

1ST READING

6-14-05

2ND READING

6-21-05

INDEX NO.

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2005-067

Hamilton County Partners II, L.P.

ORDINANCE NO. 11696

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 200 EAST 37<sup>TH</sup> STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE AND M-1 MANUFACTURING 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 Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

A tract of land located at 200 East 37<sup>th</sup> Street being shown as the Final Plat of John P. Franklin Middle School, Plat Book 63, Page 173, ROHC, and described in Deed Book 6173, Page 207, ROHC. Tax Map 155M-C-003.

from R-2 Residential Zone and M-1 Manufacturing Zone to R-3 Residential Zone.

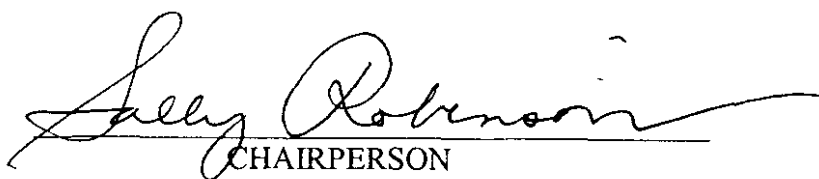
SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to:

1. Applicant working with RPA to revise site plan to provide improved street and pedestrian connectivity as this property is developed; and
2. All existing easements being retained.

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

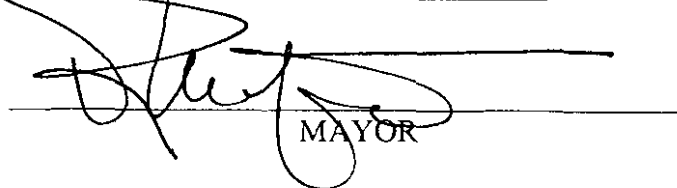
PASSED on Second and Final Reading

June 21, 2005.

  
CHAIRPERSON

APPROVED:  DISAPPROVED:

