

**First Reading: July 11, 2017**  
**Second Reading: July 18, 2017**

2017-058  
Dusty Rowland of Rowland Development Group  
District No. 9  
Planning Version

ORDINANCE NO. 13203

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 801 SOUTH GREENWOOD AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL-TOWNHOUSE ZERO LOT LINE 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 801 South Greenwood Avenue, more particularly described herein:

Lot 11, Block 43, Revised Plat, Revised Lots 9, 11 of James Addition #2 to Highland Park, Plat Book 106, Page 24, ROHC.  
Tax Map No. 146J-D-009.01.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-T/Z Residential-Townhouse Zero Line Line Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved for R-T/Z Residential Townhouse/Zero-Lot Line Zone on the parcel located at 801 South Greenwood Avenue, subject to:


- 1) 801 South Greenwood Avenue shall be subdivided into no more than three (3) lots;
- 2) Parking to be provided in the rear; and
- 3) Single-family detached residences only.

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: July 18, 2017

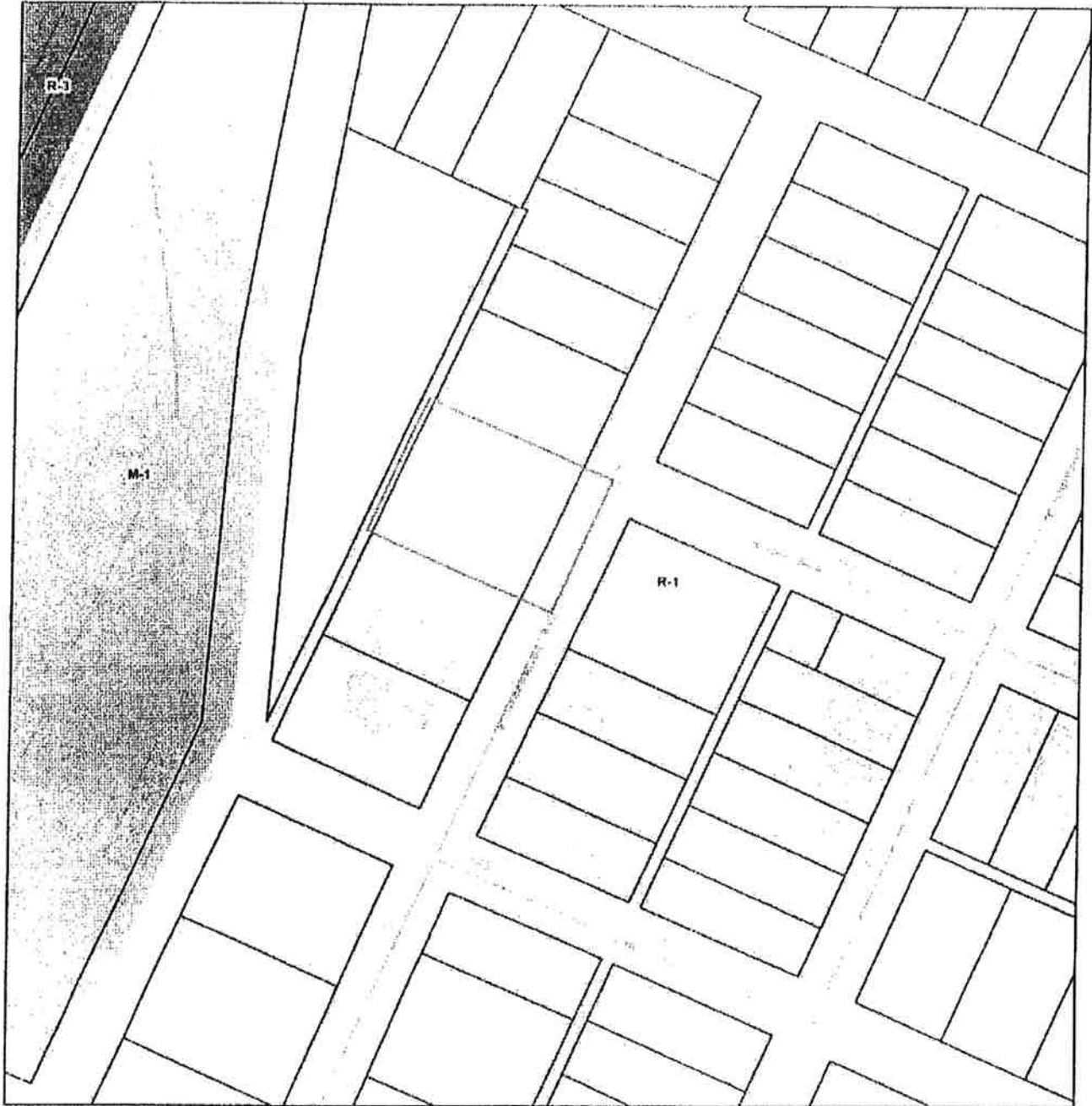
  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
MAYOR

