

FST READING 11-11-08
2ND READING 11-18-08
INDEX NO. _____

2008-178
David M. & Janie R. Benton

ORDINANCE NO. 12183

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 2701 WALKER ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP AND DRAWING ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM R-2 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL 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:

Part of Lot 1, W. E. Walker Tract, Plat Book 15, Page 4, ROHC, Deed Book 2366, Page 753, ROHC. Tax Map 139J-E-004.

from R-2 Residential Zone to C-2 Convenience Commercial Zone.

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

1. Self-service, mini-warehouses or office use only;
2. No access to Sonia Lane;
3. Type A landscaping along the 220' frontage shown on the site plan that is along Tyner Road;
4. Maintain 30' of existing vegetation along Sonia Lane (both the 540' and 200' portion shown on the site plan);
5. Attend a City of Chattanooga Presubmittal Meeting; and
6. Install and maintain a 20 foot landscape buffer along the southeastern property line fronting I-75. The plantings to be determined by the City Landscape Coordinator (the intent

of this condition is to soften the visual impact by screening as much as possible any warehouse along this property line).

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

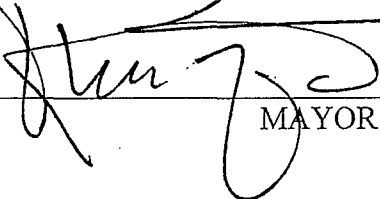
November 18, 2008.



CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: 11-24, 2008



MAYOR

/add

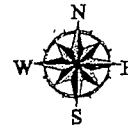
CHATTANOOGA

CASE NO: 2008-0178

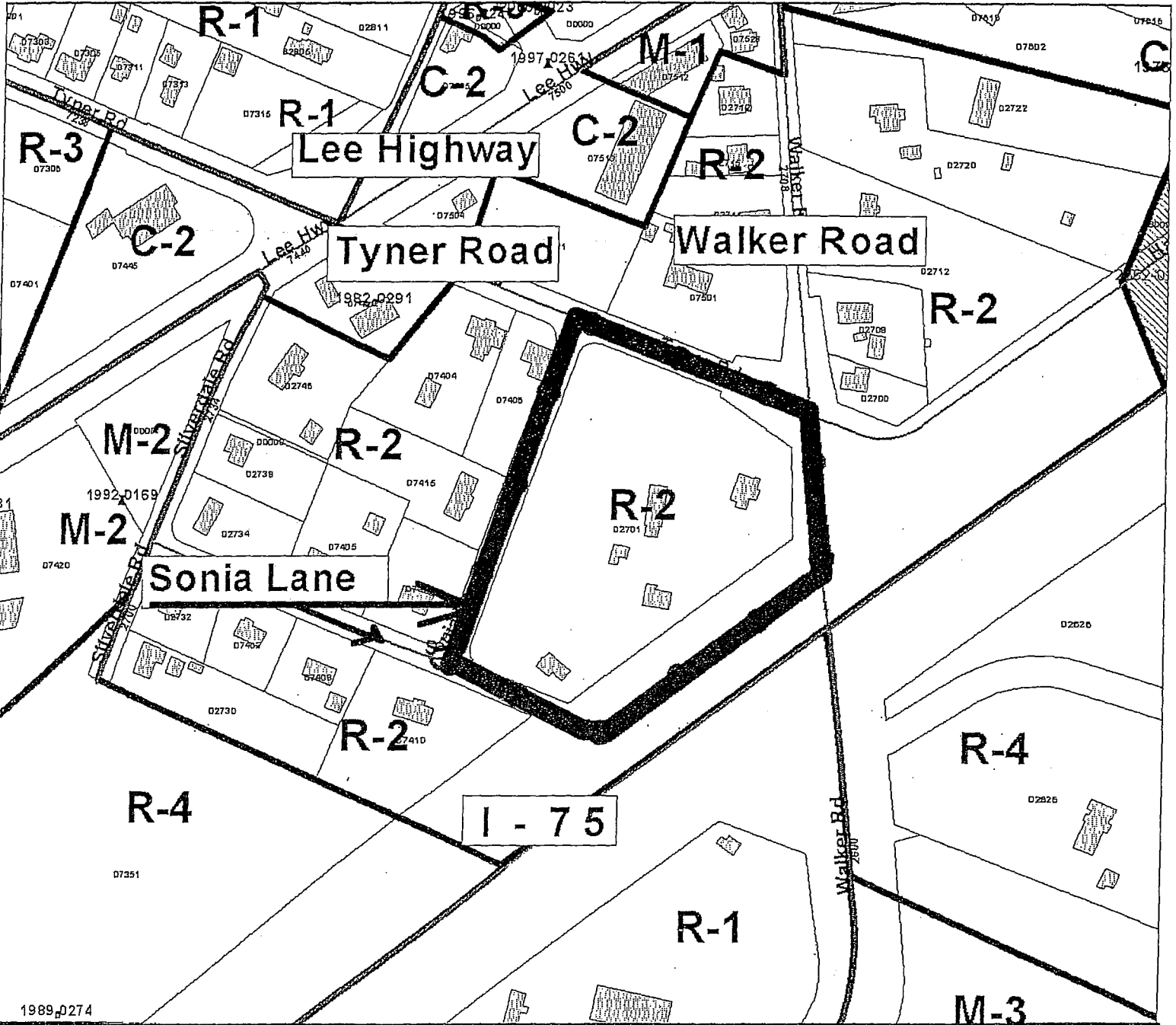
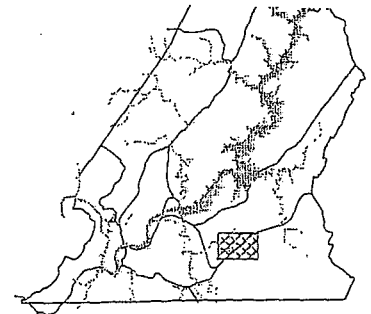
PC MEETING DATE: 10/13/2008

