

**First Reading: November 10, 2015 (deferred)**  
**Second Reading: December 1, 2015**  
**Third Reading: December 8, 2015**

2015-124  
Belle Investment Company and  
BYD Cowart, GP  
District No. 7  
Alternate Version #3

ORDINANCE NO. 13003

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION 2C #4, "48 FEET MAXIMUM HEIGHT" FROM ORDINANCE NO. 12059 OF PREVIOUS CASE NO. 2007-190 OFF PROPERTY LOCATED IN THE 1200 BLOCK OF COWART STREET, BEING MORE PARTICULARLY DESCRIBED HEREIN.

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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, so as to lift Condition 2C #4, "48 feet maximum height" from Ordinance No. 12059 of previous Case No. 2007-190 off property located in the 1200 block of Cowart Street, being more particularly described herein.

An unplatted tract of land located in the 1200 block of Cowart Street and being the property described in Deed Book 10343, Page 951, ROHC. Tax Map No. 145E-M-006.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to the following conditions as to any structure constructed thereon:

- (1) Approve the height condition concerning seven (7) stories and lift condition restriction uses to Residential, Restaurant, and Deli;
- (2) Commercial retail development is required on the two corners of Cowart Street; and
- (3) A six (6') foot setback will be in effect on the Western side of the proposed structure to face the TVPPA/Distributors Insurance Company building.

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

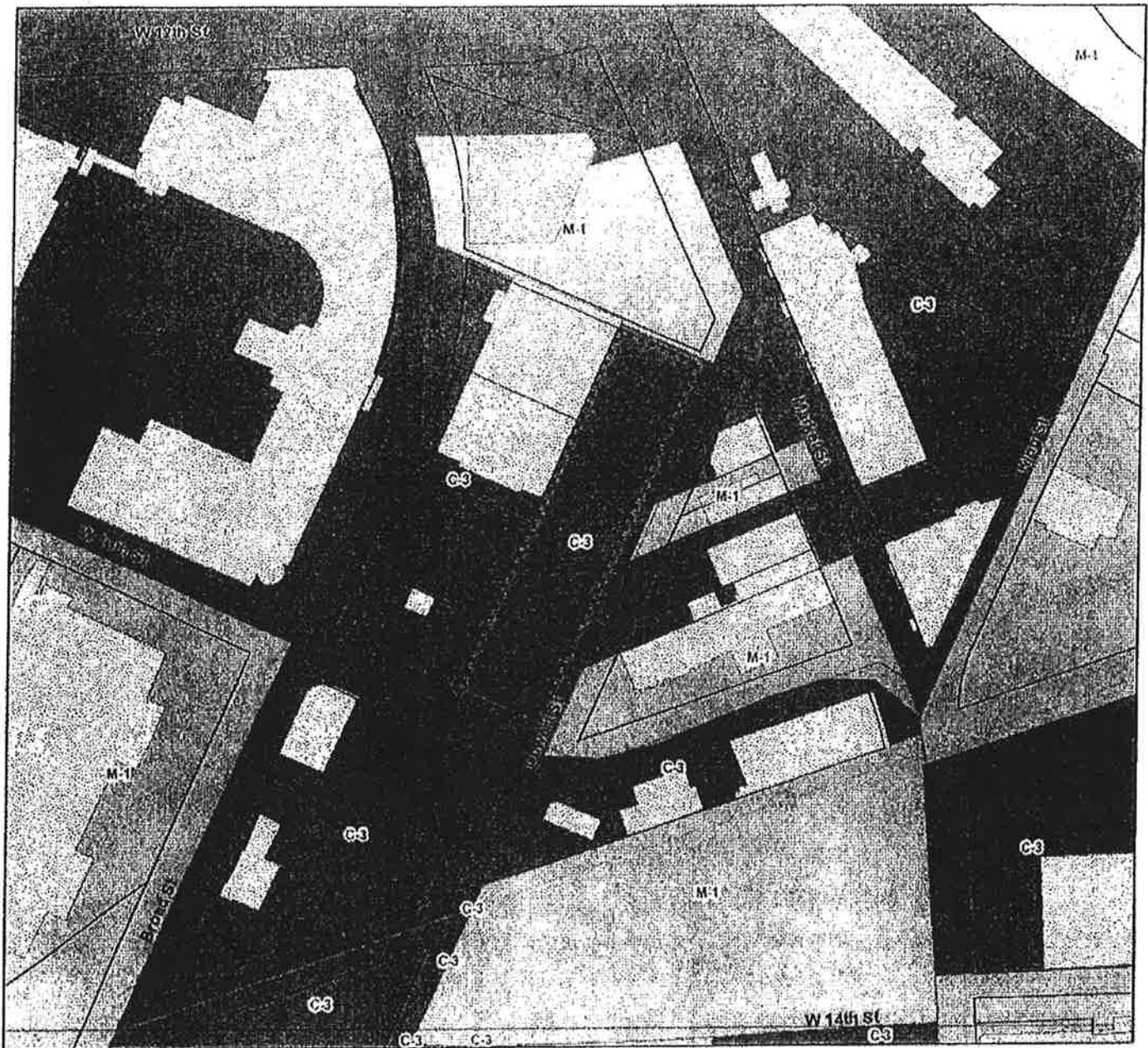
Passed on third and final reading: December 8, 2015

