

1ST READING

10-4-11

2ND READING

10-14-12

2012-082
Dr. W. C. Helton
District No. 5
Planning Version

ORDINANCE NO. 12657

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED IN THE 4200 BLOCK OF CHERRYTON DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 OFFICE ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone property located in the 4200 block of Cherryton Drive, more particularly described herein:

Two unplatted tracts of land located in the 4200 block of Cherryton Drive being the properties described as Tracts 1 and 2 in Deed Book 5167, Page 666, ROHC. Tax Map Nos. 157G-J-012 and 013.

and as shown on the maps and drawings attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-4 Office Zone.

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

1. No access to Shawnee Trail;
2. No boarding houses, lodging houses, dormitories or halfway houses;
3. Truck delivery permitted only between 8:00 a.m. to 8:00 p.m.;

4. If the building is demolished, the square footage of the new building cannot exceed one hundred twenty-five (125%) percent of existing building's footprint;
5. Dumpster activity restricted between the hours of 8:00 a.m. and 8:00 p.m.; and
6. Lighting to be directed down and away from residential areas.

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

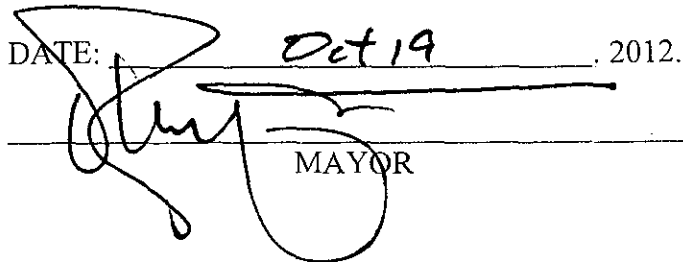
PASSED on Second and Final Reading

October 16, 2012.

