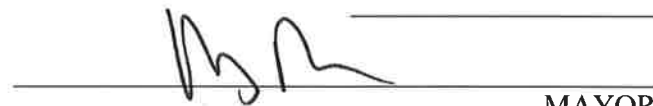
(2) weeks from and after its passage.

Passed on second and final reading: May 21, 2019



CHAIRPERSON

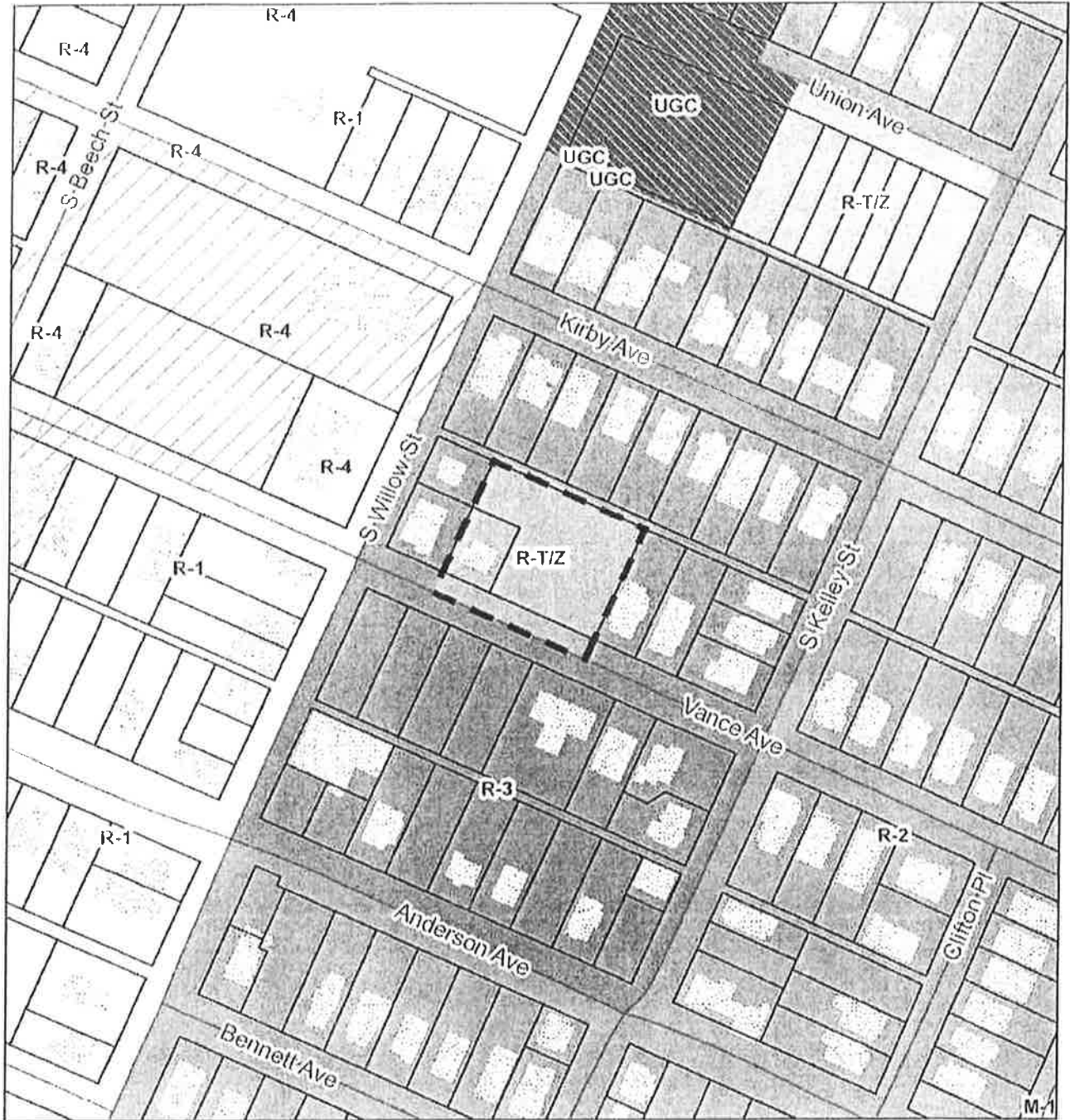
APPROVED:  DISAPPROVED:



MAYOR

/mem

# 2019-0038 Rezoning from R-T/Z to R-3



PLANNING COMMISSION RECOMMENDATION  
FOR CASE NO. 2019-038: Approve, subject to the  
conditions in the Planning Commission Resolution.



2019-0038 Rezoning from R-T/Z to R-3

