

1ST READING 11-9-04
2ND READING 11-16-04
3RD READING 11-16-04
INDEX NO. _____

2004-217
DeFoor Brothers Development, LLC

ORDINANCE NO. 11646

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 7301, 7307, 7313, and 7319 MCCUTCHEON ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE.

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:

Lots A (part), B, C and D, Subdivision of Lot 1, Block B, J. L. Jenkins Subdivision, Plat Book 17, Page 20, ROHC, Deed Book 3390, Page 760, Tract One of Deed Book 3762, Page 723, Deed Book 2040, Page 727, and Deed Book 6444, Page 412, ROHC. Tax Map 149A-B-001 thru 004.

from R-1 Residential Zone to R-4 Special Zone.

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

1. Ingress and Egress shall be approved by the City of Chattanooga Traffic Engineer.
2. Screening as required by the Landscape Ordinance abutting adjacent residential areas.
3. Lighting shall be directed away from surrounding residences.
4. No apartments.

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

_____ November 16, 2004.

CEO. Jack Benson
CHAIRPERSON

APPROVED: DISAPPROVED: _____

DATE: 11/23, 2004

Delecarby
MAYOR

Reviewed By: David Eichenhal

AKS/add

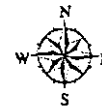


CHATTANOOGA

PC MEETING DATE: 10/11/2004

FROM: R-1

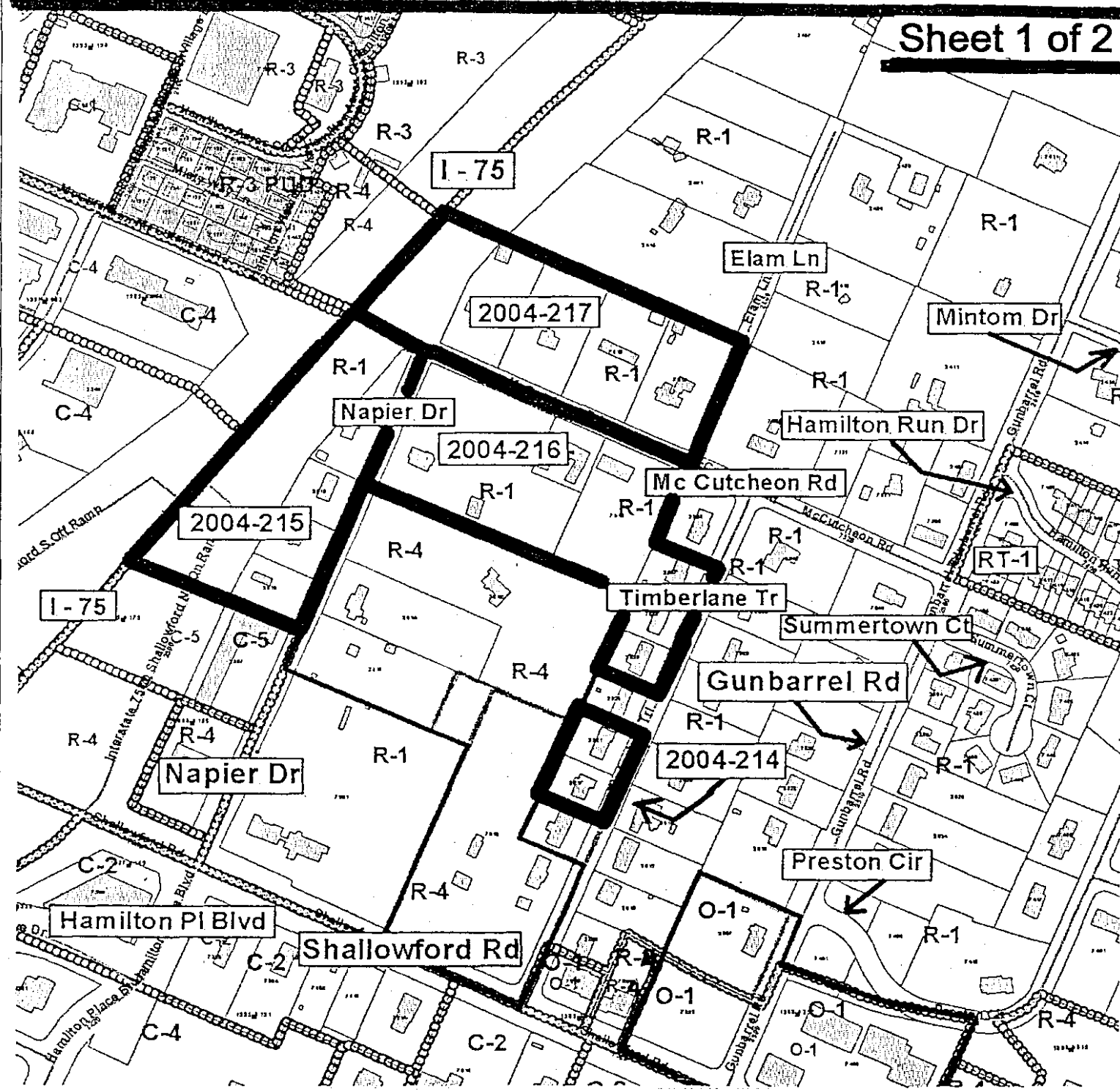
TO: R-4



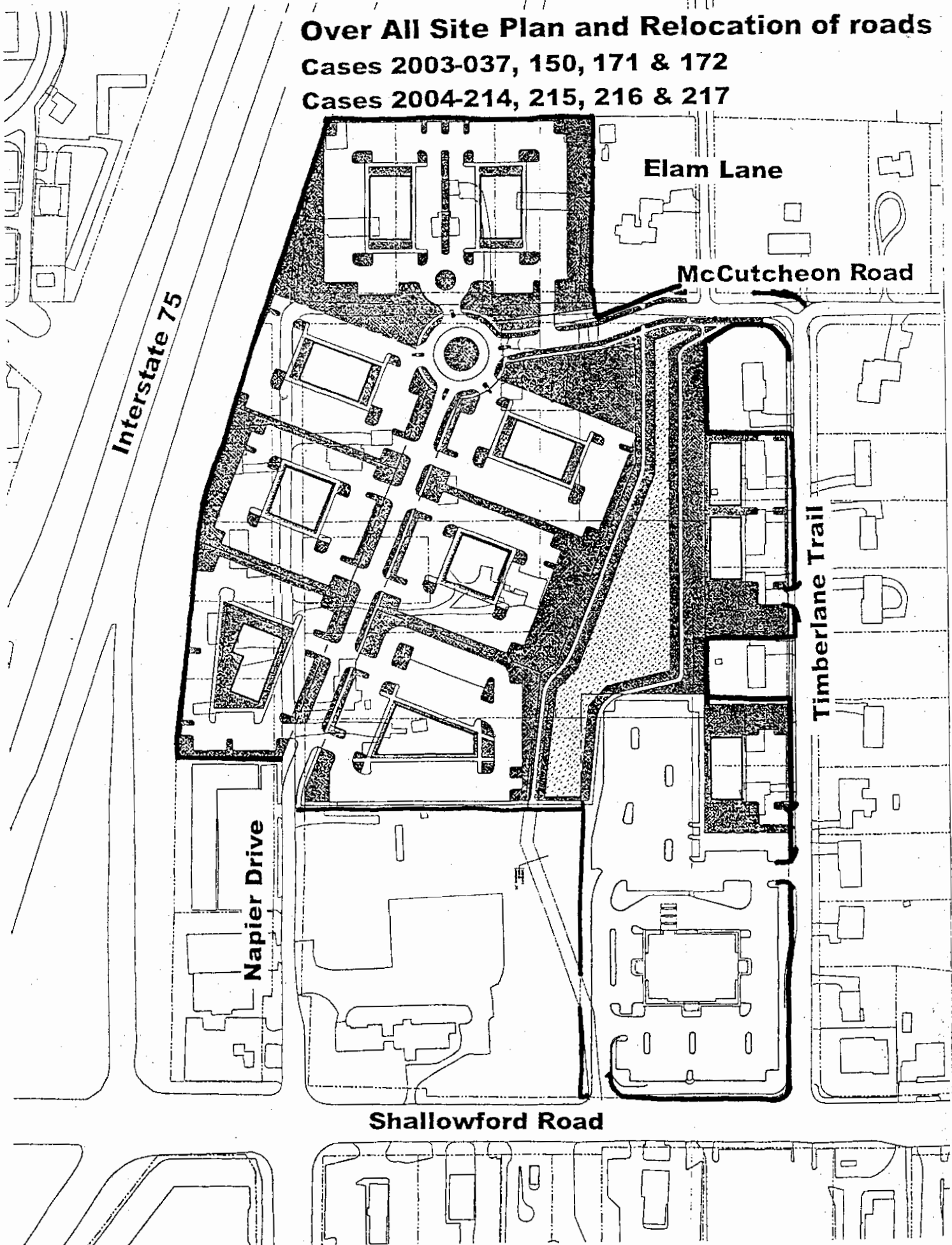
1 in. = 330.0 feet

Cases 2004-214 Thru 217 R-1 to R-4

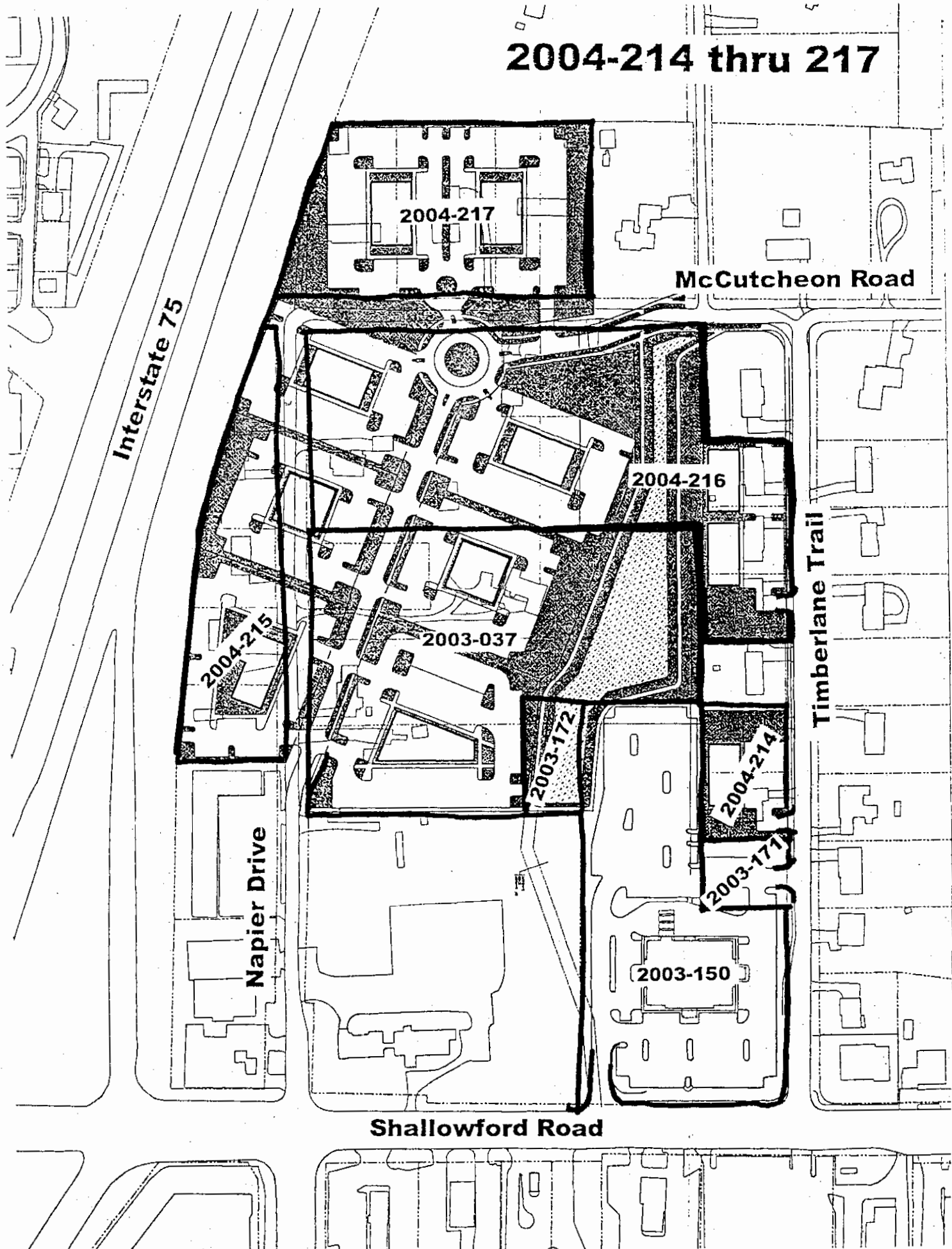
Sheet 1 of 2



Over All Site Plan and Relocation of roads
Cases 2003-037, 150, 171 & 172
Cases 2004-214, 215, 216 & 217



2004-214 thru 217



2004-217

McCutcheon Road

Interstate 75

2004-216

2004-215

2003-037

Timberlane Trail

2003-172

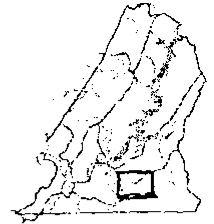
2004-214

2003-171

Napier Drive

2003-150

Shallowford Road



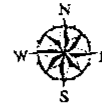
CHATTANOOGA

CASE NO: 2004-0217

PC MEETING DATE: 10/11/2004

FROM: R-1

TO: R-4



1 in. = 175.0 feet

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-217: Approve, subject to:

- 1) Ingress and egress should be approved by the City of Chattanooga Traffic Engineer;
- 2) Screening as required by the Landscape Ordinance abutting adjacent residential areas;
- 3) Lighting shall be directed away from surrounding residences; and
- 4) No apartments.

