

**First Reading: August 9, 2016**  
**Second Reading: August 16, 2016**

2016-099  
Bradley M. Lipsey/  
Kinsey Probasco Hays, LLC Medical  
Development Partners, LLC  
District No. 8  
Planning Version

ORDINANCE NO. 13094

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1301 CITICO AVENUE AND 804 NORTH HOLTZCLAW AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM O-1 OFFICE ZONE TO R-4 SPECIAL 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 1301 Citico Avenue and 804 North Holtzclaw Avenue, more particularly described herein:

Lots 1 and 2, Citico Medical Subdivision, Plat Book 80, Page 63, ROHC, Deed Book 8663, Page 757, ROHC. Tax Map Nos. 146C-A-022 and 023.

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

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved

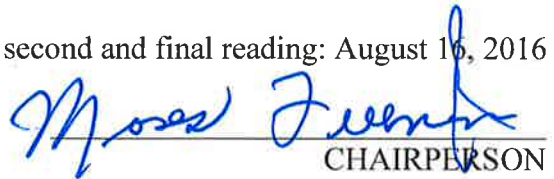
subject to the following:

1. Primary pedestrian access shall be located from Holtzclaw Avenue.
2. Off-street parking fronting a public street shall be screened from the right-of-way with a street edge as follows:
  - a. The street edge shall have a minimum height of three (3) feet and a maximum height of four (4) feet above grade and shall consist of:
  - b. Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
  - c. A decorative metal fence with landscaping a minimum of three (3) feet in height at maturity, providing a year-round near opaque screen; or
  - d. An evergreen hedge, with a minimum height at maturity of three (3) feet.
  - e. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
3. Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every five parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

(2) weeks from and after its passage.

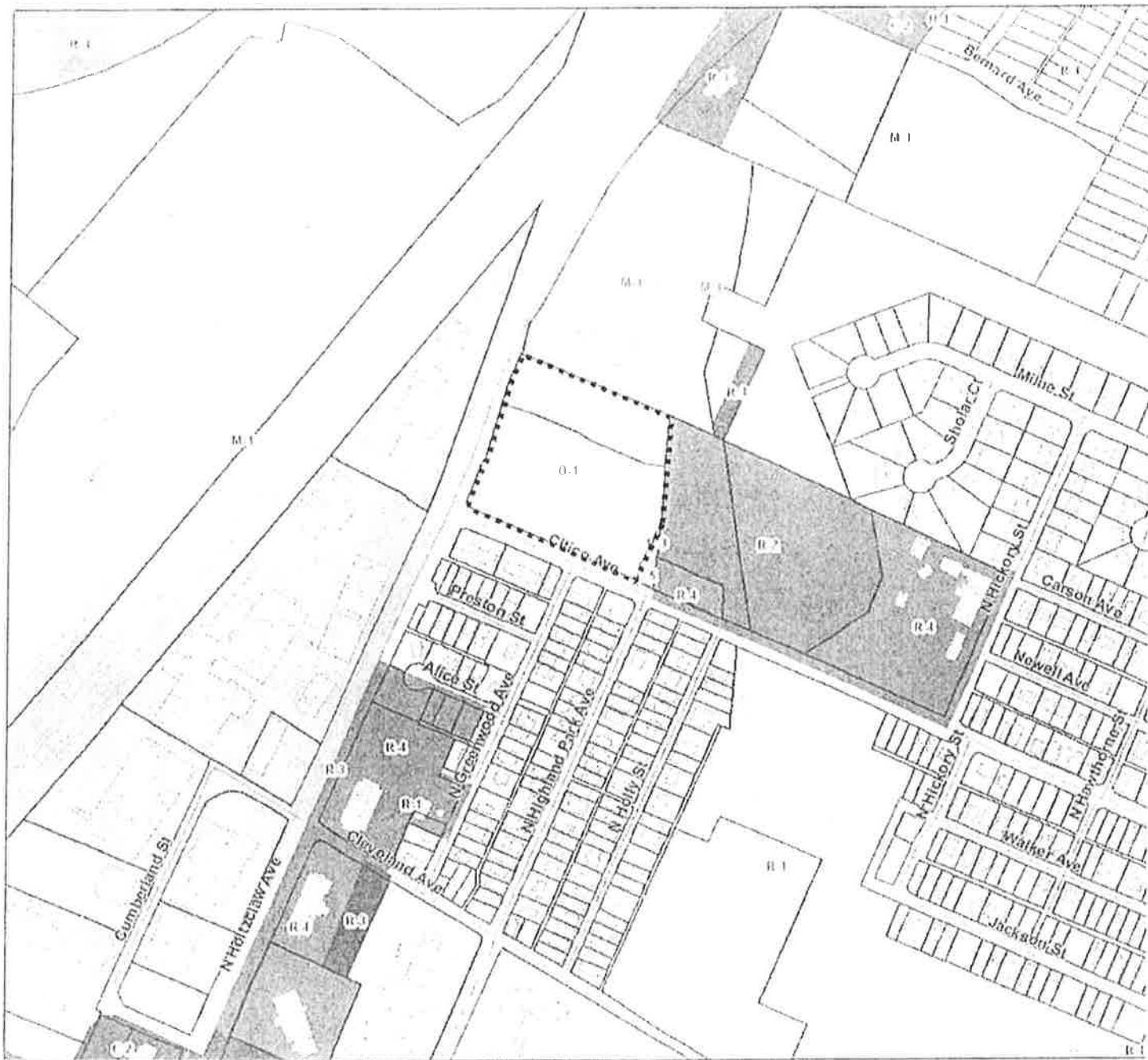
Passed on second and final reading: August 16, 2016

