

**First Reading: February 13, 2018**  
**Second Reading: February 20, 2018**

2018-017  
Cardon Smith  
District No. 4  
Alternate Version

ORDINANCE NO. 13280

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1707 (PART), 1711 (PART), 1715 AND 1719 JOINER ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL 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 1707 (part), 1711 (part), 1715 and 1719 Joiner Road, more particularly described herein:

Parts of Tracts 2 and 3, Resubdivision of Pine Acres, Plat Book 15, Page 70, ROHC, which are currently zoned R-1 and being the properties described as Parcels 4 thru 7 in Deed Book 8905, Page 382, ROHC. Tax Map No. 159H-B-011, 012, 013 (part) and 014 (part).

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

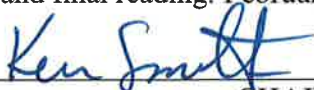
SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to the following conditions:

- 1) Limit construction to three (3) stories;
- 2) No parking garage;

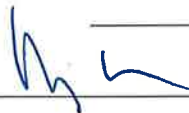
- 3) Medical/Office use only;
- 4) Type C buffer added opposite the Type A buffer on the North side of property;
- 5) A twenty-eight (28') foot street yard buffer with an irrigated six (6') foot high berm on the East side (Joiner Road); and
- 6) Add sidewalks along Joiner Road base on CDOT recommendations.

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 20, 2018

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/Alternate Version

# 2018-0017 Rezoning from R-1 to R-4

