

FIRST READING 12-14-70
SECOND READING 1-4-11
INDEX NO. _____

2010-148
Duckett Properties, LP

ORDINANCE NO. 12460

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF THE PROPERTY LOCATED AT 1701 ROSSVILLE AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, M-1 MANUFACTURING ZONE TO UGC URBAN GENERAL COMMERCIAL 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:

Part of a property located at 1701 Rossville Avenue starting with its southeast corner thence some 130 feet northeast along the west line of the 1800 block of Washington Street, thence 295 feet northwest along the 1700 block of Rossville Avenue to the east line of the 1700 block of Kerr Street, thence 80 feet south along the east line of said street, thence 160 feet southeast to a point, thence 34 feet southeast to a point, thence 130 feet southwest to the north line of the 300 block of East 18th Street, thence 65 feet southeast along said street to the west line of the 1800 block of Washington Street, the point of beginning, being parts of Lots 1 thru 4, 5 thru 16 and parts of Lots 49, 52, 54 and 55, N. B. Haymes Subdivision and Andersons Subdivision, Plat Book 5, Page 31, ROHC, and being part of the properties described in Deed Book 8811, Pages 394, 396, 399, and 402, ROHC. Tax Map No.145M-H-021.

and as shown on the maps and drawing attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to UGC Urban General Commercial Zone.

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

1. One shade tree for every five (uncovered) parking spaces provided
2. Work w/ City Engineering on streetscape as streetyard would not be required.
3. Approval of vehicular access (trucks) by the City Traffic Engineer.
4. There shall be a 4' evergreen hedge (4' on center) around the parking lot perimeter, except for sight triangle). A masonry wall may be substituted if traffic engineering deems necessary to achieve city standards in parking lot.

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

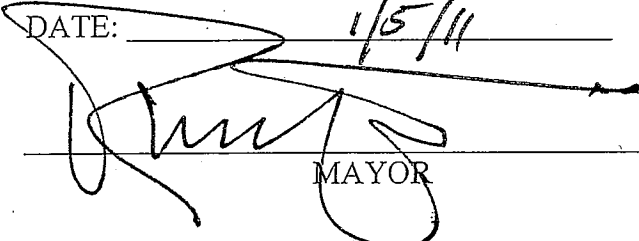
PASSED on Second and Final Reading

January 4, 2011



CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: 1/5/11


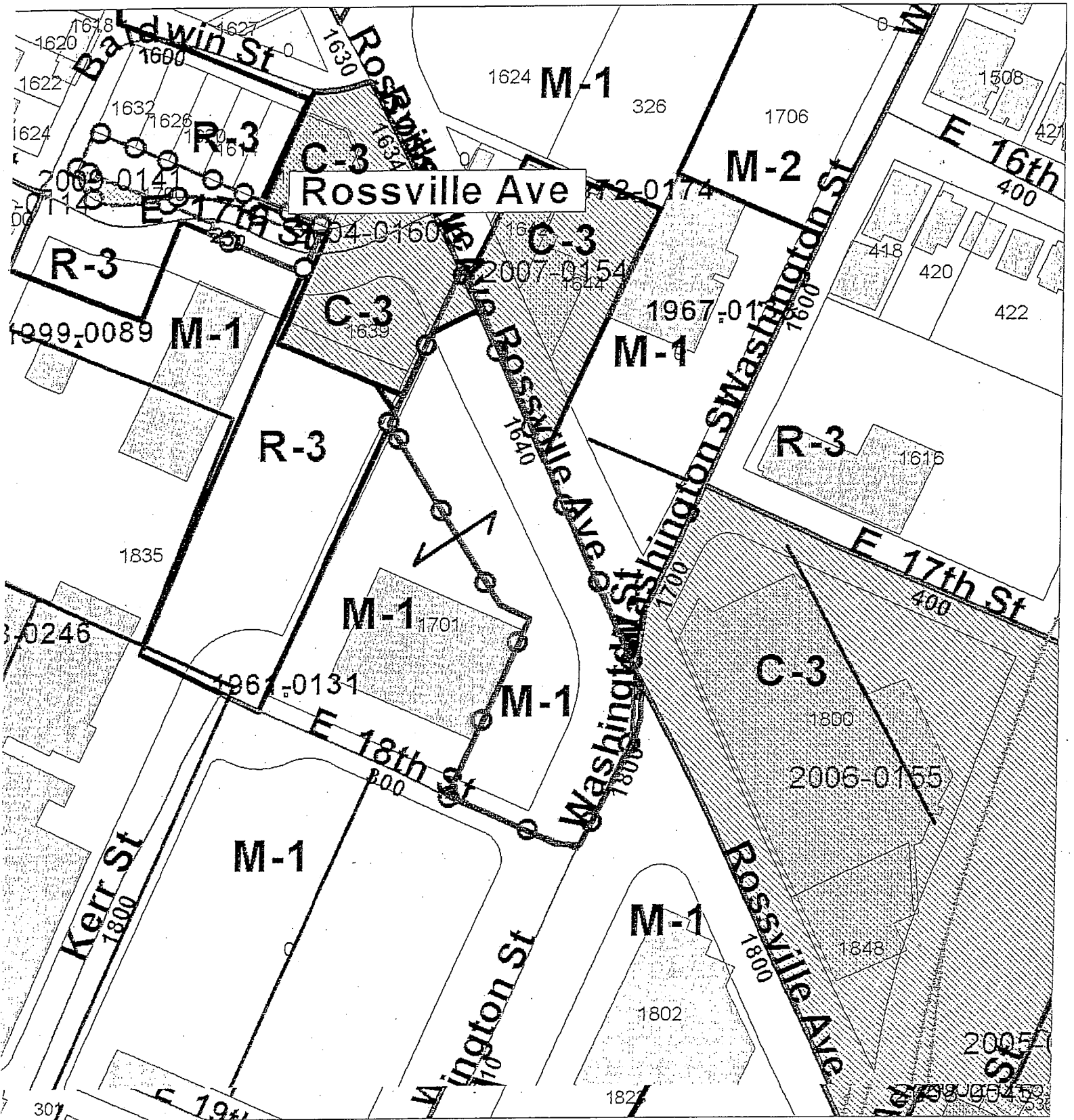
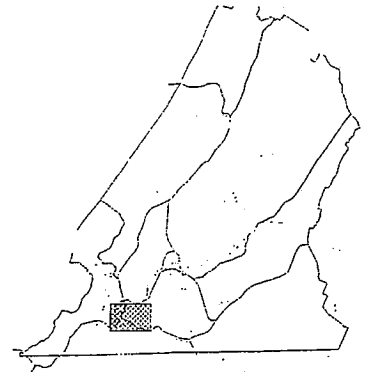
MAYOR

