

**First Reading: June 9, 2015**  
**Second Reading: June 16, 2015**

2015-063  
Donald Runyan and  
Smart Living Trust  
District No. 5  
Planning Version

ORDINANCE NO. 12954

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4200 WILLARD DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO R-3 MODERATE DENSITY 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 property located at 4200 Willard Drive, more particularly described herein:

A portion of the property located at 4200 Willard Drive, beginning at the northwest corner of Tax Map 129H-F-004 and going southeast 145 feet, thence southwest 173.5 feet, thence northwest 160.5 feet, thence northeast 102.62 feet to the point of beginning, being part of the property described as Tract Two in deed Book 10400, Page 937, ROHC.

and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone to R-3 Moderate Density Zone.

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

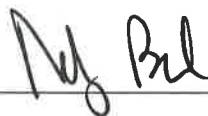
- (1) Use restricted to no more than three (3) apartment units; and
- (2) One shared driveway with parking behind the main buildings.

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

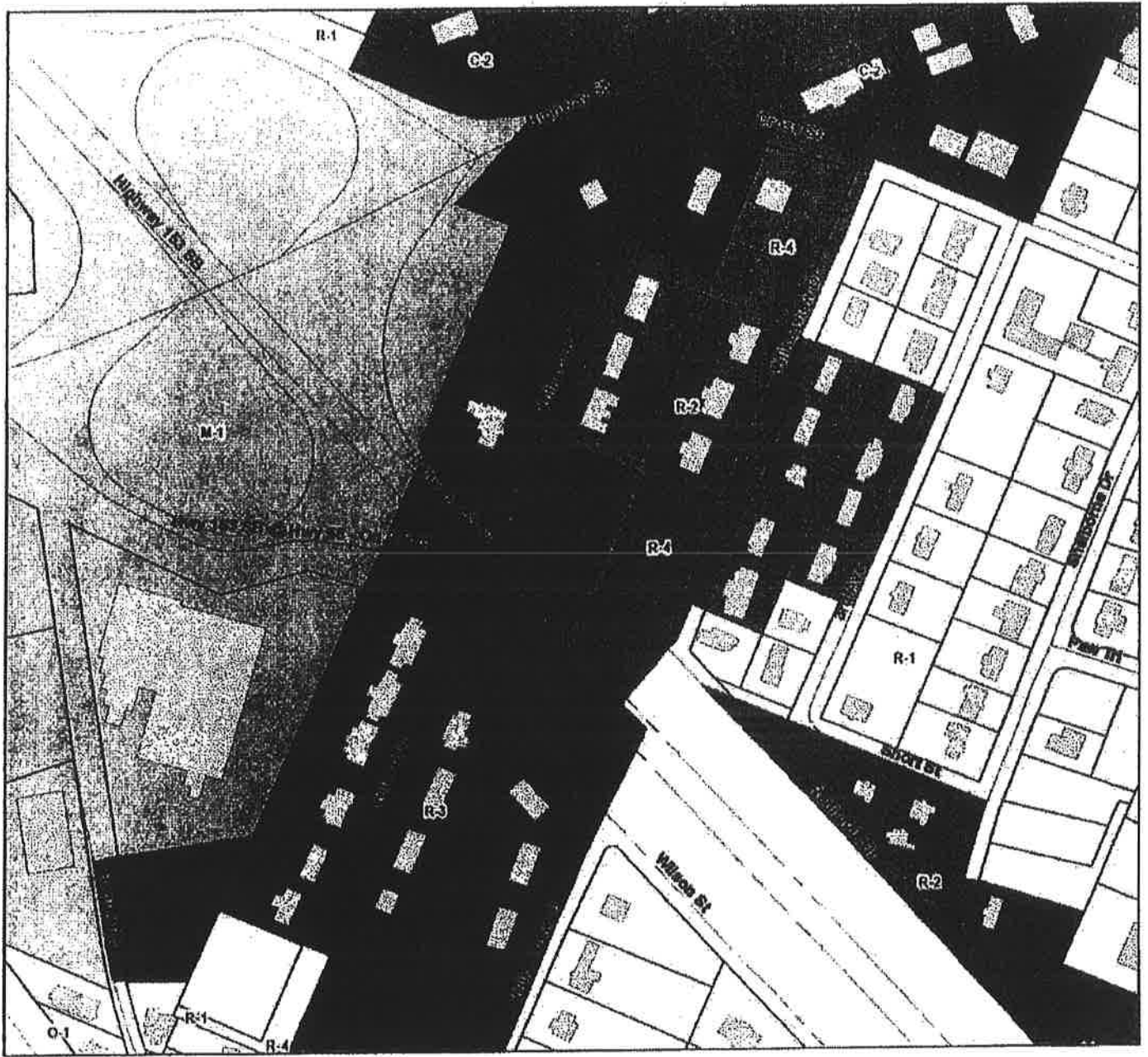
Passed on second and final reading: June 16, 2015

