

1ST READING

2ND READING

9-11-12
9-18-12

2012-102
ARS Ventures, LLC
District No. 1
Planning Version

ORDINANCE NO. 12647

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED IN THE 400 BLOCKS OF BOTH NORTH MARKET STREET AND HAMILTON AVENUE AND 17 EAST MANNING STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE, C-2 CONVENIENCE COMMERCIAL ZONE, AND M-1 MANUFACTURING ZONE TO C-7 NORTHSHORE COMMERCIAL MIXED USE 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 in the 400 blocks of both North Market Street and Hamilton Avenue and 17 East Manning Street, more particularly described herein:

Lots 1 thru 8 and Lots 15 thru 20, Block B, Frazier and Colville's Addition to Hill City, Plat Book 4, Page 28, ROHC, being the properties described in Deed Book 4148, Page 218, Deed Book 6186, Page 976, Deed Book 7816, Page 192, as Tract 4 in Deed Book 9048, Page 400, and Deed Book 9443, Pages 802 and 806, ROHC. Tax Map Nos. 135D-C-014, 014.01, 017, 019 and 020.

and as shown on the map and drawing attached hereto and made a part hereof by reference, from R-1 Residential Zone, C-2 Convenience Commercial Zone, and M-1 Manufacturing Zone to C-7 Northshore Commercial Mixed Use Zone.

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

following:

- 1) Parking shall be reviewed by the City Traffic Engineer;
- 2) Ingress and egress shall be approved by the City Traffic Engineer;
and
- 3) The developer will commission a Traffic Impact Study which will be reviewed and approved by the City Traffic Engineer before a certificate of occupancy will be issued.
- 4) The Site Plan shall be subject to approval by the Fire Marshall.

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

September 18, 2012.

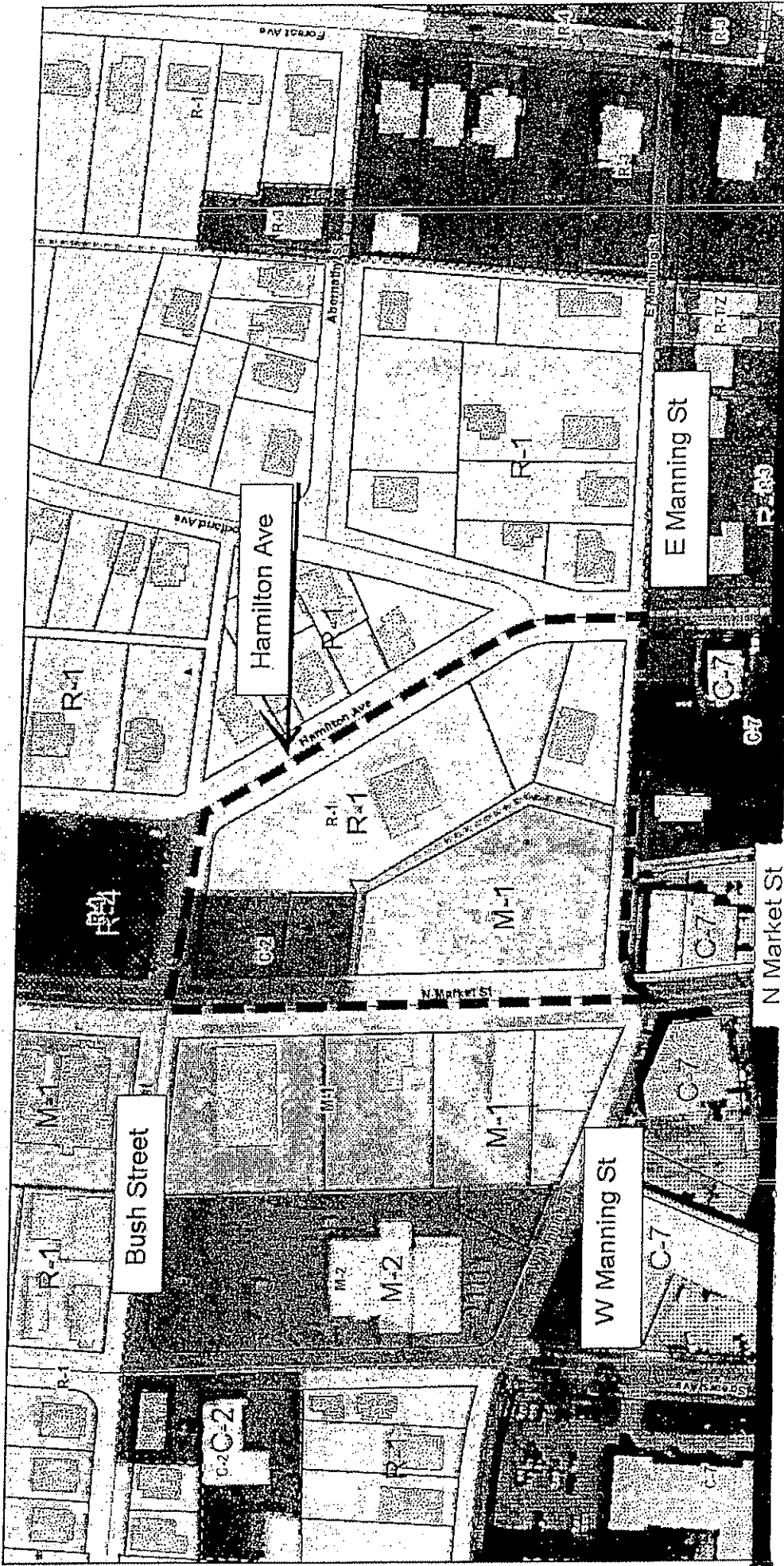

CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: 9/19, 2012.