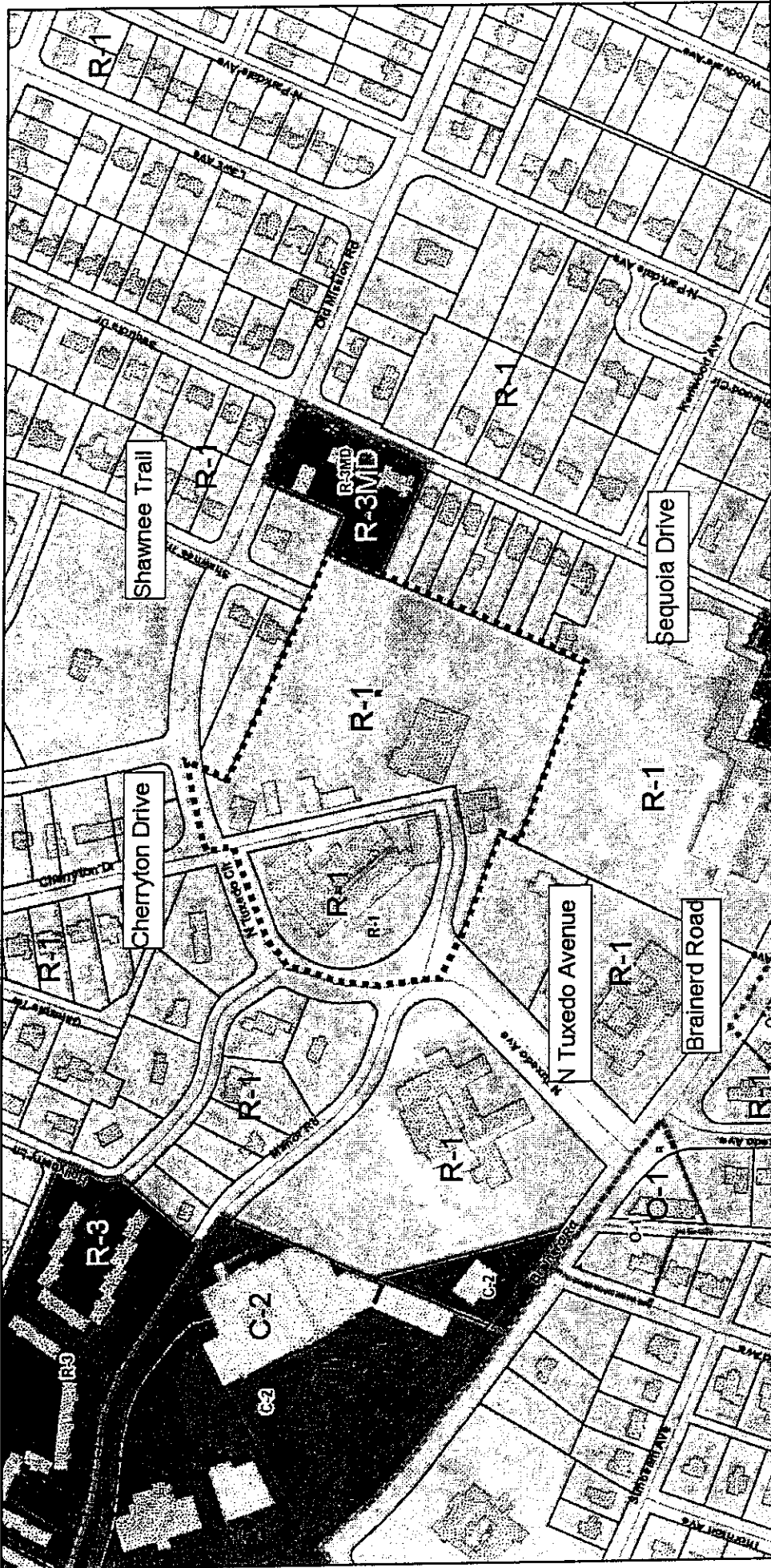

CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: Oct 19, 2012.


MAYOR

/mms



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2012-082: Deny C-2; Approve R-4; subject to conditions listed in the Planning Commission Resolution

2012-0082 R-1 to C-2

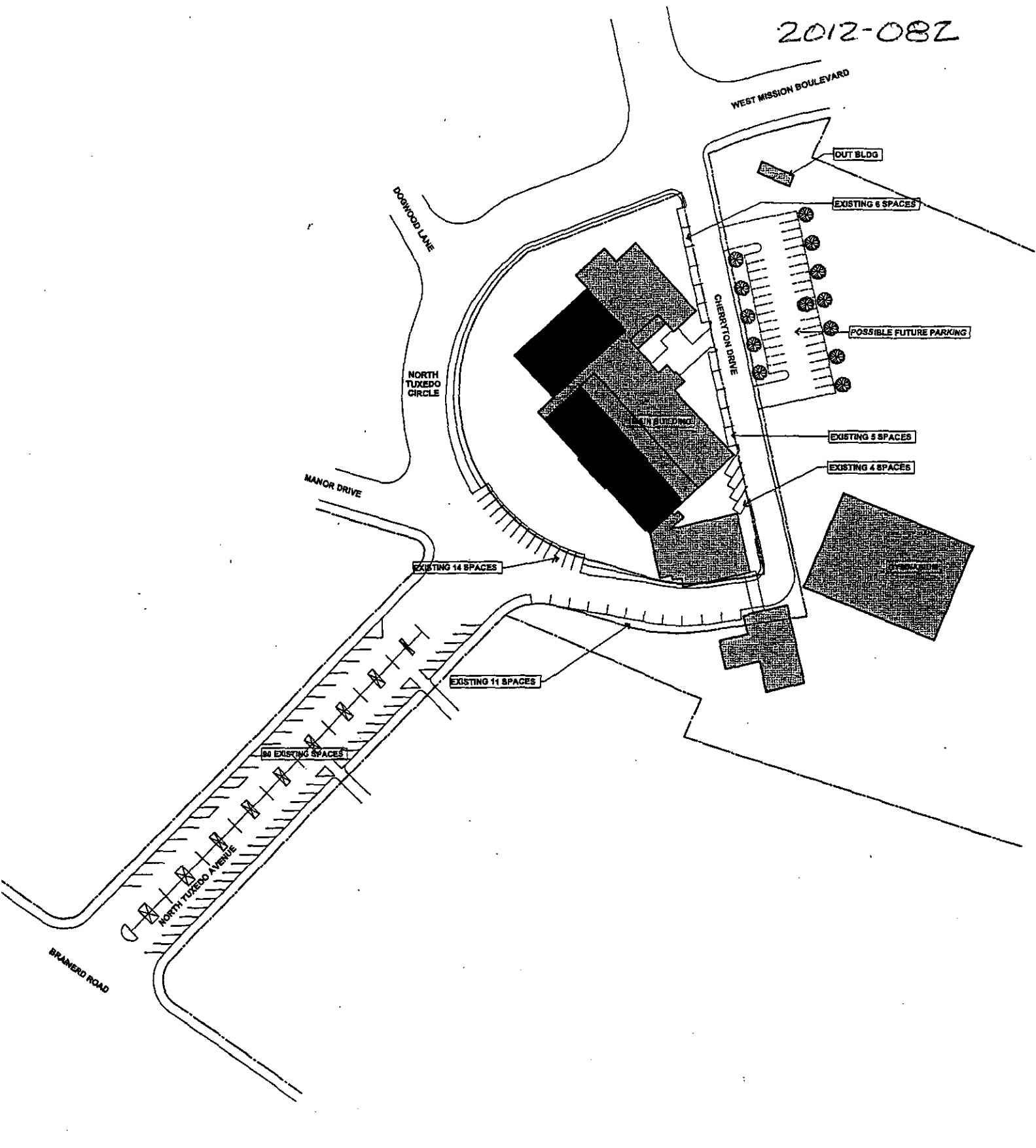


300 ft



Chattanooga Hamilton County Regional Planning Agency

2012-08Z



AMMATIC AREA and SITE PLAN FOR THE 21st CENTURY SCHOOL PROPERTY
 ADJOINING PROPERTIES ARE ZONED R-1