

1ST READING

2-13-13

2ND READING

2-19-13

2013-013
Grace Episcopal Church/
Randy Durham
District No. 6
Planning Version

ORDINANCE NO. 12693

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 4018, 4022, AND 4026 BRAINERD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 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 Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone properties located at 4018, 4022, and 4026 Brainerd Road, more particularly described herein:

Lots 1 thru 3, Block A, Belvoir Place Subdivision, Plat Book 11, Page 8, ROHC being the properties described in Deed Book 3504, Page 49 and Deed Book 4462, Page 11, ROHC. Tax Map Nos. 157G-B-006 thru 008.

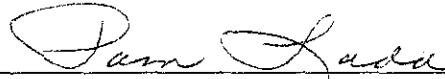
and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to C-2 Convenience Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to use as a landscape business, professional, medical or dental office and parking lot only.

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

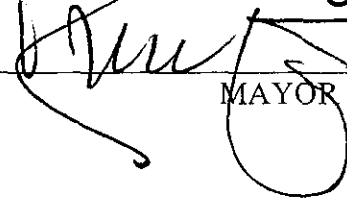
February 19, 2013.



CHAIRPERSON

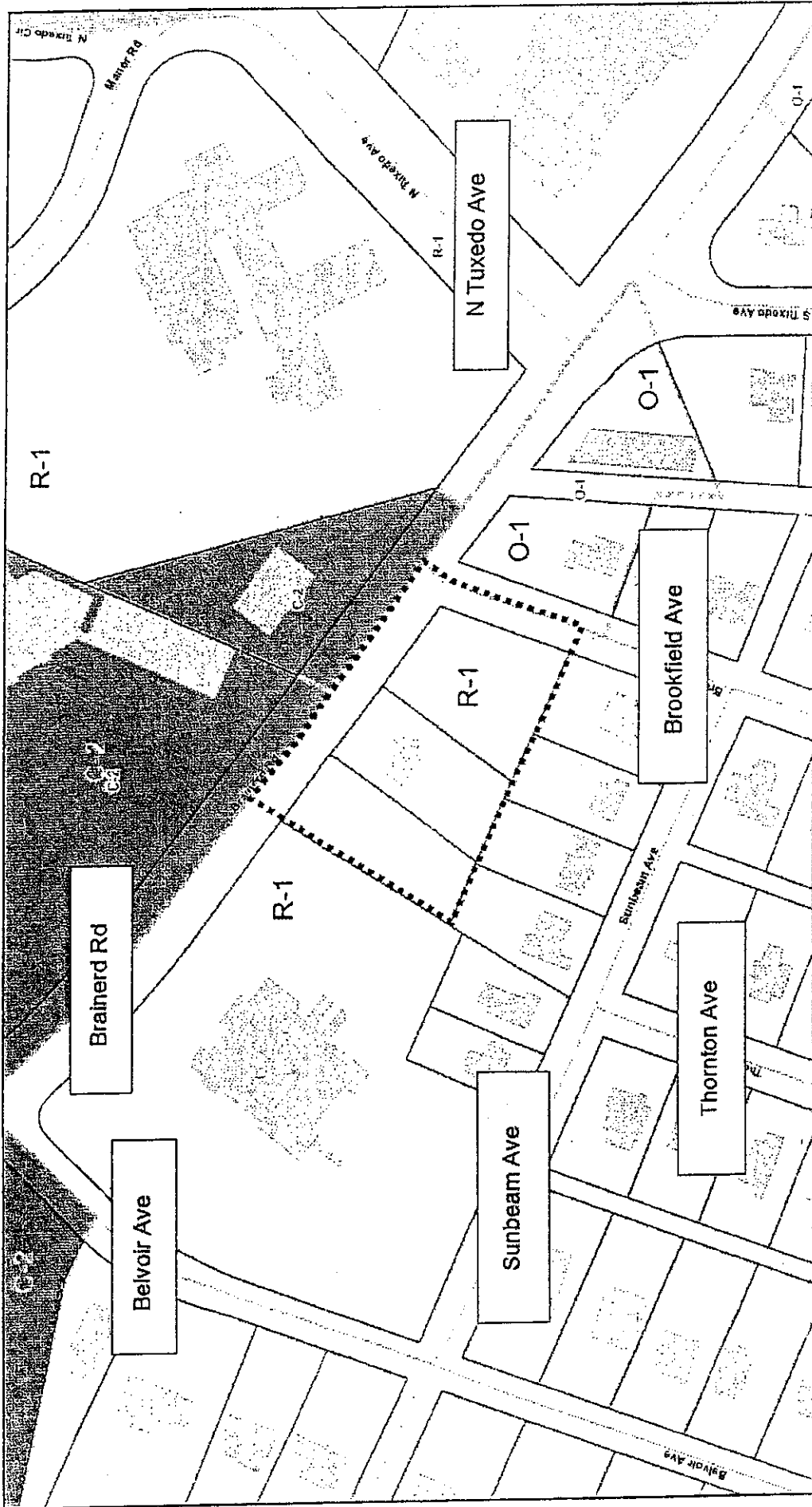
APPROVED: DISAPPROVED:

DATE: Feb 20, 2013



MAYOR

/mms



2013-013 Rezoning R-1 to C-2

150 ft

Chattanooga-Hamilton County
RPA
 Regional Planning Agency

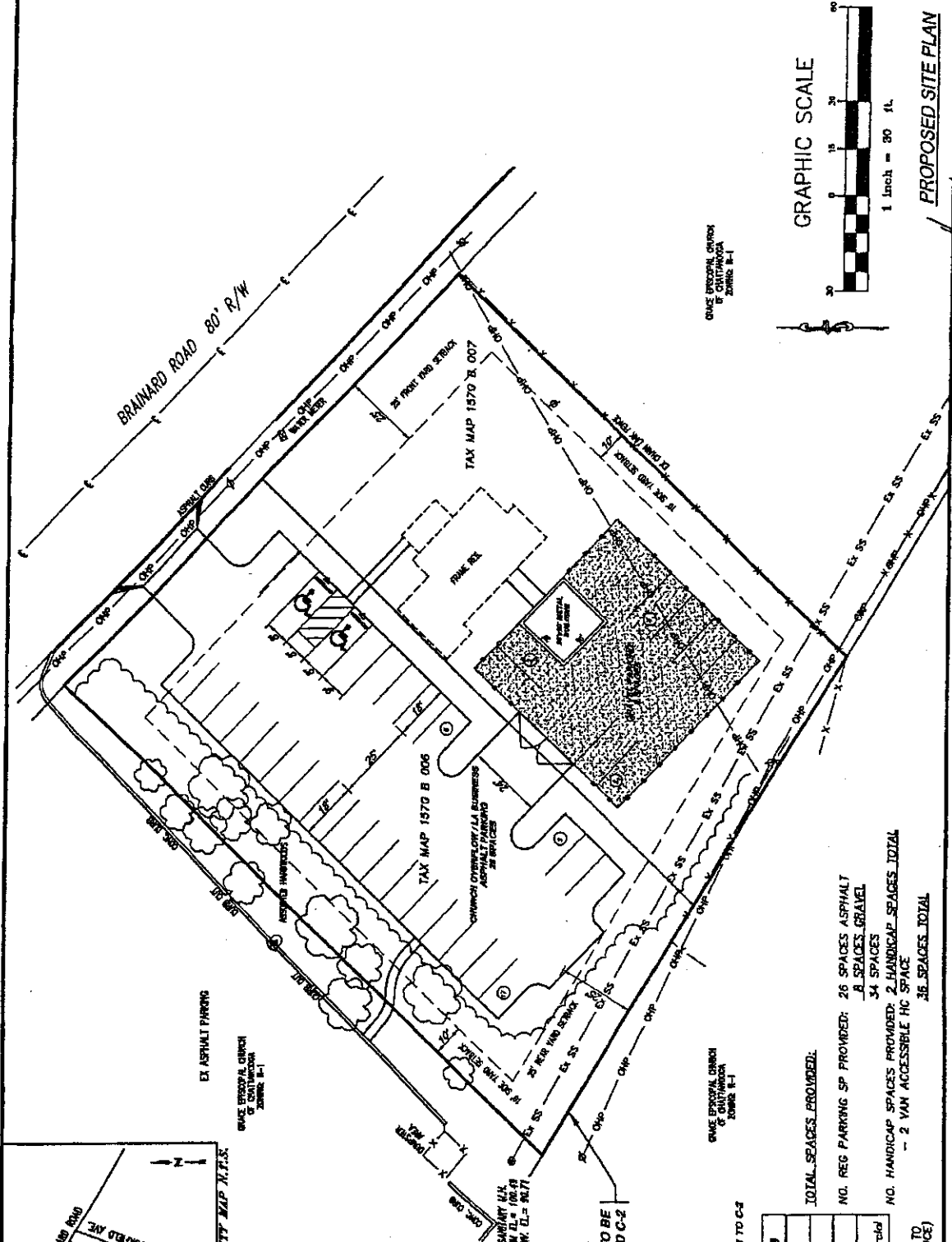
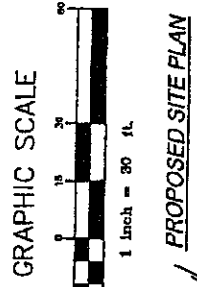
Chattanooga Hamilton County Regional Planning Agency

