

First Reading: January 15, 2019
Second Reading: January 22, 2019

2018-223
MAP Engineers
District No. 4
Planning Version

ORDINANCE NO. 13420

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7721 STANDIFER GAP ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE AND R-4 SPECIAL 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 property located at 7721 Standifer Gap Road, more particularly described herein:

To be Rezoned C-2: Beginning at a point in the east line of 7721 Standifer Gap Road some 285 southeast of its northeast corner thence continuing on said east line some 370 feet to a point, thence southwest some 296 feet to the west line of said parcel, thence northwest 164 feet along said line, thence 80 feet northeast along said line, thence 126 feet northwest to a point along said line, thence 242 feet to the east line of said parcel being the point of beginning. Tax Map No. 149C-B-010 (part).

To be Rezoned R-4: Beginning at a point in the east line of 7721 Standifer Gap Road some 655 southeast of its northeast corner, thence continuing some 306 feet southeast to its southeast corner, thence some 205 feet northwest along the south line of said parcel,

thence 53 feet northeast, 153 feet northwest, thence 47 feet northwest to a point, thence 295 feet northeast to the east line of said parcel being the point of beginning. Tax Map No. 149C-B-010 (part).

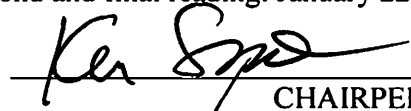
and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to C-2 Convenience Commercial Zone and R-4 Special Zone.

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

- 1) No dumpsters or structures within fifty (50') feet of any R-1 Residential Zone or single-family residential use;
- 2) The following uses are prohibited: gas stations or convenient stores; drive thru fast food restaurants, auto-oriented uses, and mini-warehouses;
- 3) Building height limited to thirty-five (35') feet; and
- 4) Signage limited to a maximum height of twenty (20') feet.


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: January 22, 2019



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem

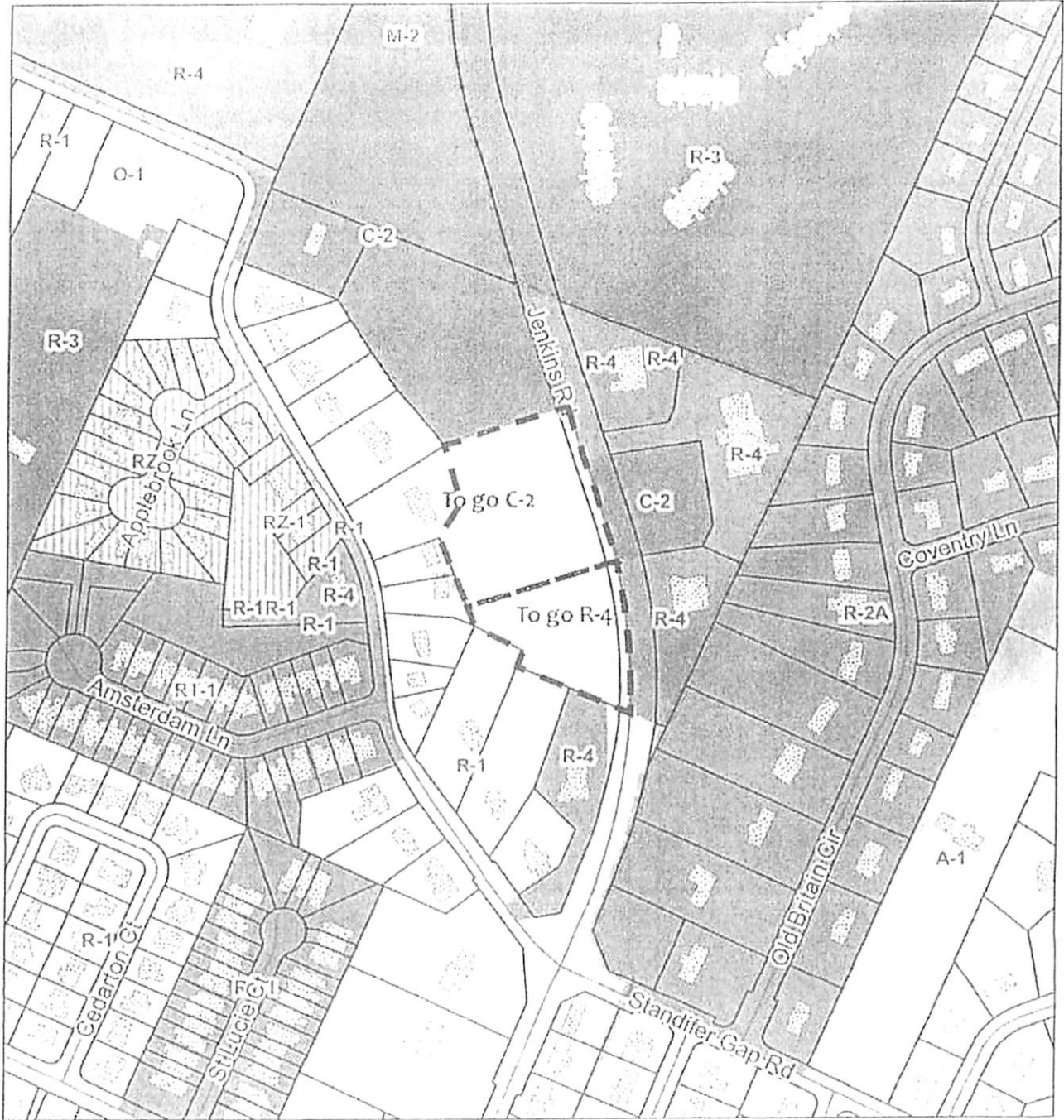
2018-0223 Rezoning from R-1 to C-2 and R-4



PLANNING COMMISSION RECOMMENDATION
FOR CASE 2018-223: Approve, subject to the list of
conditions in the Planning Commission Resolution.



2018-0223 Rezoning from R-1 to C-2 and R-4



2018-0223 Rezoning from R-1 to C-2 and R-4

