

First Reading: October 11, 2016
Second Reading: October 18, 2016

2016-127
Berry Engineers, LLC and
Lebanon Investment Corporation
District No. 7
Planning Version

ORDINANCE NO. 13115

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF PROPERTY LOCATED AT 2431 WILLIAMS STREET AND PART OF AN UNADDRESSED PROPERTY IN THE 2400 BLOCK OF COWART STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE AND UGC URBAN GENERAL COMMERCIAL ZONE TO UGC URBAN GENERAL COMMERCIAL 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 part of property located at 2431 Williams Street and part of an unaddressed property in the 2400 block of Cowart Street, more particularly described herein:

Lot 12, Block 6, G. T. Whites Addition, Book D, Volume 2, Page 246, ROHC, and the Western 120 feet of Lot 1, Corrective Plat of G. T. White's Addition to Chattanooga, Plat Book 51, Page 374, ROHC, being part of the property described in Deed Book 10382, Page 775, ROHC. Tax Map Nos. 145N-E-003 and part of 004.

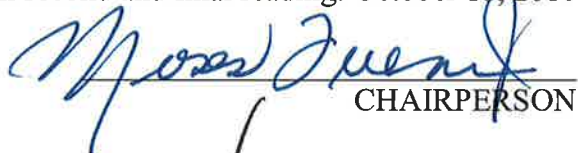
and as shown on the maps attached hereto and made a part hereof by reference, from R-3 Residential Zone and UGC Urban General Commercial Zone to UGC Urban General Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved for the deviation request for seventeen thousand (17,000) square feet footprint and approve UGC, Urban General Commercial subject to:

1) There shall be a percentage of openings (doors and windows) on the upper story of no less than twenty-five (25%) percent on the south elevation (facing East 25th Street).

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

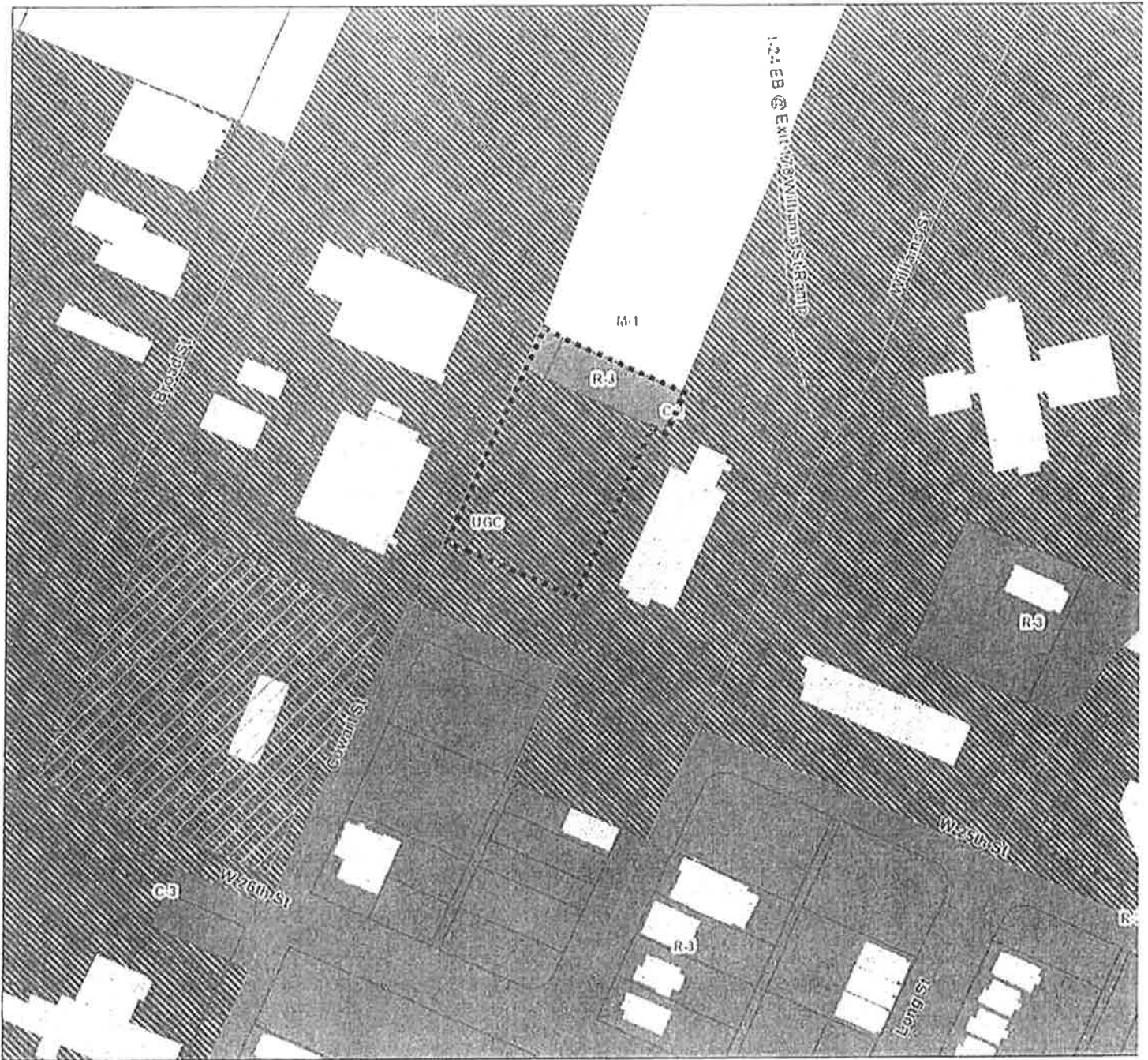
Passed on second and final reading: October 18, 2016


