

1ST READING 1-10-12
2ND READING 1-17-12

2011-130
Mitchel Everhart
District No. 8

ORDINANCE NO. 12558

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1808 SOUTH HOLTZCLAW AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO R-4 SPECIAL 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:

Revised Plat of Lot 23, Woodland Park Addition being the revised plat of Lots 23 to 25 inclusive of McClung Addition, Plat Book 95, Page 105, ROHC, being the property described in Deed Book 4290, Page 838 and Deed Book 4778, Page 778, ROHC. Tax Map Nos. 156A-F-027 and 028.

and as shown on the map and drawing attached hereto and made a part hereof by reference, from R-2 Residential Zone to R-4 Special Zone.

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

- 1) Front building setback within +/- 5 feet of the front setback of adjoining residential properties;
- 2) Dumpsters/utility service area shall be screened and located to the rear of the property;
- 3) Parking located to the side or rear of the building;
- 4) No paving within 10 feet of the adjacent properties; and

5) Lighting to be directed down and away from residential properties.

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 17, 2012.



CHAIRPERSON

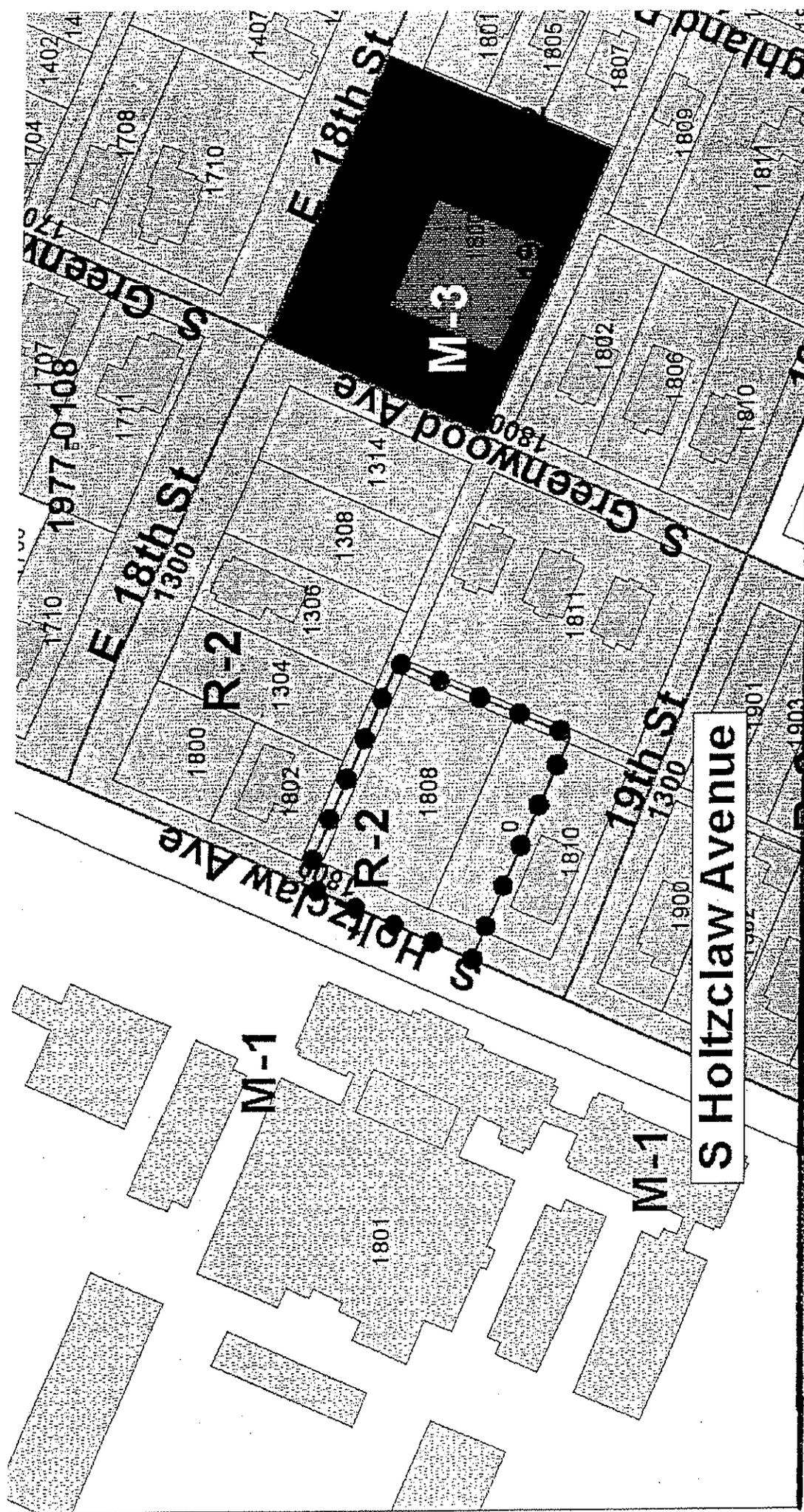
APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2012.

