

2015-047
Highland Park, LLC
(Chattanooga Neighborhood Enterprise)
District No. 9
Planning Version

ORDINANCE NO. 12947

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1704, 1706, AND 1714 KIRBY AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE 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 properties located at 1704, 1706, and 1714 Kirby Avenue, more particularly described herein:

Lots 53, 55, 57, 59, 61, and 63, Block 3, Vance Kirby Bennett, Plat Book 2, Page 10, ROHC, being the properties described as Tracts Four (4) and Five (5) in Deed Book 10271, Page 376, ROHC and Deed Book 10402, Page 855, ROHC. Tax Map Nos. 146O-M-003, 004, and 005.

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved

subject to the following:

- 1) Driveway access shall be from the alley unless approved by the City Department of Transportation based on vehicular and pedestrian safety concerns;
- 2) Shall be developed with single-family detached residences only; and
- 3) No more than nine (9) detached single-family dwellings.

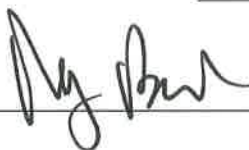
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: May 19, 2015



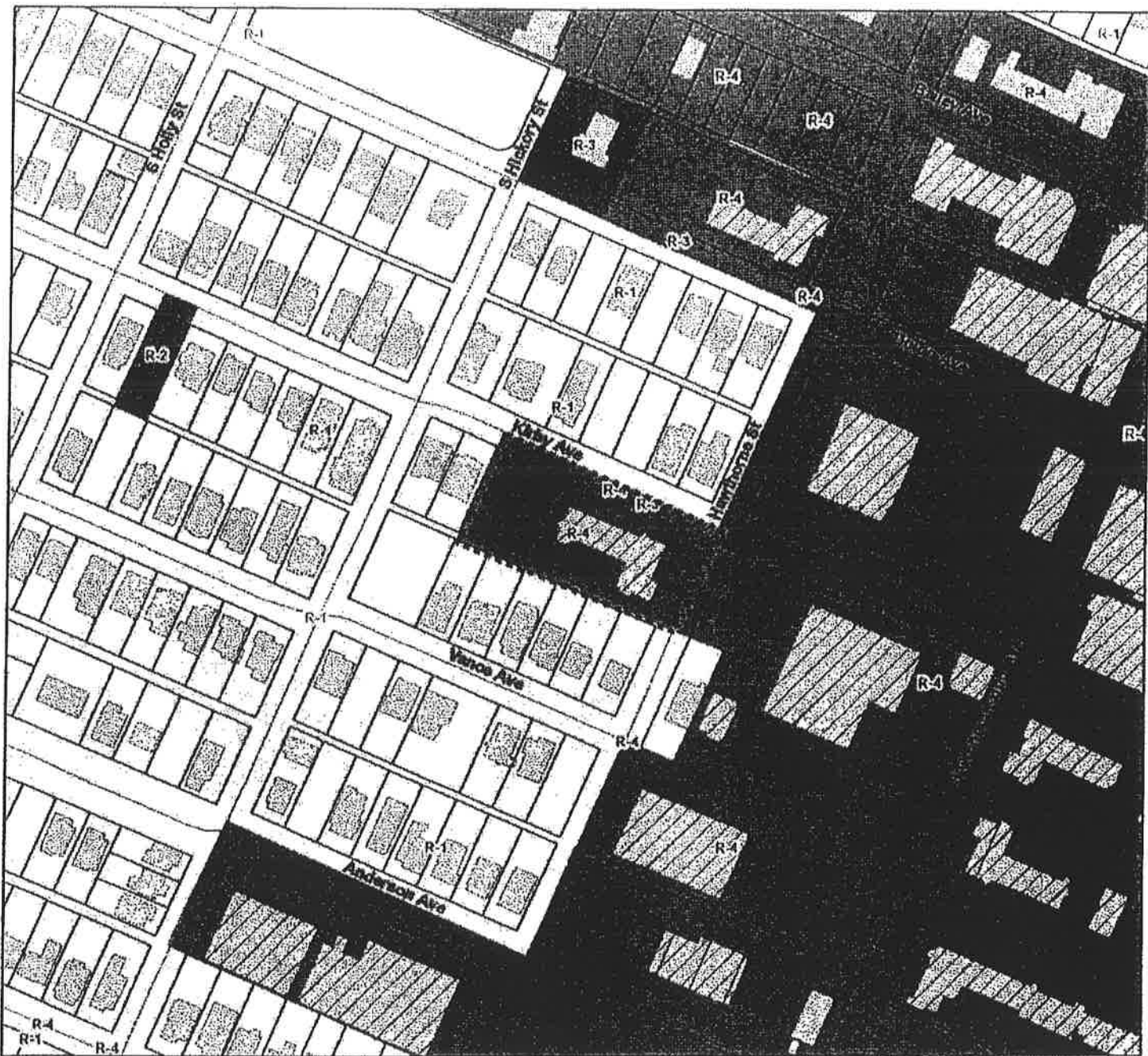
CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem



2015-047 Rezoning from R-4 to R-T/Z

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-047:

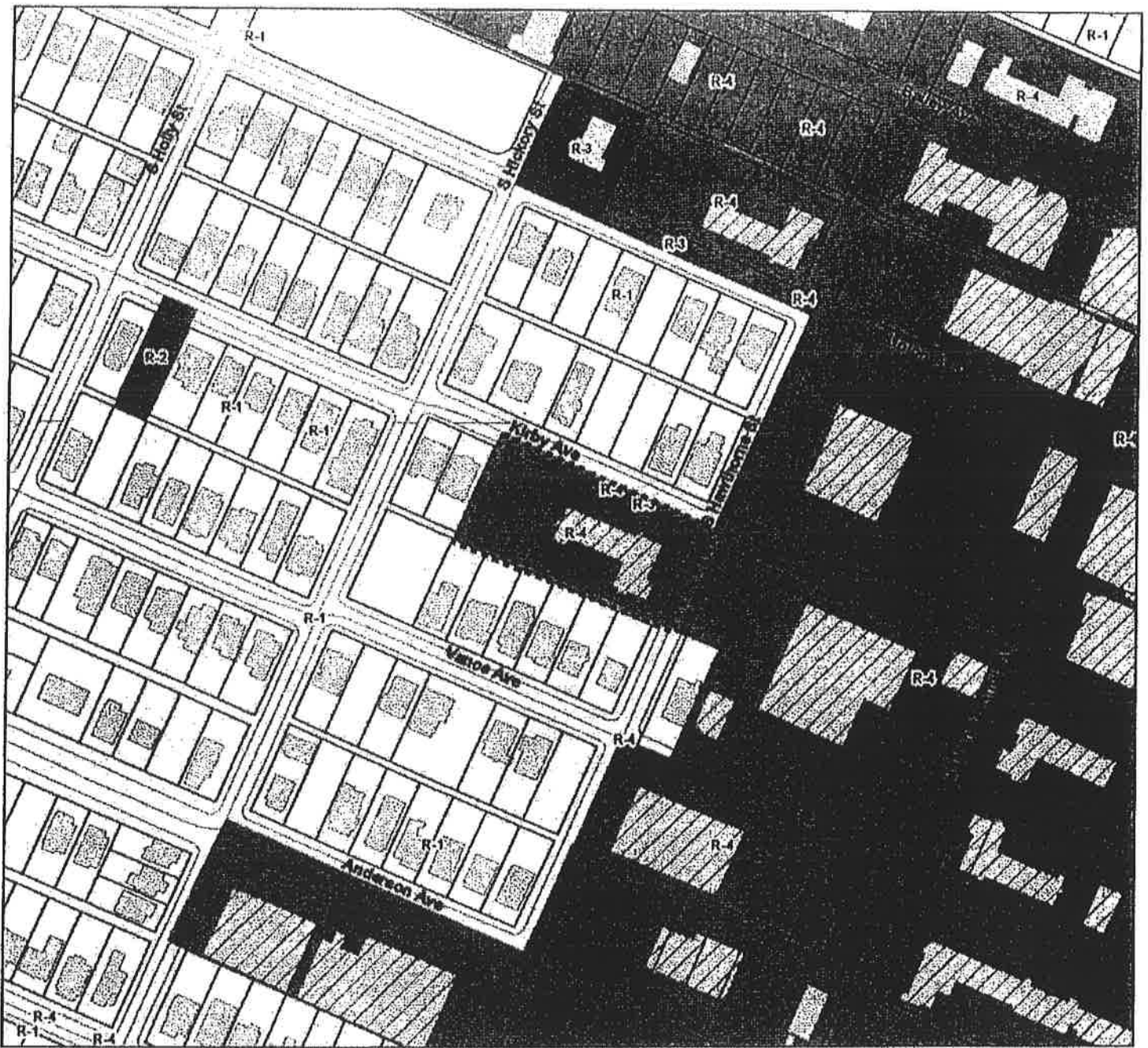
Approve, subject to the following conditions: 1) Driveway access shall be from the alley unless approved by the City Department of Transportation based on vehicular and pedestrian safety concerns; and 2) Shall be developed with single-family detached residences only; and 3) No more than nine (9) detached single-family



