

First Reading: September 26, 2017
Second Reading: October 3, 2017

2017-101

Hawkins Commercial Properties, LLC

c/o Mark Hawkins

District No. 4
Planning Version #3

ORDINANCE NO. 13222

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 3401 JENKINS ROAD, 7703 AND 7721 STANDIFER GAP ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE AND M-2 LIGHT INDUSTRIAL 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 3401 Jenkins Road, 7703 and 7721 Standifer Gap Road, more particularly described herein:

Part of properties located at 3401 Jenkins Road and 7721 Standifer Gap Road together with all of the property located at 7703 Standifer Gap Road. Beginning at the southwest corner of Tax Map 149C-B-016 thence northeast 180 feet along the west line of said property to a point in the west line of Tax Map 139-004.01, thence continuing northeast some 312 feet to a point in the west line of said parcel, thence 290 feet southeast to the west line of the

3400 block of Jenkins Road, thence southeast some 776 feet along said line to a point, thence southwest along the south line of Tax Map 139-004.01 some 260 feet to a point, thence some 400 feet northwest along the west line of said parcel to the southeast corner of Tax Map 149C-B-016, thence some 220 feet northwest along the south line of said parcel to its southwest corner, the point of beginning being a portion of Lot 1, Standifer Place Subdivision, Plat Book 60, Page 147, ROHC, Deed Book 10615, Page 733 (part), ROHC, a portion of Lot 1-A, Spring Meadow Subdivision, Plat Book 70, Page 37, Deed Book 10762, Page 582 (part), ROHC, and an unplatted tract of land located at 7703 Standifer Gap Road being the property described in Deed Book 6676, Page 613, ROHC. Tax Map Nos. 139-004.01 (part), 149C-B-010 (part) and 149C-B-016.

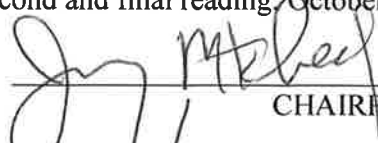
and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone and M-2 Light Industrial Zone to C-2 Convenience Commercial Zone.

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

- 1) Dumpsters not to be located within fifty (50') feet of any property zoned R-1 Residential Zone;
- 2) No drive-thru allowed;
- 3) Signage on Jenkins Road shall be limited to a single monument sign. Monument sign shall not exceed twenty (20') feet in height and ten (10') feet in width and shall be indirectly illuminated. Height is measured from the top of the sign to the lowest point of the ground upon which the proposed sign is to be located;
- 4) Stormwater retention facility being located away from residential 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: October 3, 2017



CHAIRPERSON

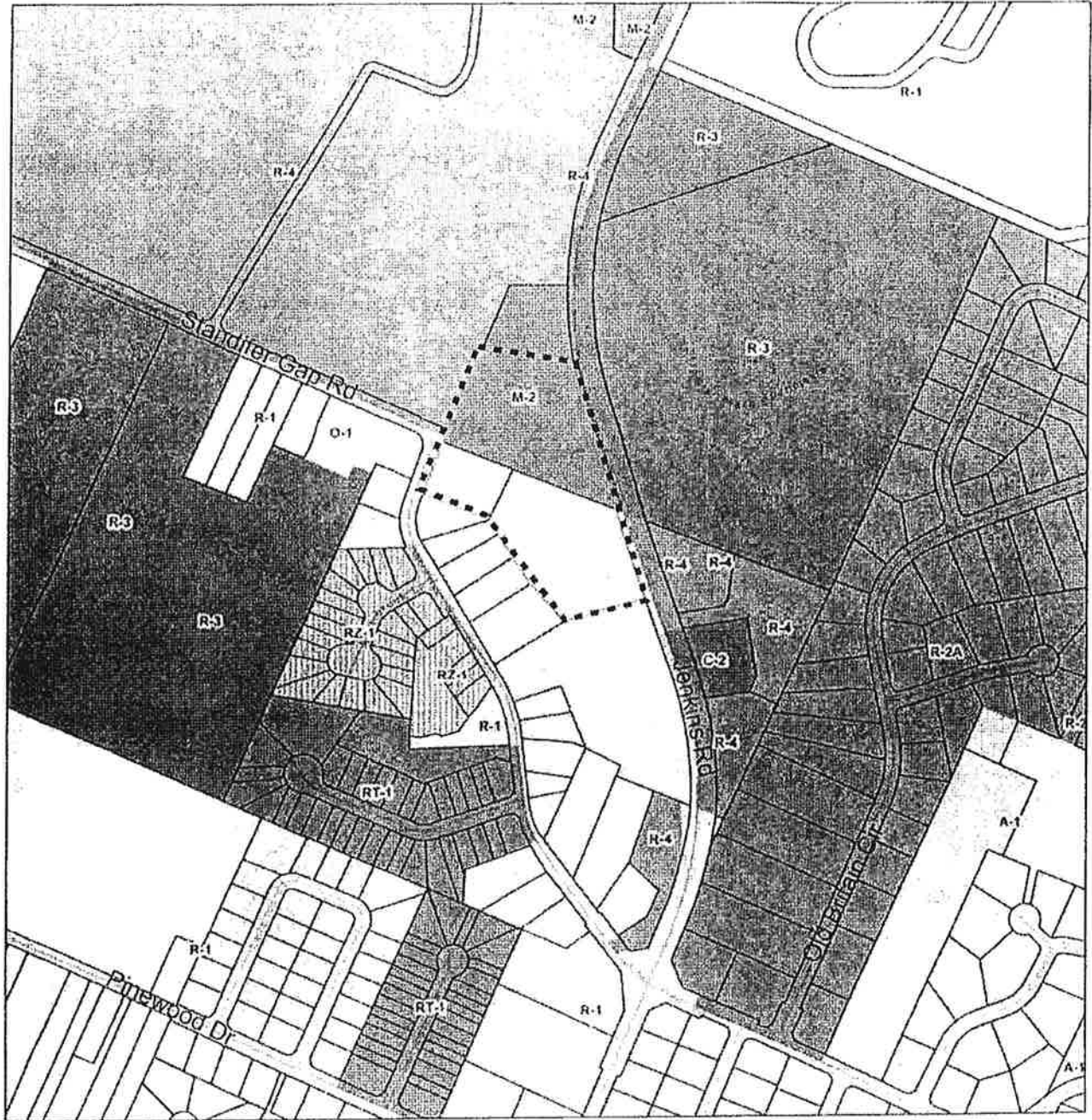
APPROVED: DISAPPROVED:



MAYOR

/mem/v3

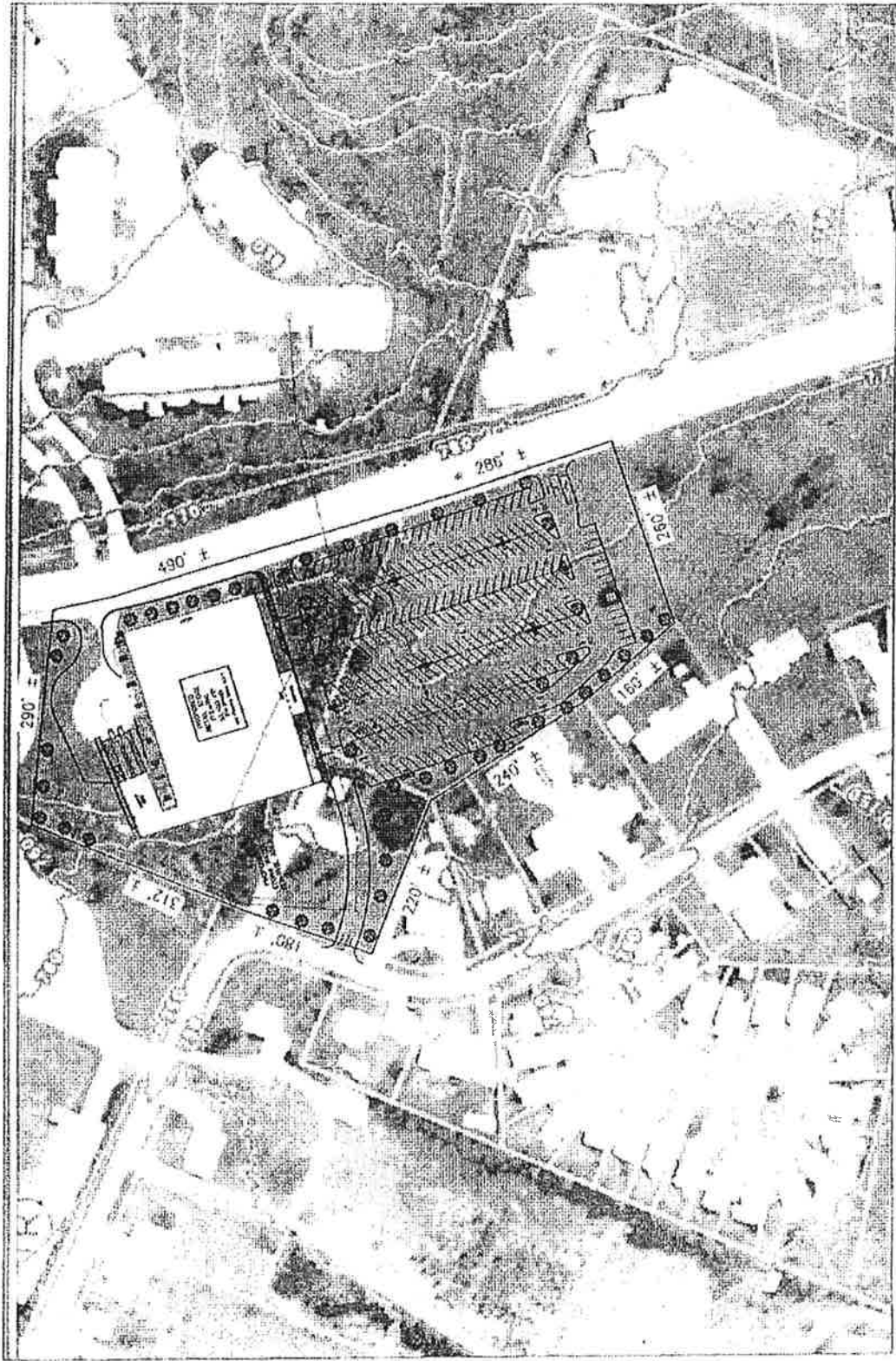
2017-0101 Rezoning from R-1 and M-2 to C-2



1:4,514

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2017-101: Approve, subject to the list of conditions in the Planning Commission Resolution.

PROPOSED RETAIL DEVELOPMENT	ARCHITECT ADDRESS PHONE FAX E-MAIL	CONSULTING ENGINEER ADDRESS PHONE FAX E-MAIL		DATE DRAWN BY CHECKED BY APPROVED BY	CONCEPT DEVELOPMENT PLAN
					EX-1



JUN 27 2017

CONCEPT PLAN ONLY. NOT FOR CONSTRUCTION

2017-01-01