MAYOR

/mms



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. MR-2012-102: Approve, subject to: 1) Parking shall be reviewed by the City Traffic Engineer. 2) Ingress and egress shall be approved by the City Traffic Engineer. 3) The developer will commission a Traffic Impact Study.

2012-0102 R-1, C-2 and M-1 to C-7



150 ft



PAULSON MITCHELL
INCORPORATED
55-A Hill Street
Suite 300
Bristol, Georgia 30209
Phone: 770-438-8888
Fax: 770-438-8888
Landscape Architecture
Engineers & Surveyors

PROJECT:
**NORTSHORE
RETAIL
DEVELOPMENT**
1001 MARKET STREET
COLUMBIA, GA

FOR:
**ALLIANCE REALTY
SERVICES, LLC**

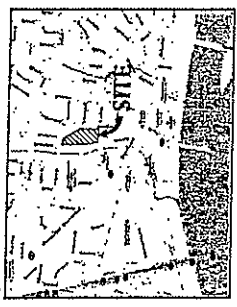
2115 NORTHSHORE AVENUE
COLUMBIA, GA 30207
Phone: 770-438-8888
Fax: 770-438-8888

ZONING INFORMATION
ZONING DISTRICT: R-10 (RETAIL)
ZONING REGULATIONS: See City Code Chapter 15.00
PERMITTED USES: Retail, Office, Professional, etc.
REQUIREMENTS: See City Code Chapter 15.00

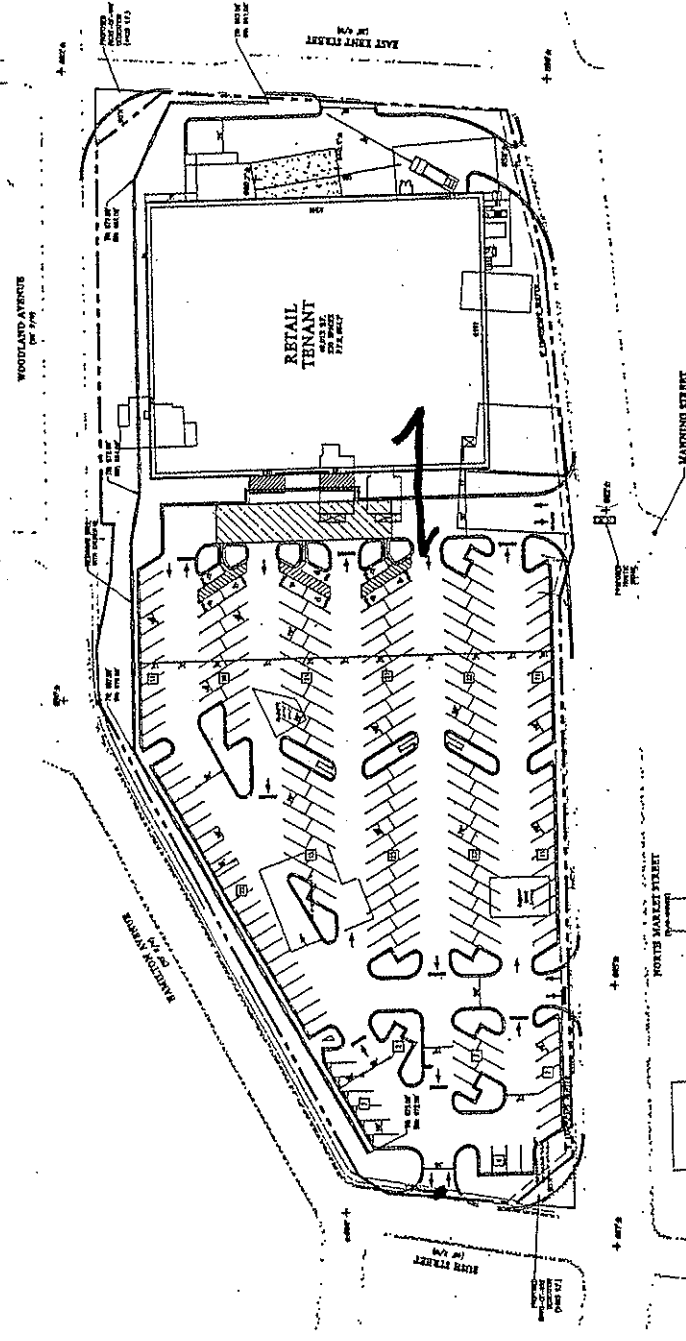
PERMITS REQUIRED:
Site Plan, Building, etc.

DATE: 05.18.12

PS-7



2012-102



SITE ANALYSIS

TOTAL ACRES	3.41
NET ACRES	3.41
USE: PARKING	100 SPACES
USE: OFFICE	100 SPACES
USE: RETAIL	100 SPACES
USE: OTHER	100 SPACES
TOTAL SPACES	400 SPACES

PRELIMINARY SITE PLAN
2012-0102

SCALE: 1" = 40'

PRELIMINARY SITE PLAN

SCALE: 1" = 40'

PRELIMINARY DISCLOSURE:
This plan is based on data received from the applicant and is not a guarantee of accuracy. The applicant is responsible for providing accurate information. The engineer is not responsible for the accuracy of the information provided by the applicant. The engineer is not responsible for the accuracy of the information provided by the applicant. The engineer is not responsible for the accuracy of the information provided by the applicant.