AD SERVICES, INC.
 651 E. 4th Street, Suite 407
 Chattanooga, TN 37403
 PH: (423) 266-3501 FAX: (423) 266-3286

REZONING APPLICATION
 GRACE EPISCOPAL
 4022 Brainard Road
 Chattanooga, TN 37411

SCALE: 1"=30'
 DATE: 12/10/12
 DRAWN BY: DYA
 CHECKED BY: ASD
 JOB NO: 12187

2013-003



REZONING REQUEST: R-1 TO C-2

BUILDING SETBACKS	
Front yard	25'
Rear yard	25'
Side yard	10'
Zoning:	C-2
Convenience Commercial	
* Adjacent to R-1	
20' LA BUFFER ADJ TO RESIDENTIAL (VARIANCE)	

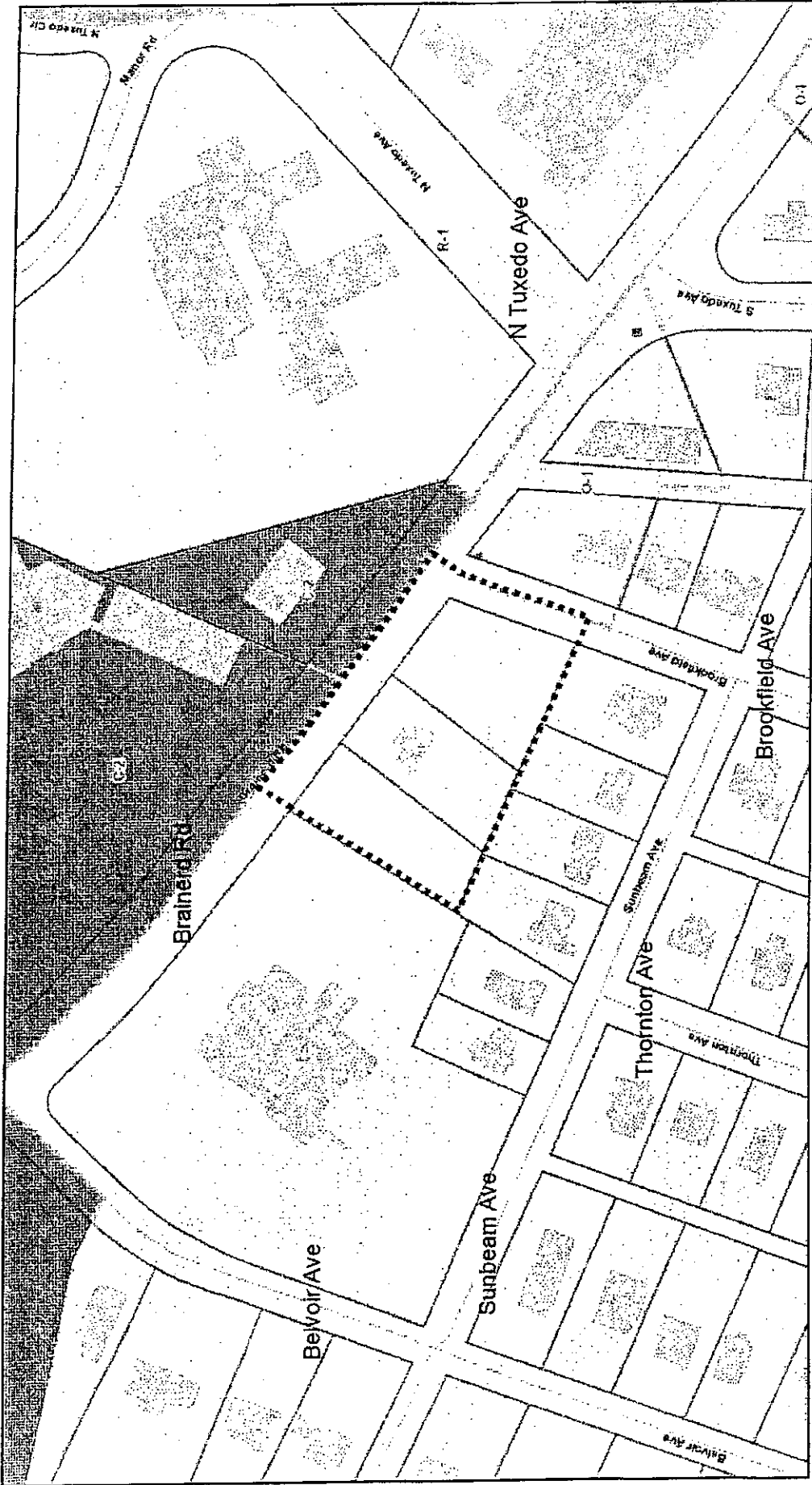
TOTAL SPACES PROVIDED:

- NO. REG PARKING SP PROVIDED: 26 SPACES ASPHALT
- 8 SPACES GRAVEL
- 34 SPACES
- NO. HANDICAP SPACES PROVIDED: 2 HANDICAP SPACES TOTAL
- 2 VAN ACCESSIBLE HC SPACE
- 36 SPACES TOTAL