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem



## 2015-063 Rezoning from R-2 to R-4

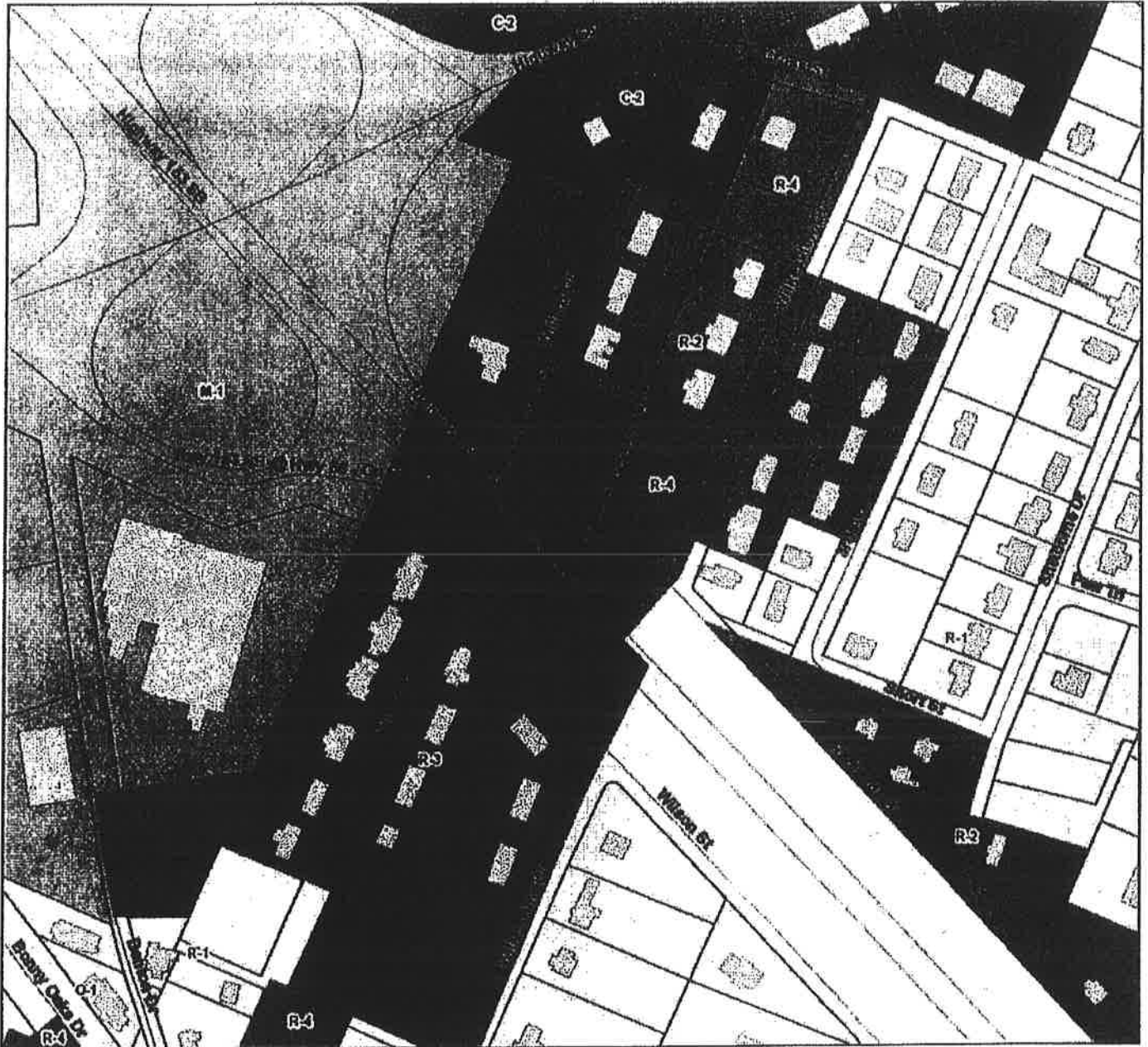
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-063: Deny R-4; Approve R-3 Moderate Density (R-3 MD), subject to the following conditions: (1) Use restricted to no more than three apartment units, and (2) One shared driveway with parking behind the main buildings.