DATE: \_\_\_\_\_, 2005

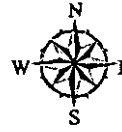
  
MAYOR

AKS/add

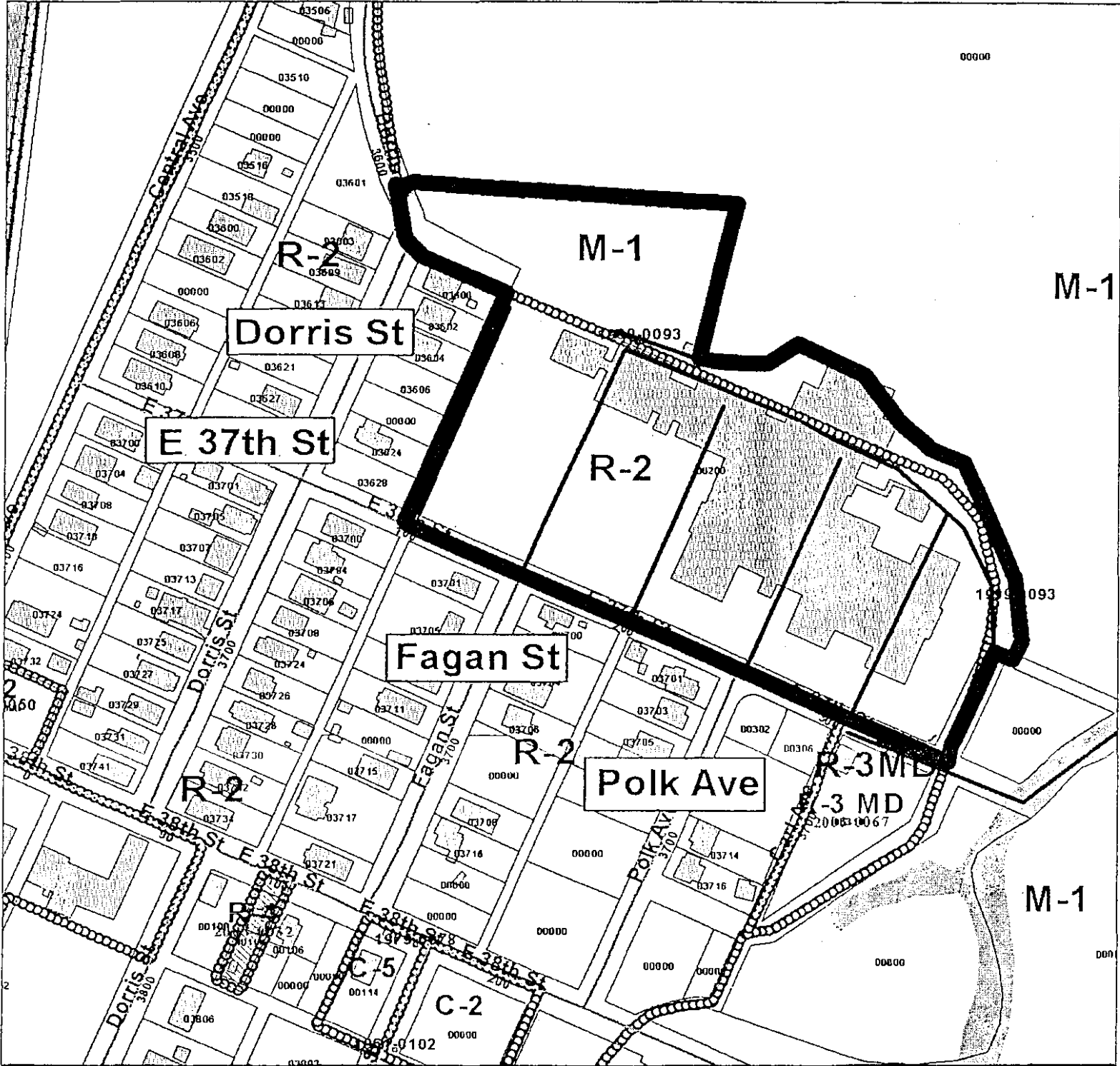
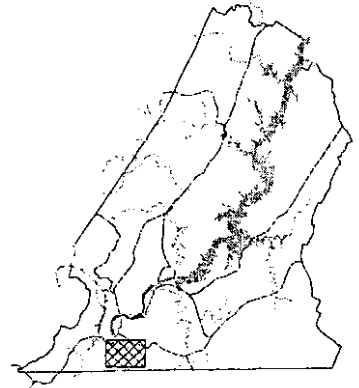
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2005-0067  
PC MEETING DATE: 5/9/2005  
FROM: R-2, M-1  
TO: R-3