FROM: R-2

TO: M-3



1 in. = 240.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2008-178: Deny M-3, Approve C-2, subject to:

- 1) Self-service, mini-warehouses or office use only;
- 2) No access to Sonia Lane;
- 3) Type A landscaping along the 220' frontage shown on the site plan that is along Tyner Road;
- 4) Maintain 30' of existing vegetation along Sonia Lane (both the 540' and 200' portion shown on the site plan);
- 5) Attend a City of Chattanooga Presubmittal Meeting; and
- 6) Install and maintain a 20 foot landscape buffer along the southeastern property line fronting I-75. The plantings to be determined by the City Landscape Coordinator (the intent of this condition is to soften the visual impact of any rear wall of a warehouse along this property line).

Property Address:
2701 Walker Road
Chattanooga, TN, 37421

P = parking
HC = handicapped

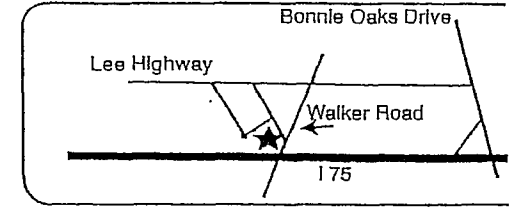
Will comply with landscaping regulations

Contact:
Aaron Breeden
5442 South 900 East
Salt Lake City, UT, 84117
Cell (423) 718-8774
aaron.breeden@gmail.com