194 ft

Chattanooga Hamilton County Regional Planning Agency





2015-047 Rezoning from R-4 to R-T/Z



194 R

Chattanooga Hamilton County Regional Planning Agency



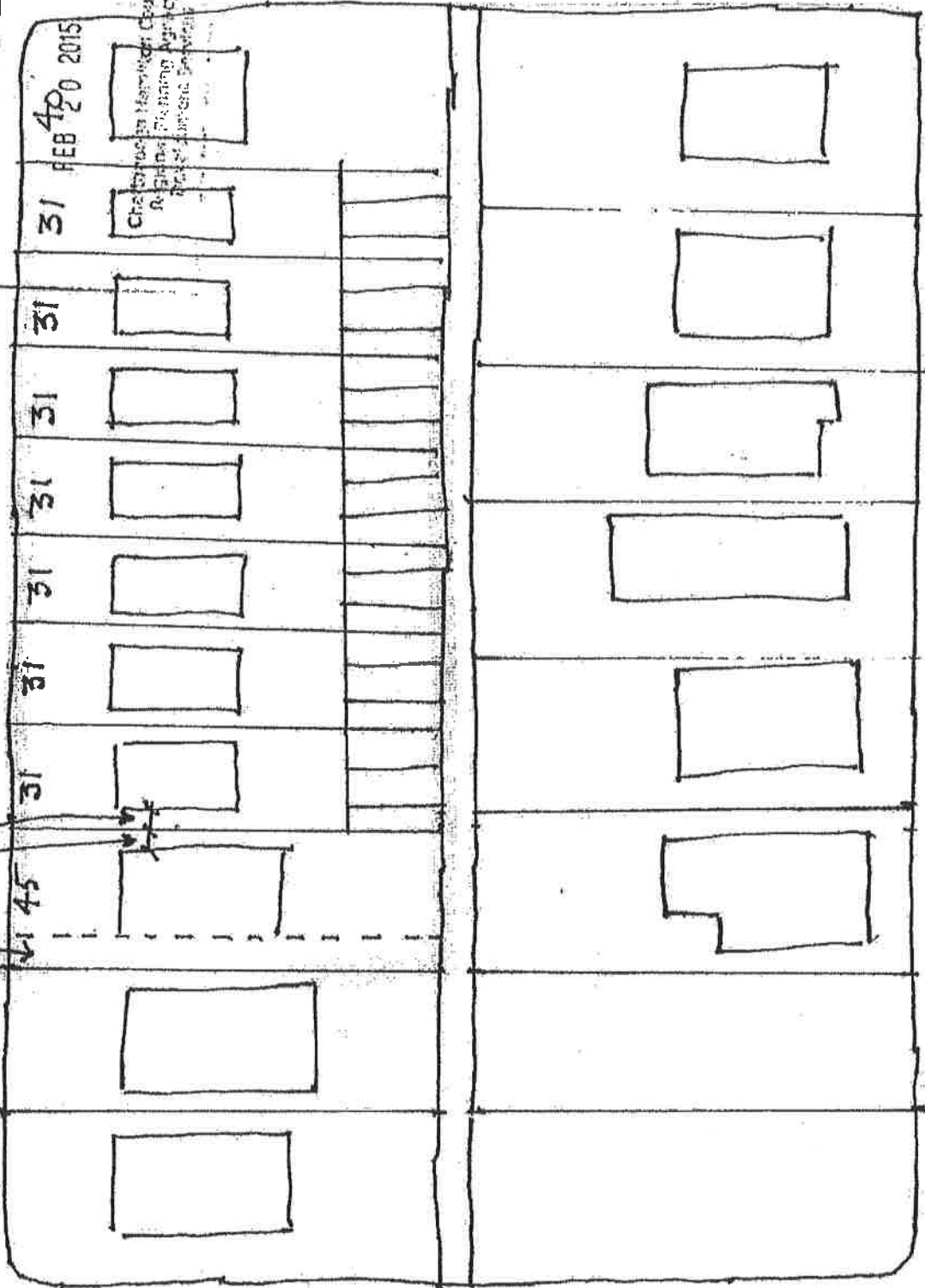
PROPOSED NEW PLAT

RECEIVED

KIRBY AVENUE

5' SETBACK

10' SETBACK



31 FEB 20 2015

Charlotte-Mecklenburg County
Planning & Zoning Agency
1000 North Salisbury Street, Suite 200
Charlotte, NC 28204

HAWTHORNE STREET

HICKORY STREET

YANCE AVENUE

