

1ST READING

11-8-05

2ND READING

11-15-05

INDEX NO.

2005-178

Mae Dell Development Corporation

ORDINANCE NO. 11765

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 2115 AND 2117 MAE DELL ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL 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 Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Two unplatted tracts of land located at 2115 and 2117 Mae Dell Road being the properties described in Deed Book 4268, Page 600, and 7013, Page 9, ROHC. Tax Map 148C-B-029 and 030.

from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

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

- ✓ 1. A minimum lot width of fifty feet (50');
- ✓ 2. Type C screening along all abutting R-1 properties; and
- ✓ 3. Road access being approved by the City Traffic Engineer.

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

November 15, 2005.

Sally Roberson
CHAIRPERSON

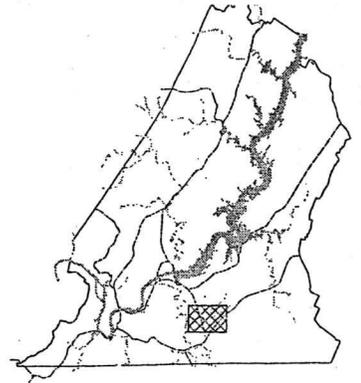
APPROVED: DISAPPROVED:

DATE: 11/18, 2005

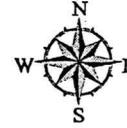
[Signature]
MAYOR

DML/add

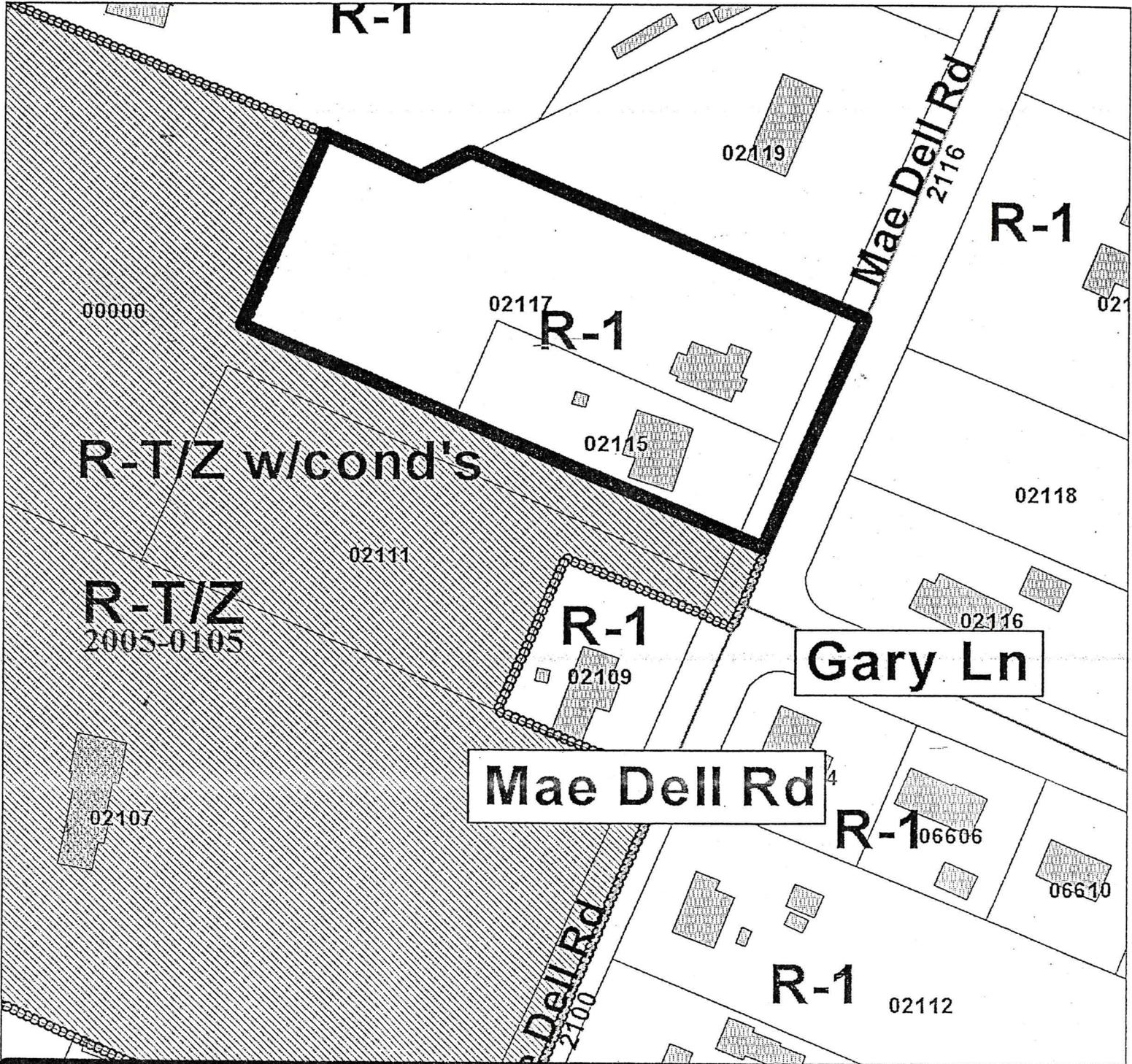
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2005-0178
PC MEETING DATE: 10/10/2005
FROM: R-1
TO: R-T/Z



1 in. = 100.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-178: Approve, subject to:

- 1) A minimum lot width of fifty feet (50');
- 2) Type C screening along all abutting R-1 properties; and
- 3) Road access being approved by the City Traffic Engineer.

N
2005-178

CHRISTOPHER, GARY & ELIZABETH
NW 1/4 SEC. 10 TWP 2
DB. 6503, PG. 8-48
ZONING-R1

HASSAN AND JAM
NW 1/4 SEC. 10 T
DB. 4368, PG.
TAX PARCEL 1481
ZONING-R

WILLIAM AND MARTHA GOODMAN
PB. 74, PG 153
DB. 1440, PG. 345
ZONING-R1



LOT 8
0.206 Ac.+/-
8991 SqFt.

LOT 7
0.116 Ac.+/-
5051.46 SqFt.

LOT 6
0.115 Ac.+/-
5000 SqFt.

LOT 5
0.124 Ac.+/-
5408 SqFt.

LOT 4
0.149 Ac.+/-
6506 SqFt.

LOT 3
0.150 Ac.+/-
6519 SqFt.

LOT 2
0.171 Ac.+/-
7446 SqFt.

LOT 1
0.415 Ac.+/-
18058 SqFt.

45
+/-
SqFt.

LOT 33
0.179 Ac.+/-
7812 SqFt.

LOT 34
0.115 Ac.+/-
5000 SqFt.

LOT 35
0.115 Ac.+/-
5000 SqFt.

LOT 36
0.115 Ac.+/-
5000 SqFt.

LOT 37
0.115 Ac.+/-

LOT 32
0.194 Ac.+/-
8435 SqFt.

LOT 3
0.120 Ac.+/-
5223 SqFt.

LOT 30
0.120 Ac.+/-
5228 SqFt.

LOT 54
0.145 Ac.+/-
6318 SqFt.

LOT B
0.145 Ac.+/-
6321 SqFt.