

1ST READING
2ND READING
INDEX NO.

6-9-09
6-16-09

2009-080
Jay M. Phillipose

ORDINANCE NO. 12259

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 7415 AND 7419 ZIEGLER ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP AND DRAWING ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone:

The southern approximate 110 foot flag portion of Tax Map 159H-B-013, the western approximate 194 feet of Tax Map 159H-B-014 both being portions of a part of Tract 3 together with a part of Tract 2, Resubdivision of Pinewood Acres, Plat Book 15, Page 70, ROHC, Deed Book 2368, Page 61 (part), Deed Book 4302, Page 147 (part), Deed Book 8448, Pages 158 and 160, ROHC. Tax Map 159H-B-013 (part), 014 (part), 016 and 017 as shown on the attached map.

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

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

- 1) Two 8,000 square foot buildings only;
- 2) All parking required to be located on the same lots being requested for rezoning;
- 3) Dumpster location to be located away from northern property line; and
- 4) Type A landscaping along northern 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

June 16, 2009.



CHAIRPERSON

APPROVED: X DISAPPROVED:

DATE: 6/19, 2009

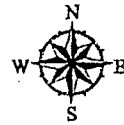


MAYOR

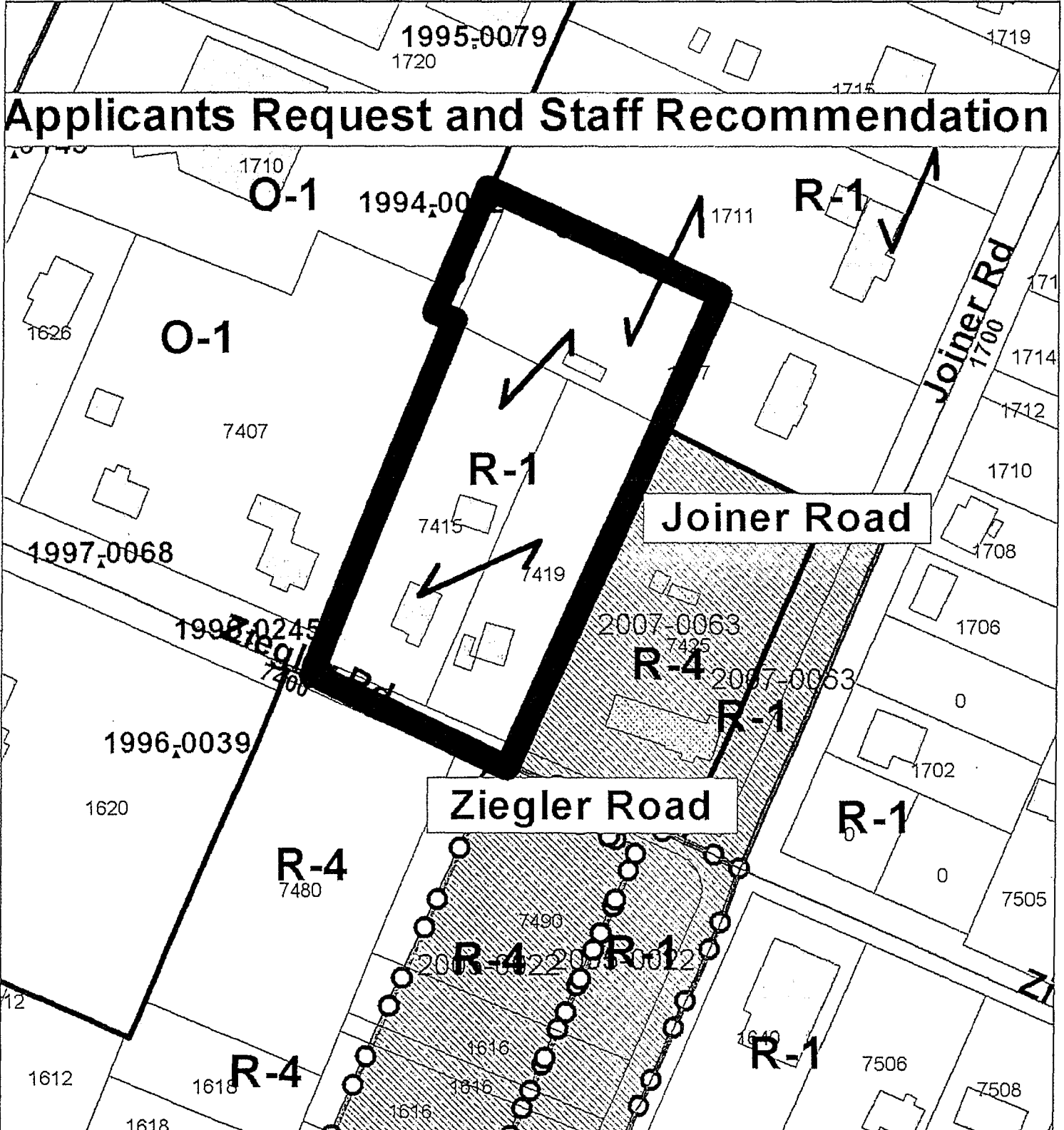
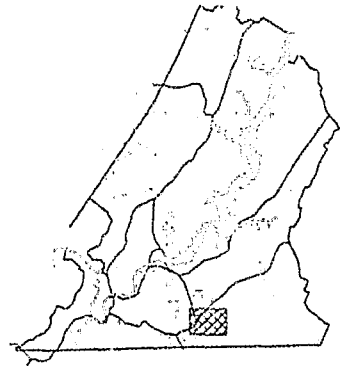
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CHATTANOOGA
CASE NO: 2009-0080
PC MEETING DATE: 5/11/2009
FROM: R-1
TO: R-4



1 in. = 110.0 feet

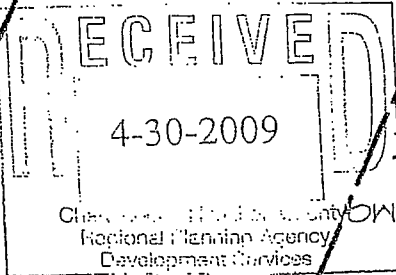


New site plan submitted by applicant

2009-080 VIC

ZONED 'R-1'

OWNED BY PHILIPPOSE



ZONED 'R-1'

OWNED BY PHILIPPOSE

ZONED 'R-1'

OWNED BY PHILIPPOSE

ZONED 'R-4'

ZONED 'R-1'
PROPOSED ZONE 'R-4'

8,000 SQ. FT.

DETENTION

8,000 SQ. FT.

PRIVACY FENCE
15' REAR YARD SETBACK

10' SIDE YARD SETBACK

25' FRONT YARD SETBACK
ZIEGLER ROAD

JOINER ROAD
EXISTING 25' LANDSCAPE BUFFER

ZIEGLER ROAD

ZONE