/mem

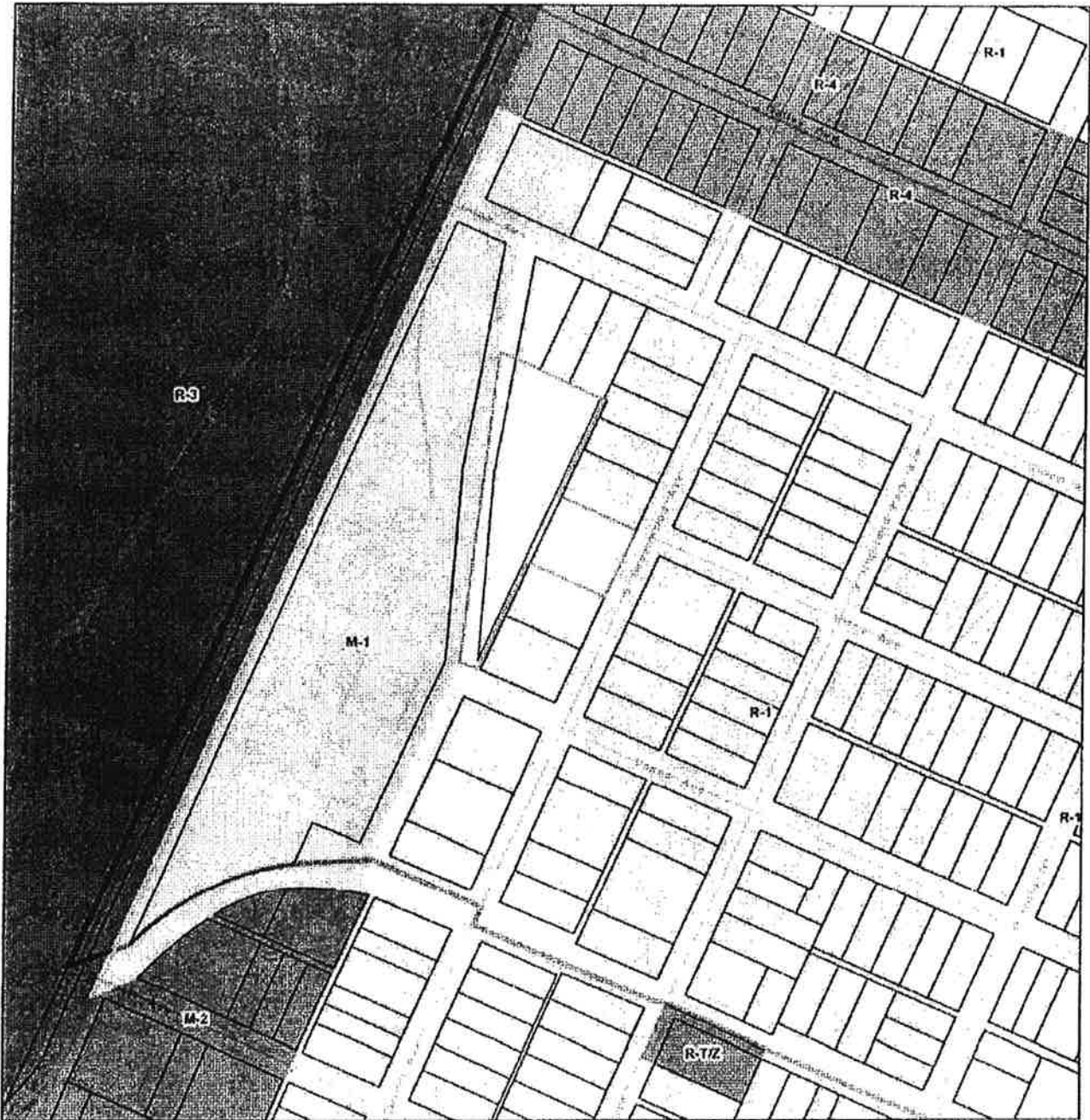
2017-0058 Rezoning from R-1 to R-T/Z



1:1,128

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2017-058: Approve, subject to: 1) 801 South Greenwood Avenue shall be subdivided into no more than 3 lots; 2) Parking to be provided in the rear; and 3) Single-family detached residences only.