CHAIRPERSON

APPROVED: DISAPPROVED:


MAYOR

/mem



2016-127 Rezoning from R-3 and UGC to UGC

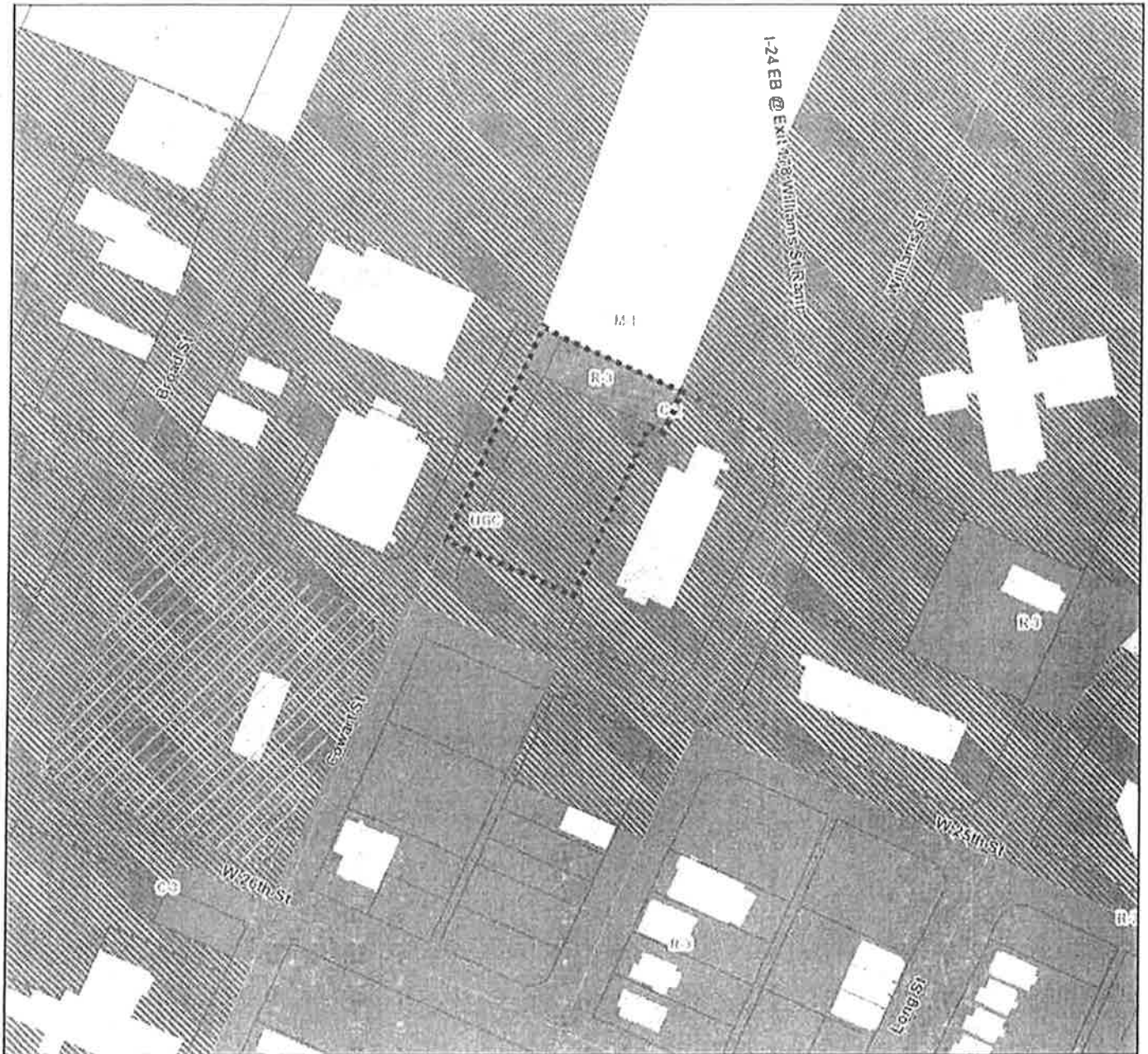
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-127: Approve the deviation request for 17,000 square foot footprint. Approve Urban General Commercial subject to: There shall be a percentage of openings (doors and windows) on the upper-story of no less than 25% on the south elevation (facing East 25th Street).



147 ft

Chattanooga Hamilton County Regional Planning Agency





2016-127 Rezoning from R-3 and UGC to UGC



1/4" = 1'

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