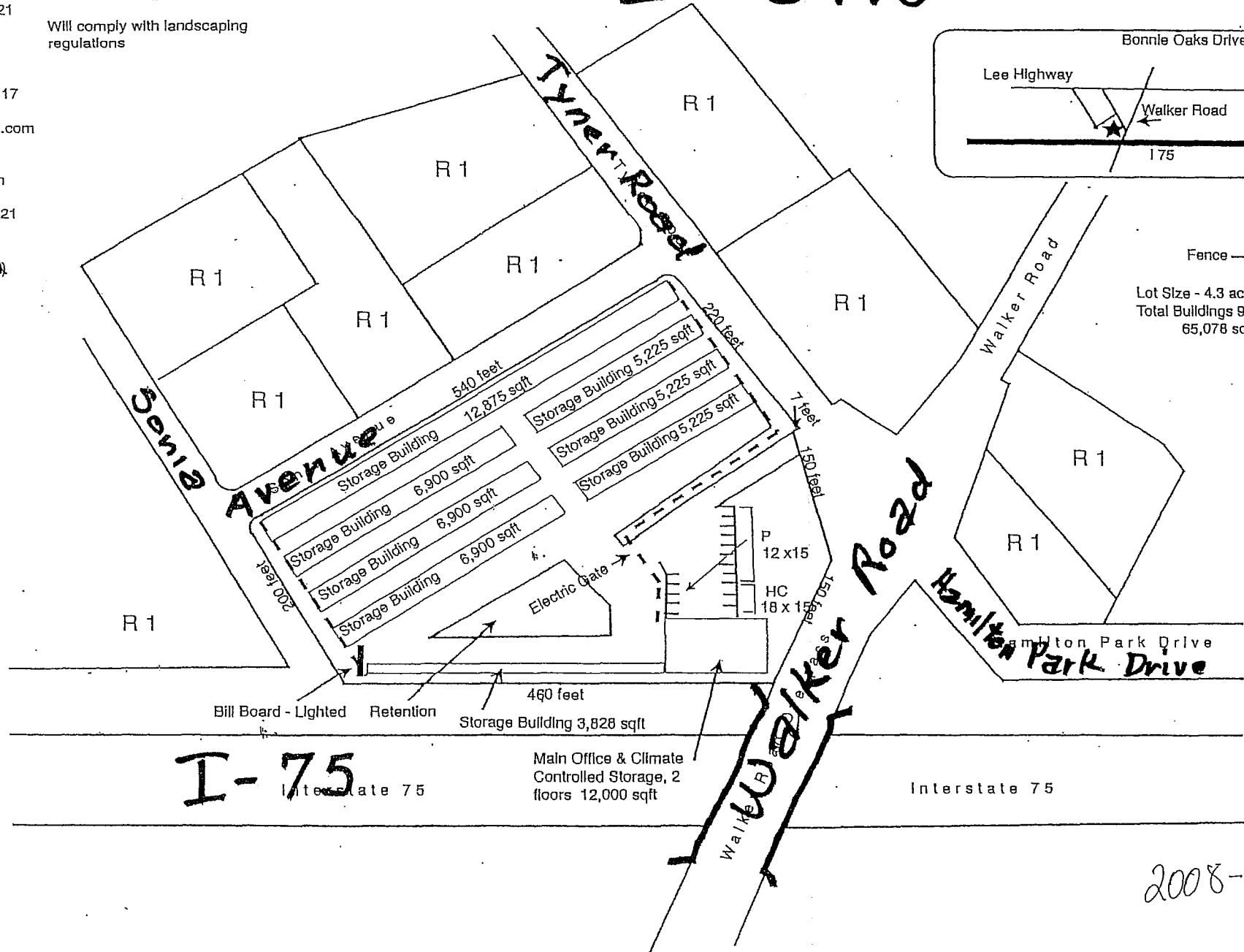
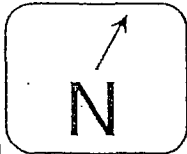
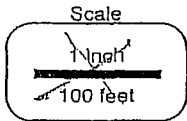
Current Owner:
David & Cheryl Benton
2701 Walker Road
Chattanooga, TN, 37421
Home (423) 892-9079

Current Use: Residential (R1)

2008-178



Fence — —
Lot Size - 4.3 acres
Total Buildings 9
65,078 sqft



2008-17