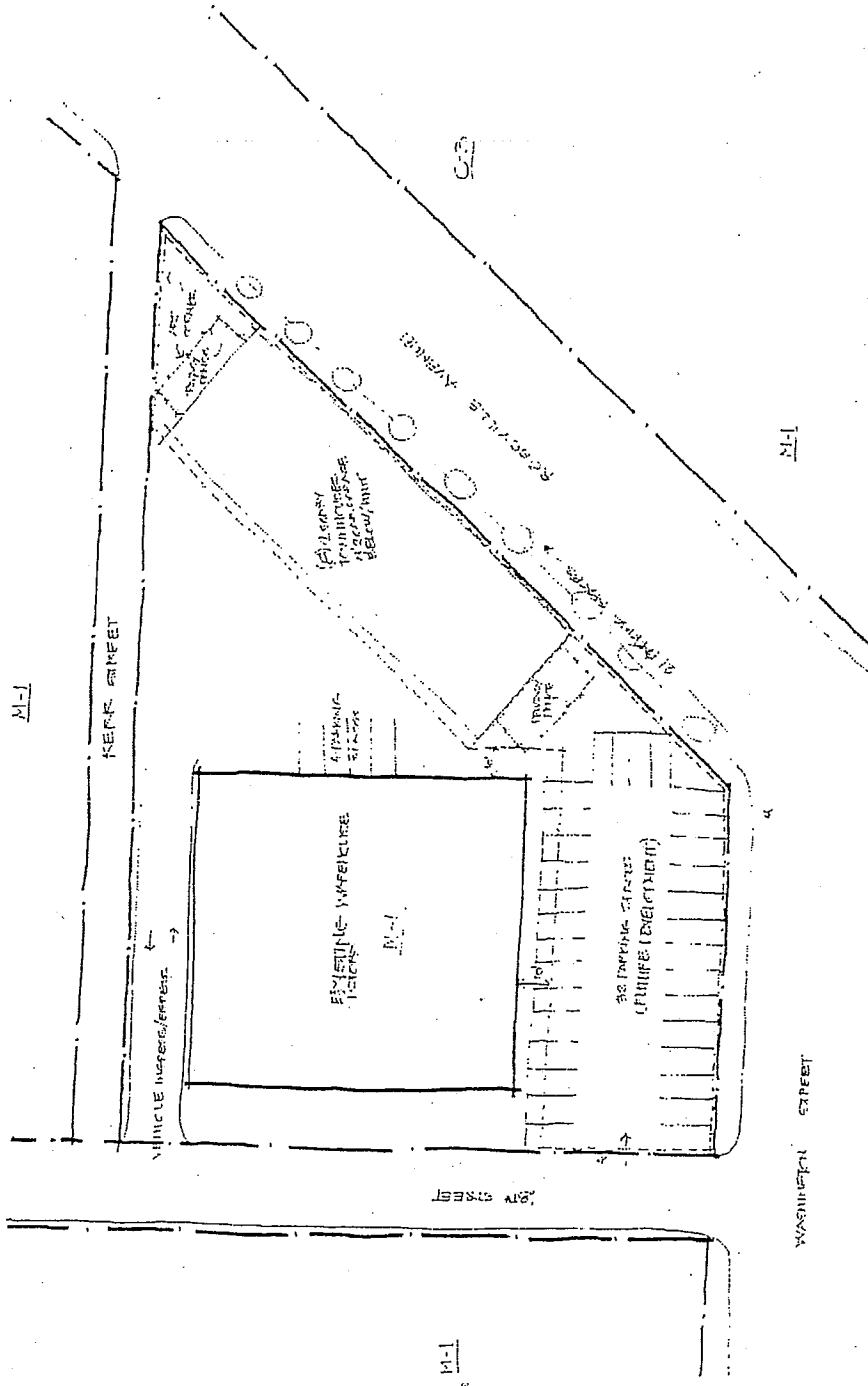
/mms

CHATTANOOGA
CASE NO: 2010-0148
PC MEETING DATE: 11/8/2010
FROM: M-1
TO: UGC



1 in. = 100.0 feet



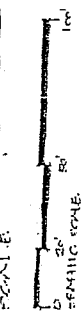


ADDRESS: 1500 S. ...
 CITY: ...
 COUNTY: ...
 STATE: ...