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

\_\_\_\_\_  
  
\_\_\_\_\_  
MAYOR

/mem



## 2015-124 Lift Conditions

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-124:  
Deny request; Approve other, subject to the conditions in the Planning  
Commission Resolution.

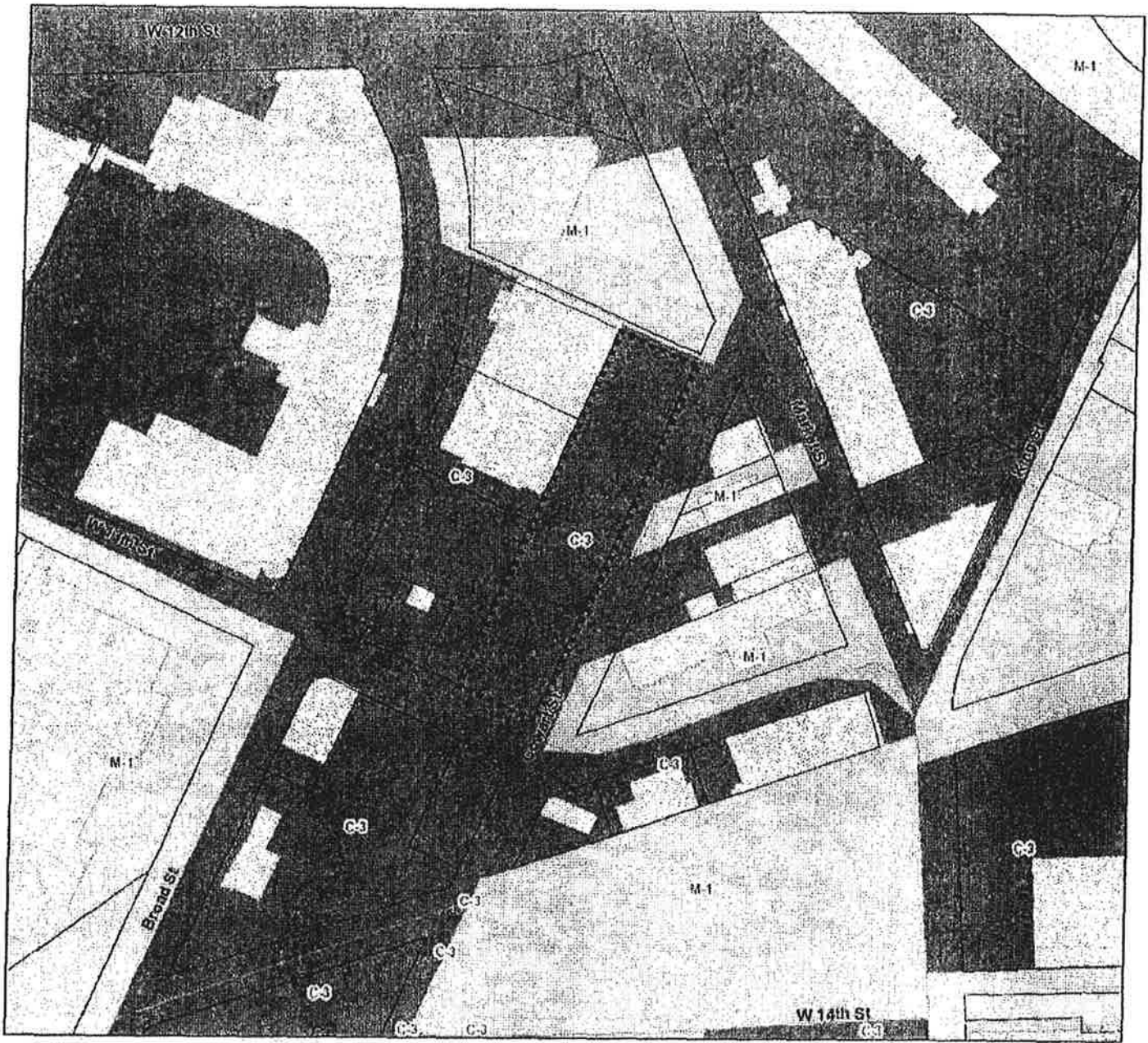


167 ft



Chattanooga Hamilton County Regional Planning Agency





## 2015-124 Lift Conditions



167 ft

Chattanooga Hamilton County Regional Planning Agency