  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
MAYOR

/mem

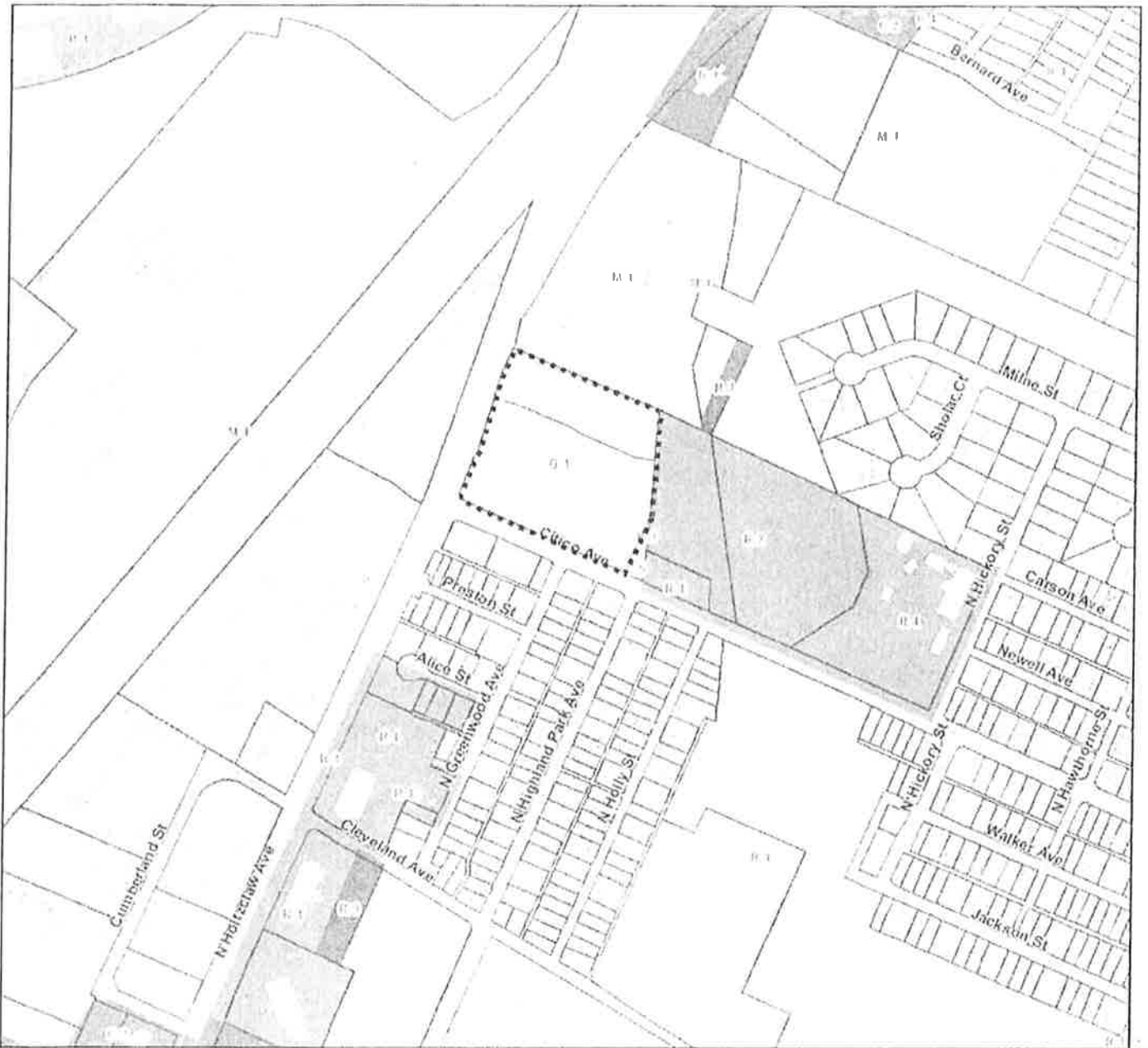


## 2016-099 Rezoning from O-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-099:  
 Approve, subject to the list of conditions listed in the Planning Commission  
 Resolution.