PROJECT: ...
 DATE: ...

2010-148

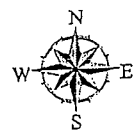
SCALE
 1" = 20'
 1" = 10'
 1" = 5'



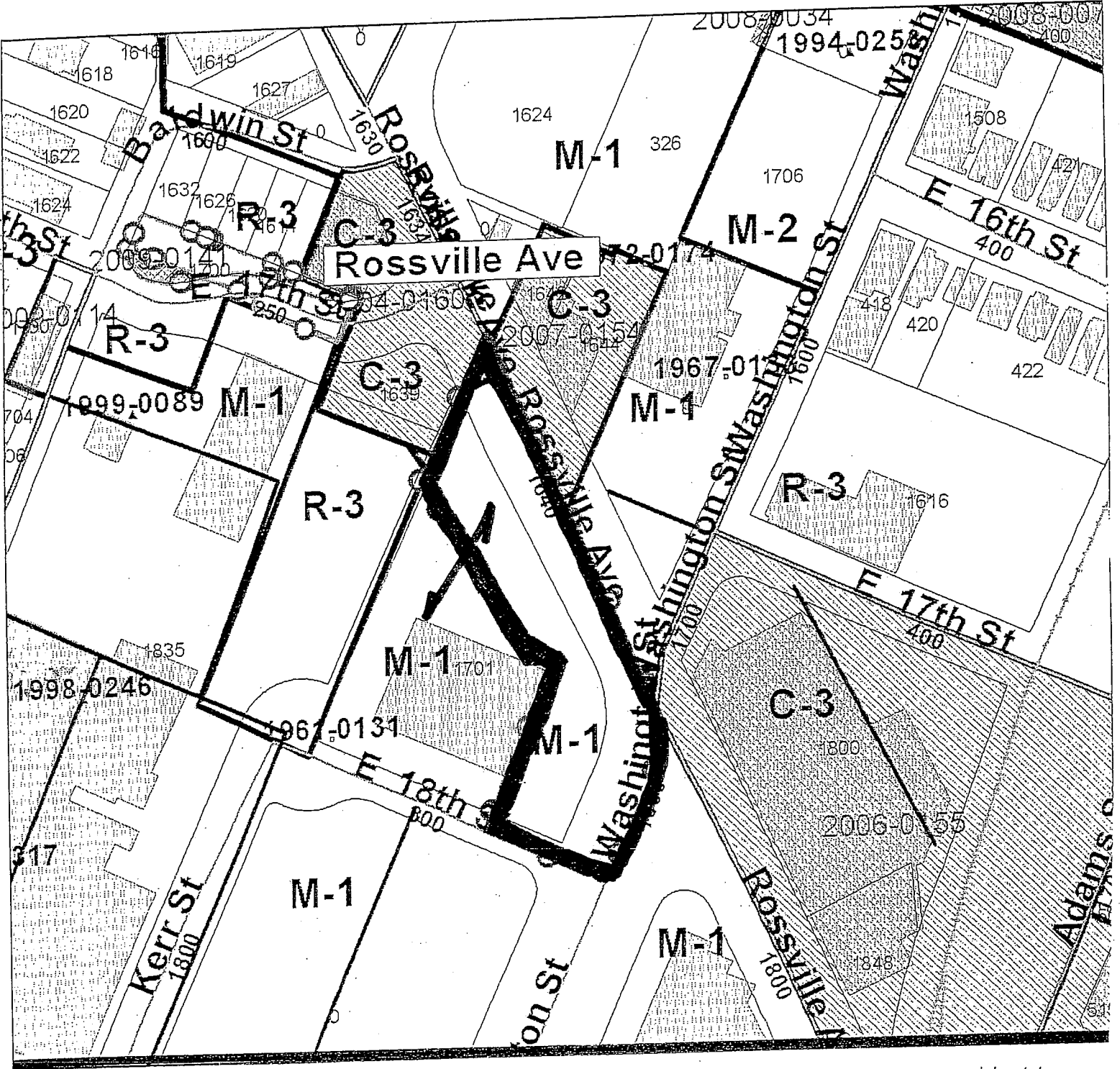
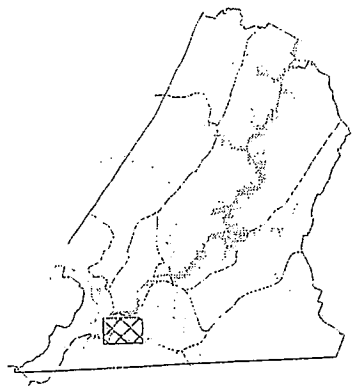
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