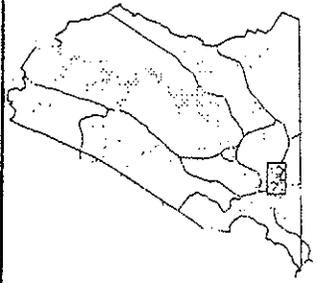


MAYOR

/mms



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2011-130: Approve, subject to the conditions as listed in the Planning Commission Resolution.



2011-0130 R-2 to R-4

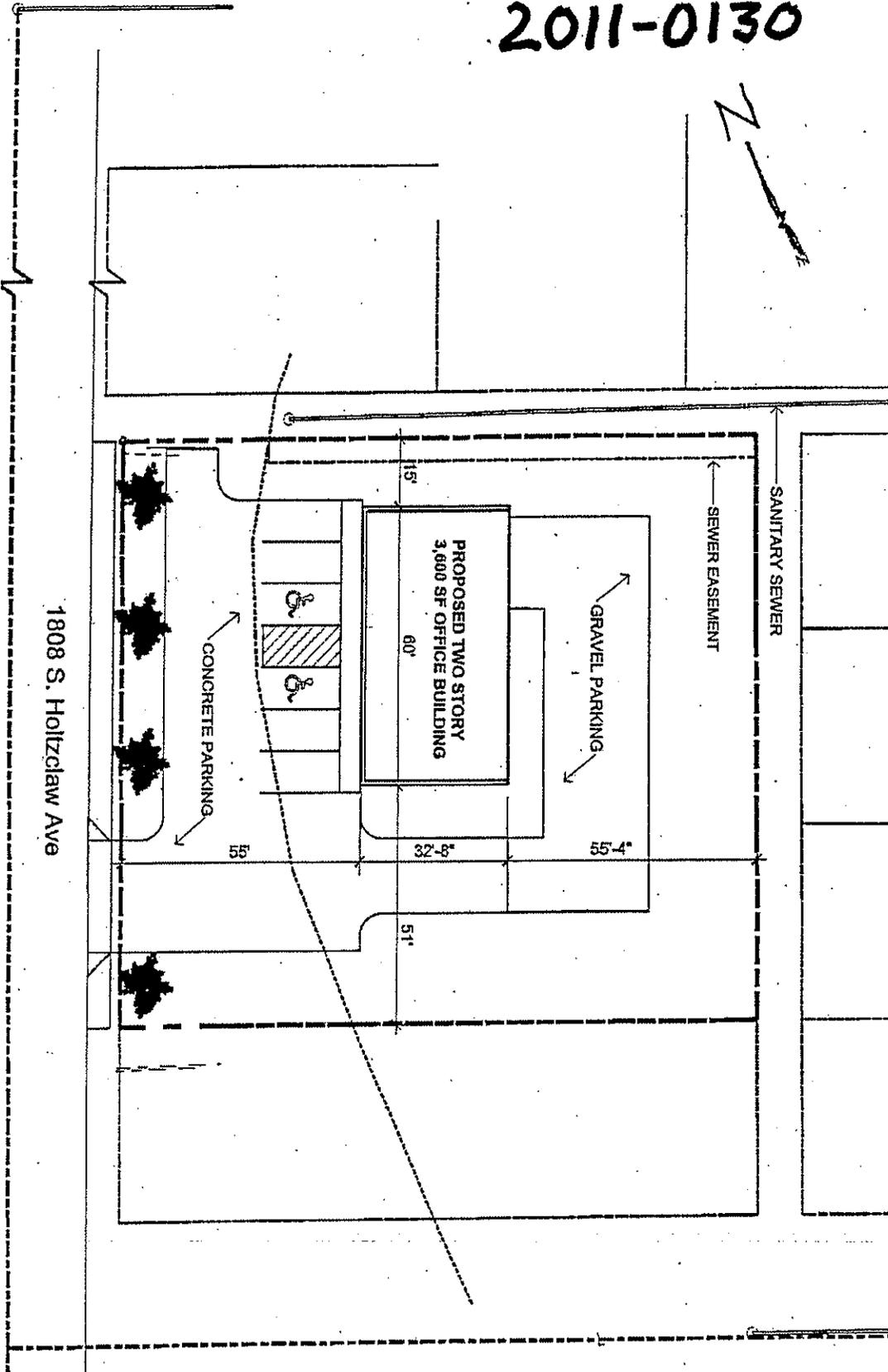


1 in. = 100.0 feet



Chattanooga - Hamilton County Regional Planning Agency

2011-0130



2011-130
Site Plan

1.1	S	DRAWN BY WAG	PROJECT NO. 1112	ISSUE 11/7/11	CLIENT Kids on the Block	 Artisan Construction, LLC a Design-build Company
		DESCRIPTION Site Plan	PROJECT KOB	RE-ISSUE 00.00.00	1808 S Holtzclaw Ave Chattanooga, Tennessee	