

**First Reading May 14, 2013  
Second Reading May 21, 2013**

2013-045  
John Wise/June Jones  
District No. 1  
Planning Version

**ORDINANCE NO. 12722**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 530 CHEROKEE BOULEVARD AND 335 STRINGER STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE, O-1 OFFICE ZONE AND C-2 CONVENIENCE COMMERCIAL ZONE TO C-7 NORTHSHORE COMMERCIAL MIXED USE ZONE, SUBJECT TO CERTAIN CONDITIONS.

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**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 530 Cherokee Boulevard and 335 Stringer Street, more particularly described herein:

Lot 7, Block 8, Plat of Thompson and Carter Addition to Hill City, Plat Book 2, Page 17 ROHC, and Lots 8 (part), 9 thru 14, and 19 thru 21, Block 6, Hamilton County Boulevard Company's Subdivision of part of Thompson and Carter's Addition to Hill City, Plat Book 14, Page 9, ROHC being the properties described in Deed Book 2748, Page 764 and Deed Book 8645, Page 584, ROHC. Tax Map Nos. 135C-L-007 and 015.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone, O-1 Office Zone and C-2 Convenience Commercial Zone to C-7 Northshore Commercial Mixed Use Zone.

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

1. The occupancy of the existing office structure on the site shall be limited to retail, office, or a sit-down restaurant with no outside dining;
2. Alcohol sales shall be limited to a sit-down restaurant and shall not be allowed after 11:00 p.m.;
3. Dumpster service shall be limited to the hours of 7:00 a.m. to 7:00 p.m.;
4. Parking layout shall be approved by the City Traffic Engineer;
5. The new apartment building shall be limited to a building height of 35-feet;
6. Provide Landscape buffers according to the Landscape Ordinance. Type B buffer shall be located between the C-7 and R-1 zones;
7. Any business located in the existing building shall operate only between the hours of 6:00 a.m. and 11:00 p.m.; and
8. No automobile-oriented uses, including, but not limited to, gas stations, towing services, automotive repair facilities, and car lots.

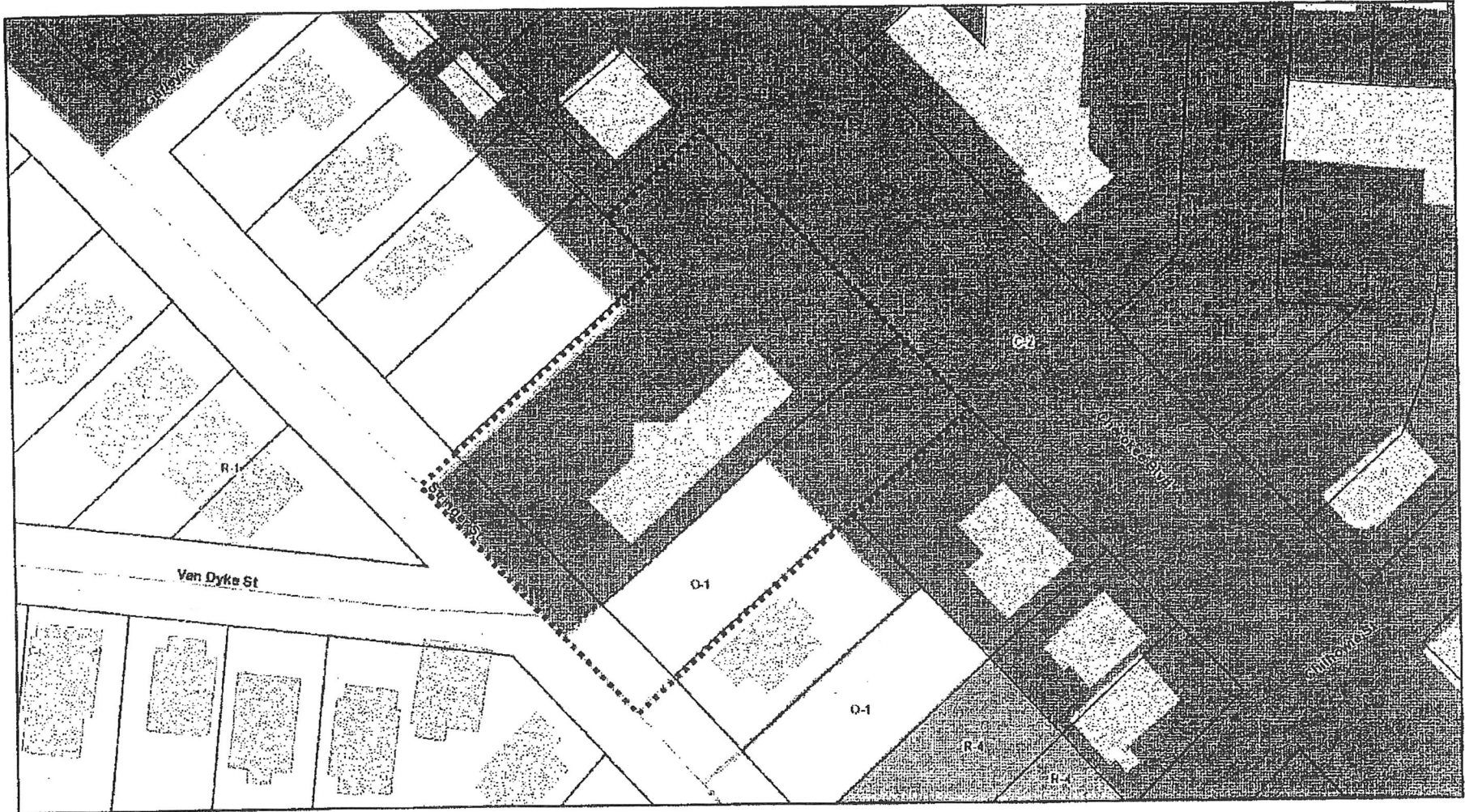
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading May 21, 2013

Yusef Hakeem  
CHAIRPERSON

APPROVED:  DISAPPROVED:

Andy Bate  
MAYOR



**2013-045 Rezoning from C-2, O-1 and R-1 to C-7**



**Chattanooga Hamilton County Regional Planning Agency**



68 ft