GRACE EPISCOPAL CHURCH
 4022 BRAINARD ROAD
 CHATTANOOGA, TN 37411

GRACE EPISCOPAL CHURCH
 4022 BRAINARD ROAD
 CHATTANOOGA, TN 37411

PROPOSED SITE PLAN



2013-013 Rezoning from R-1 to C-2

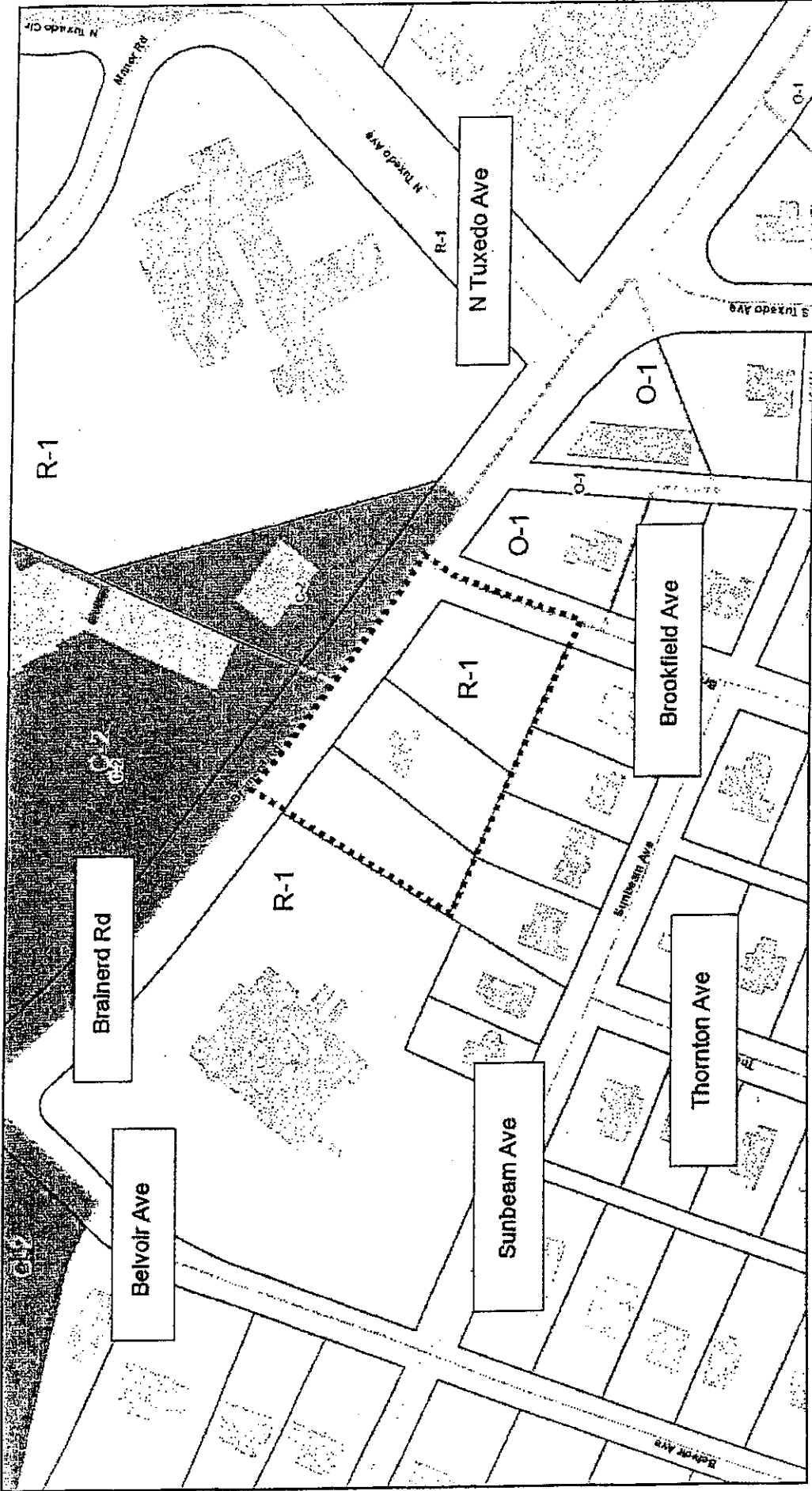
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-013: Approve, subject to: 1) Use as a landscape business, professional medical or dental office and parking lot only.