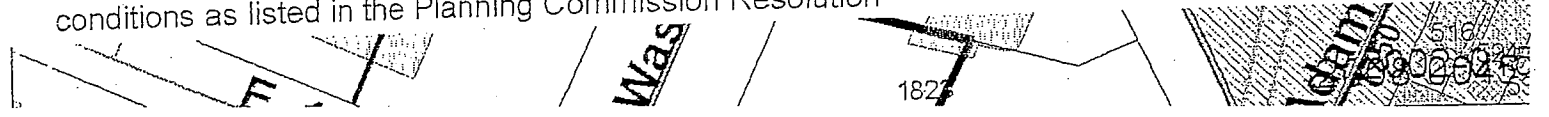
CHATTANOOGA
CASE NO: 2010-0148
PC MEETING DATE: 11/8/2010
FROM: M-1
TO: UGC.



1 in. = 120.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-148: Approve, subject to conditions as listed in the Planning Commission Resolution

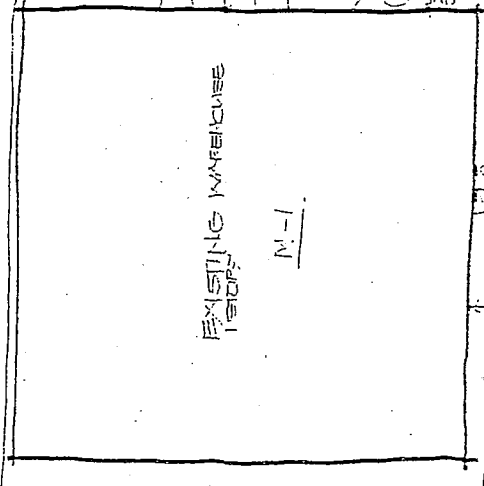


M-1

KERR ST

KERR STREET

VEHICLE INGRESS/EGRESS



E 18th ST

(2) 20'x30' TERMINAL BUSES W/2 CAR SPACES BELOW/ADJAC

PARKING SPACES

ROSSVIEW LANE

2010-0148

32 PARKING SPACES (MULTI-DEVELOPMENT)

130'

PARKING SPACES

ROSSVIEW LANE

M-1

AREAS TO BE REZONED: - - - - - C-60/AG
TAX MAP: MEM, SPOT 11, PARCEL 110, 2011

DEVELOPER: HICKET PROPERTIES LT
WASHINGTON SQUARE
1 1/2 FLOORSVILLE SQUARE
1 1/2 FLOORSVILLE SQUARE
1 1/2 FLOORSVILLE SQUARE
CONTACT: JOHN HICKET (202) 322-2712
JOHN.HICKET@BESQ.AE.COM

WASHINGTON ST

WASHINGTON SQUARE I INVESTMENT

8 OCTOBER 2010

SHEET 1

SCALE



7

DATE: 10/8/10
BY: JH
CHECKED: JH

WASHINGTON