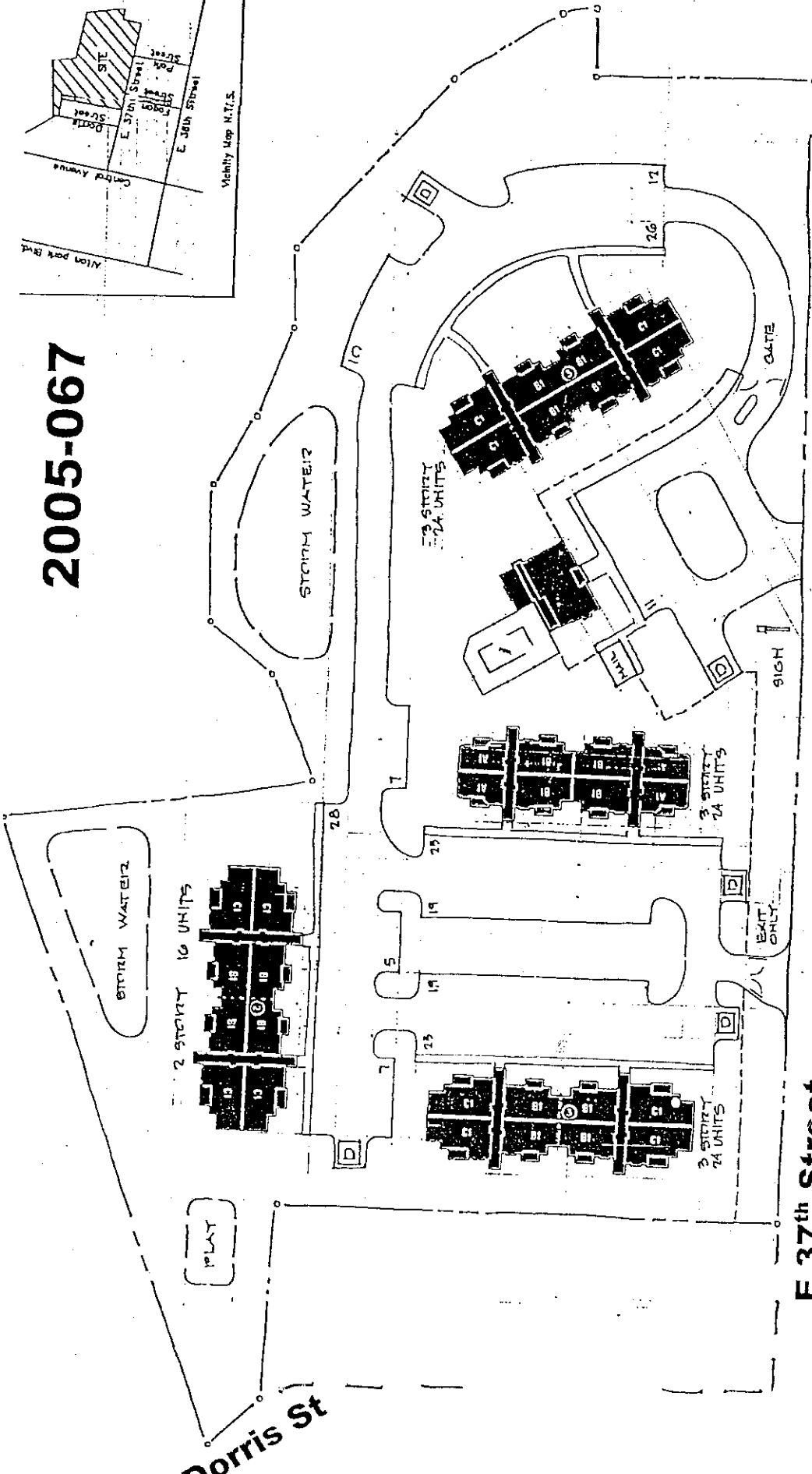
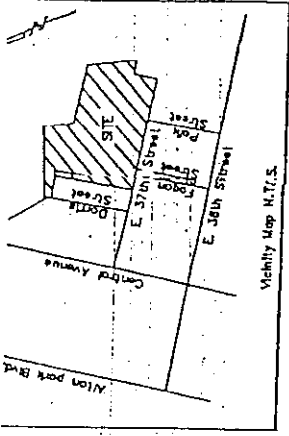


1 in. = 200.0 feet



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-067:** Approve, subject to the applicant working with RPA to revise site plan to provide improved street and pedestrian connectivity as this property is developed.

2005-067



ERASMKLIN PARK  
 PRELIMINARY SITE PLAN  
 HAMILTON COUNTY PARTNERS II  
 APRIL 4, 2005  
 TERRY/WIWE ASSOCIATES, P.C.  
 NOT FOR CONSTRUCTION



2005-067

Polk St

SAME DEVELOPER &  
 SAME TYPE GATED DEVELOPMENT  
 AS STONE RIDGE BAY  
 1020 W 37th ST

Fagan St

E 37th Street

UNIT MIX  
 12 1 BEDROOM  
 44 2 BEDROOM  
 32 3 BEDROOM

88 TOTAL UNITS  
 9.35 ACRES 8.92?  
 194 TOTAL PARKING SPACES