160 ft



Chatham-Hamilton County Regional Planning Agency



2013-013 Rezoning R-1 to C-2



150 ft



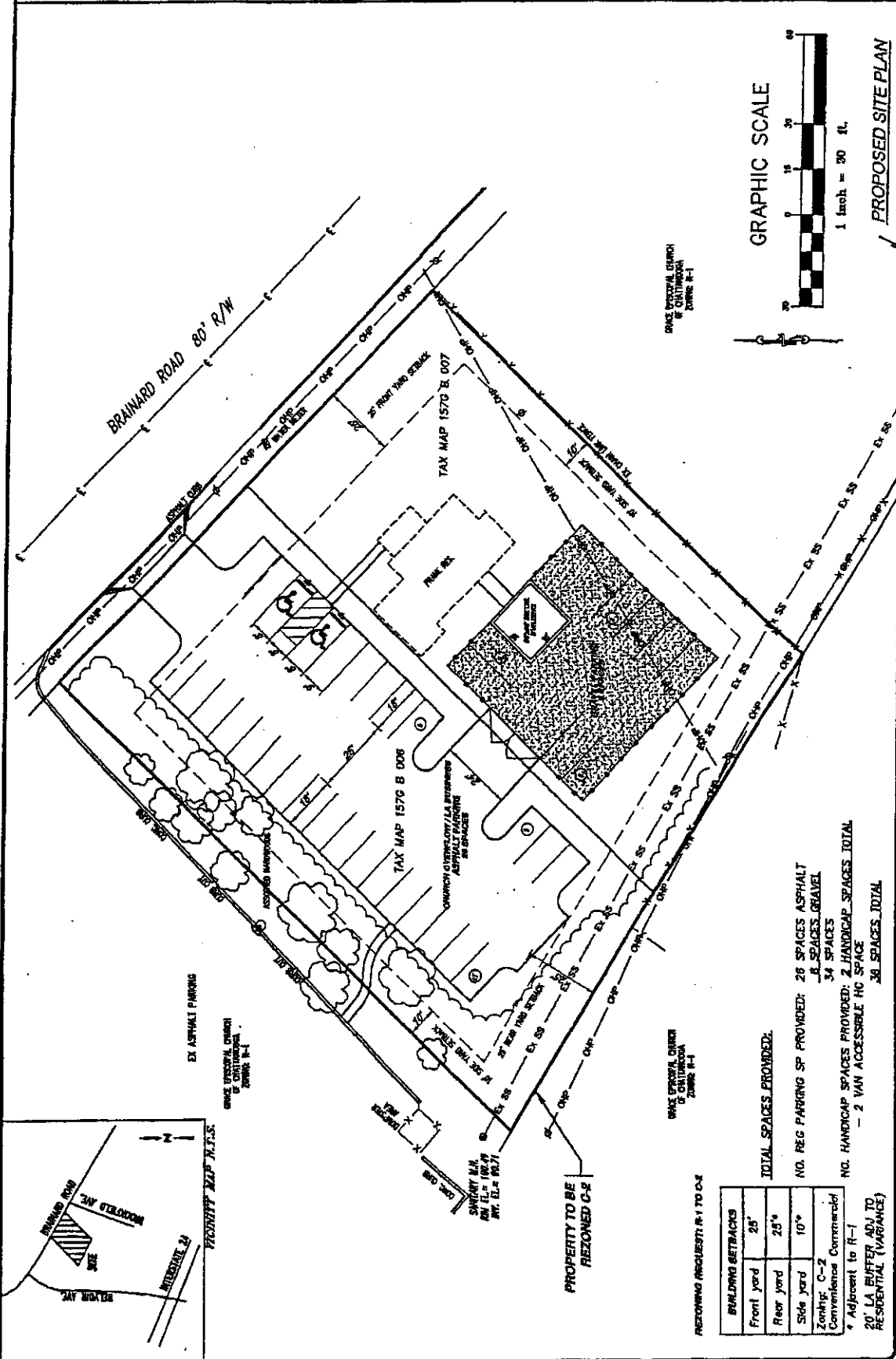
Chattanooga Hamilton County Regional Planning Agency

2013-013

ENGINEERING SERVICES, INC.
 651 E. 4th Street, Suite 407
 Chattanooga, TN 37403
 PH: (423) 266-3501 FAX: (423) 266-3286

GRACE EPISCOPAL
 4022 Brainerd Road
 Chattanooga, TN 37411

REZONING APPLICATION
 SCALE: 1"=30'
 DATE: 12/10/12
 DRAWN BY: DVA
 CHECKED BY: ASD
 JOB NO. 12187



GRAPHIC SCALE
 1 inch = 30 ft.
PROPOSED SITE PLAN

INITIAL SPACES PROVIDED:
 NO. REG. PARKING SP. PROVIDED: 28 SPACES ASPHALT
 34 SPACES GRAVEL
 34 SPACES
 NO. HANDICAP SPACES PROVIDED: 2 HANDICAP SPACES TOTAL
 - 2 VAN ACCESSIBLE HC SPACE
 36 SPACES TOTAL

BUILDING SETBACKS	REQUIREMENTS
Front yard	25'
Rear yard	25'
Side yard	10'
Zoning:	C-2
Convenience:	Commercial
* Adjacent to R-1	
20' LA BUFFER ADJ. TO RESIDENTIAL (VARIANCE)	

REZONING REQUEST: R-1 TO C-2