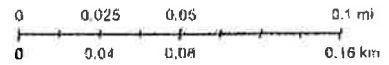
# MR 2017-0058 Rezoning from R-1 to R-T/Z



March 23, 2017

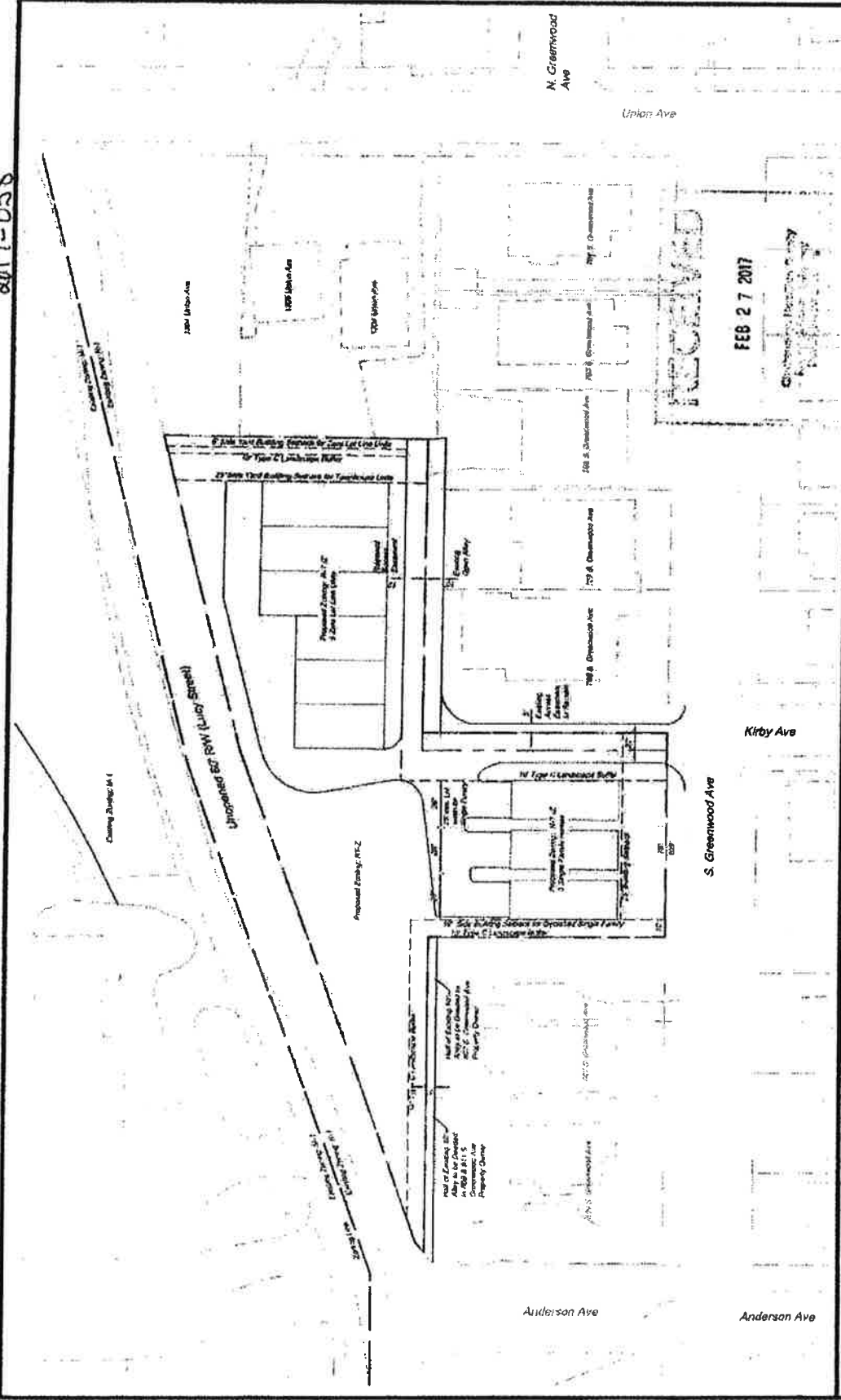
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1:2,257



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGDC, OpenStreetMap contributors, and the GIS User Community

2017-058



**Reasoning Site Plan**  
**801 S. Greenwood Ave**  
 CHATTANOOGA, TENNESSEE

**AD ENGINEERING SERVICES, INC.**  
 481 E. W. Street, Suite 407  
 Chattanooga, TN 37403  
 PH: (423) 242-1010 FAX: (423) 242-1011

Date: 02/20/17  
 By: J.P.  
 Sheet #: **RZ-2**

**Post R/W Abandonment Plan**

**GRAPHIC SCALE**  
 1 inch = 50 ft.

**North Arrow**

**RECEIVED**  
 FEB 27 2017