

ORDINANCE NO. 11522

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE THREE (3) TRACTS OF LAND LOCATED IN THE 6700 BLOCK OF BONNY OAKS DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 TEMPORARY MANUFACTURING ZONE TO M-1 PERMANENT MANUFACTURING ZONE AND R-1 RESIDENTIAL 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:

To be rezoned R-1: The eastern portion of Tax Map 130-001 being all that portion west of a line beginning on the east line of Tax Map 121-009, thence southwestwardly following said east line to the southeast corner of said property, thence southwest to the south line to the southwest corner of said parcel, thence southeast to the northern most point of Tax Map 130-001.01, thence southeast following the east line of said parcel to its intersection with the south line of Tax Map 130-001 being part of the property described in Deed Book 825, Page 343, ROHC.

A two hundred foot buffer beginning at the intersection of the west line of Tax Map 130-001 with the southern right-of-way of Highway 58, thence southeast some 6,643 feet to the north right-of-way line of the 7700 block of Basswood Drive being part of the property described in Deed Book 825, Page 343, ROHC.

To be rezoned M-1: The remaining western portion of Tax Map 130-001 which is not to be rezoned R-1, including the portion located south of the south line of Bonny Oaks Drive, and 2 unplatted tracts of land being Tax Map 130-001.01 and 121-009 which are part of the properties described in Deed Book 6630, Page 836, and 6360, Page 770, ROHC. Tax Map 130-001, 001.01, and 121-009.

from M-1 Temporary Manufacturing Zone to M-1 Permanent Manufacturing Zone and R-1 Residential Zone.

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

1. No adult-oriented establishments allowed;
2. No commercial hazardous and/or medical waste facilities allowed;
3. No borrow pit or quarry allowed;
4. No cellular or communication towers, except as integrated into a building site plan associated with the industrial part; and
5. All existing easements are retained.

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

PASSED on Third and Final Reading

February 17, 2004.

S/ _____
CHAIRPERSON

APPROVED: X DISAPPROVED: _____

DATE: February 20, 2004

S/ _____
MAYOR

Reviewed By: s/ _____
David Eichenthal

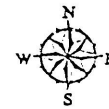
AKS/pm



HAMILTON COUNTY
CASE NO: 2004-0016

PC MEETING DATE: 1/12/2004

FROM: TEMPORARY M-1
TO: PERMANENT R-1 & M-1



1 in. = 1.00 miles

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-016: Approve, subject to the following:

- 1) Adult-oriented establishments;
- 2) Commercial hazardous and/or medical waste facilities;
- 3) Borrow pit or quarry; and
- 4) Cellular or communication towers, except as integrated into a building site plan associated with the industrial park.