238 ft

**Chattanooga Hamilton County Regional Planning Agency**





## 2015-063 Rezoning from R-2 to R-4

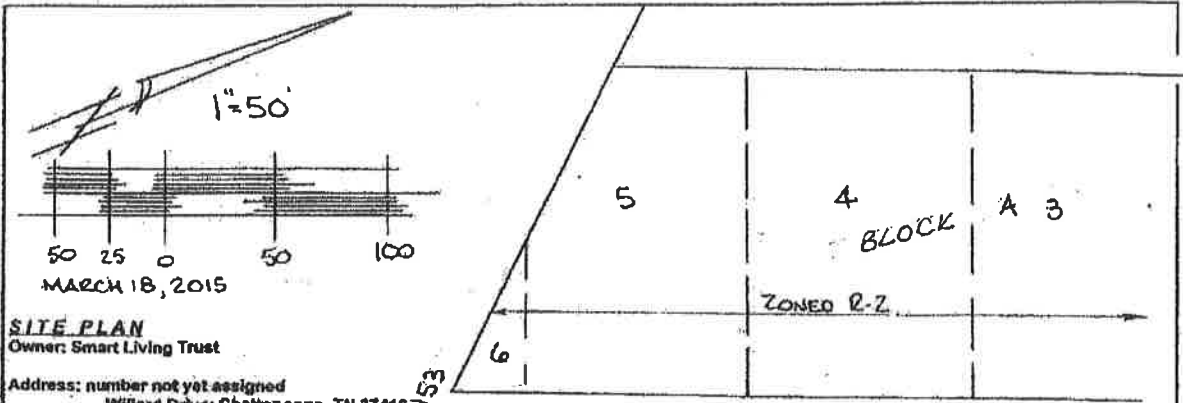


Chattanooga Hamilton County Regional Planning Agency



238 ft

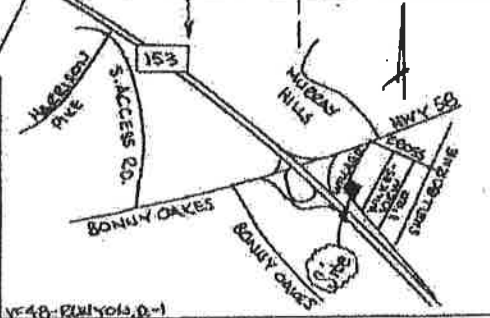
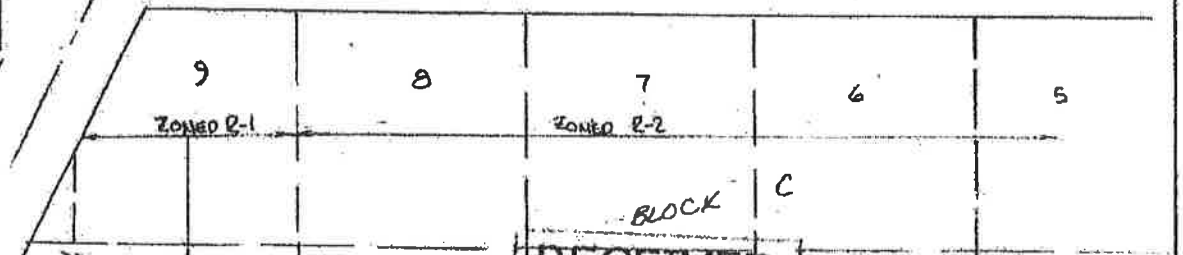
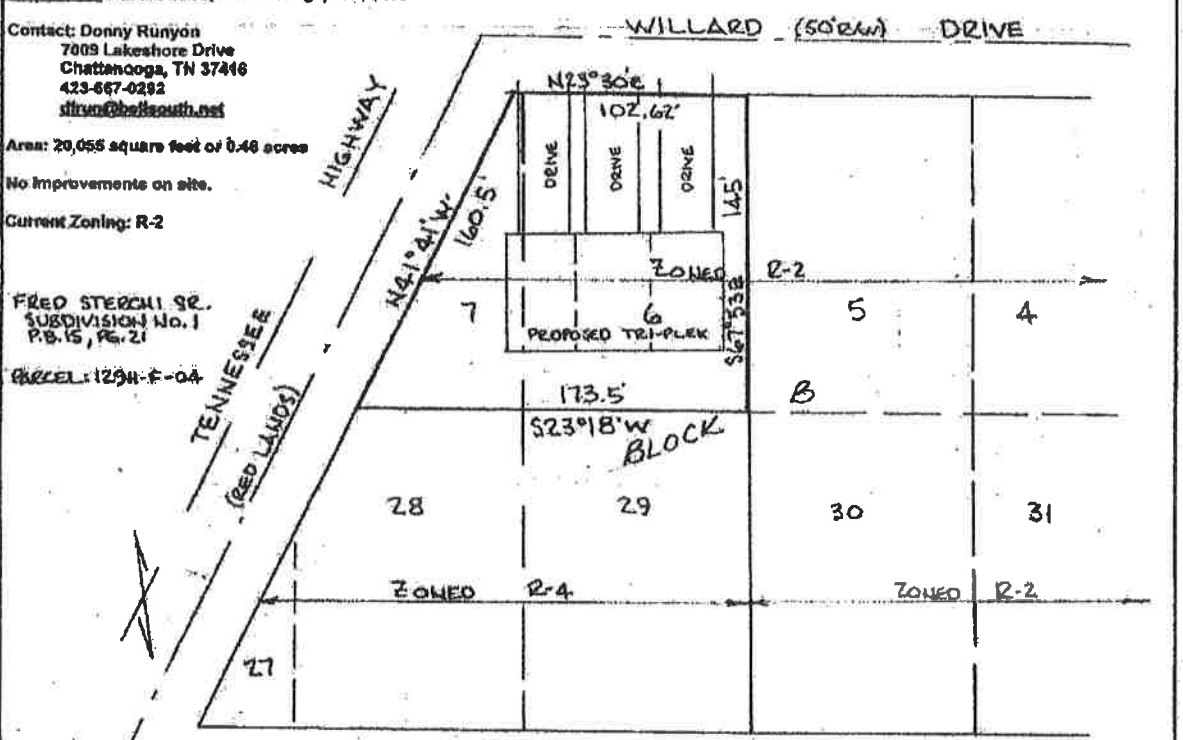
  
**RPA**



Contact: Donny Runyon  
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 Chattanooga, TN 37416  
 423-667-0292  
 dirun@bellsouth.net

Area: 20,055 square feet or 0.46 acres  
 No improvements on site.  
 Current Zoning: R-2

FRED STERCHI SR.  
 SUBDIVISION No. 1  
 P.B. 15, P.G. 21  
 PARCEL: 129H-F-04



**RECEIVED**

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Chattanooga Hamilton County  
 Regional Planning Agency  
 Development Services

**Niles Surveying Co., Inc.**  
 Land Surveying — Flood Consultation  
 Offering Surveying Services in Tennessee and Georgia  
 3982 Churchill Road - Chattanooga, Tennessee 37406  
 423-624-5041 — 423-629-7813 fax

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