418 ft



## 2016-099 Rezoning from O-1 to R-4



418 ft

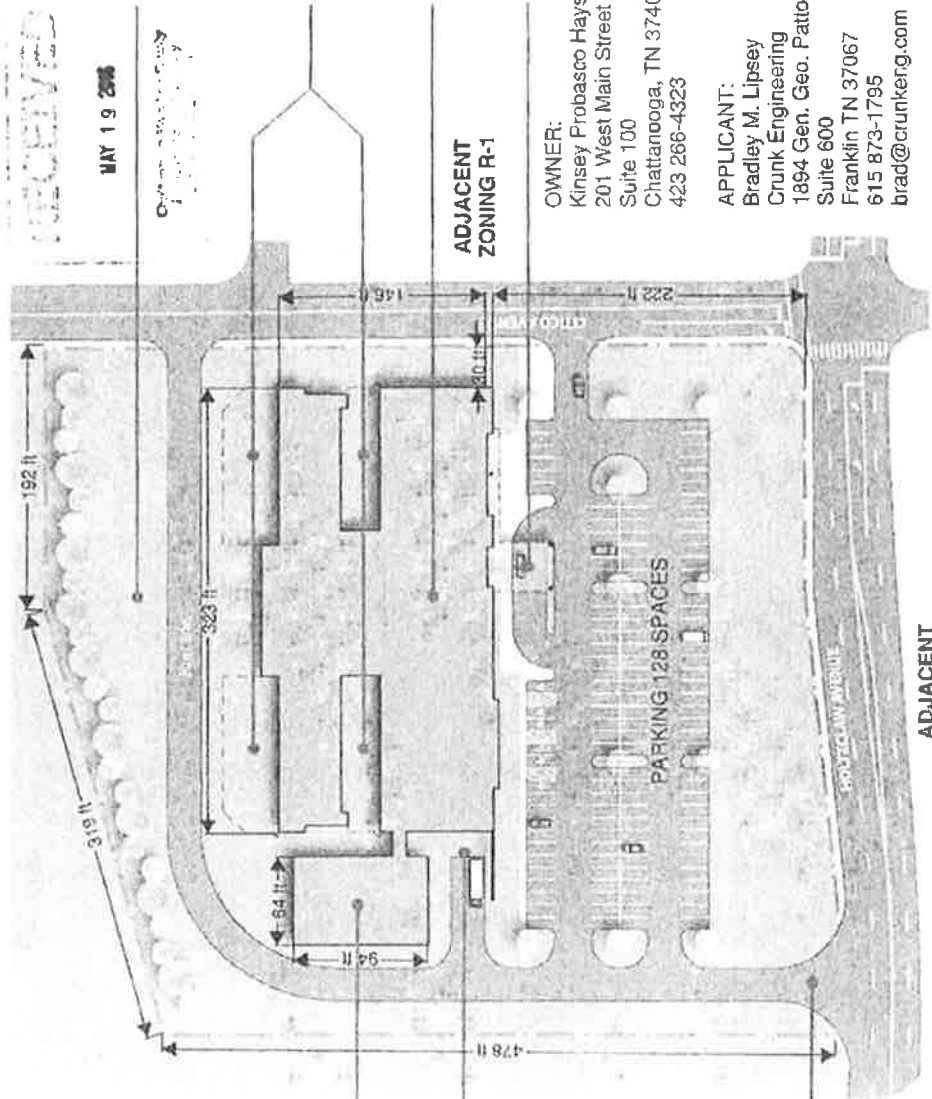
Chattanooga Hamilton County Regional Planning Agency



**SITE DATA:**

- A. CURRENT ZONING O-1
- B. LOT SIZE - 6.04 ACRES
- C. CURRENT USE - VACANT LOT
- D. DUMPSTER LOCATED IN LOADING AREA

**TAX MAP # - 146C A022 & 146C A023**



**OWNER:**  
Kinsey Probasco Hays  
201 West Main Street  
Suite 100  
Chattanooga, TN 37408  
423 268-4323

**APPLICANT:**  
Bradley M. Lipsey  
Crunk Engineering  
1894 Gen. Geo. Patton  
Suite 600  
Franklin TN 37067  
615 873-1795  
brad@crunkerq.com

**NORTH**

**SCALE: 1" = 80'-0"**