

1st READING
2nd READING
3rd READING
INDEX NO.

6-8-04
6-15-04
6-15-04

2004-093
Berry, Hunt & Yarbrough

ORDINANCE NO. 11572

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 2010 GODSEY DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

A tract of land located at 2010 Godsey Drive. An unplatted tract of land located at 2010 Godsey Drive being part of the property described in Deed Book 4765, Page 494, ROHC. Tax Map 110J-A-003.

from R-1 Residential Zone to R-4 Special Zone.

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

1. The attached site plan;
2. Reserve a sixty (60) foot wide right-of-way for the future construction of a city street;
3. No building within fifty-five (55) feet from the centerline of the reserved

right-of-way; and

4. All existing easements are retained.

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

PASSED on Third and Final Reading

_____ June 15, _____, 2004.

W. Gabe Benson
CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: 6/29, 2004

Bowyer
MAYOR

Reviewed By: David Eichenhal

AKS/pm



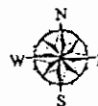
CHATTANOOGA

CASE NO: 2004-0093

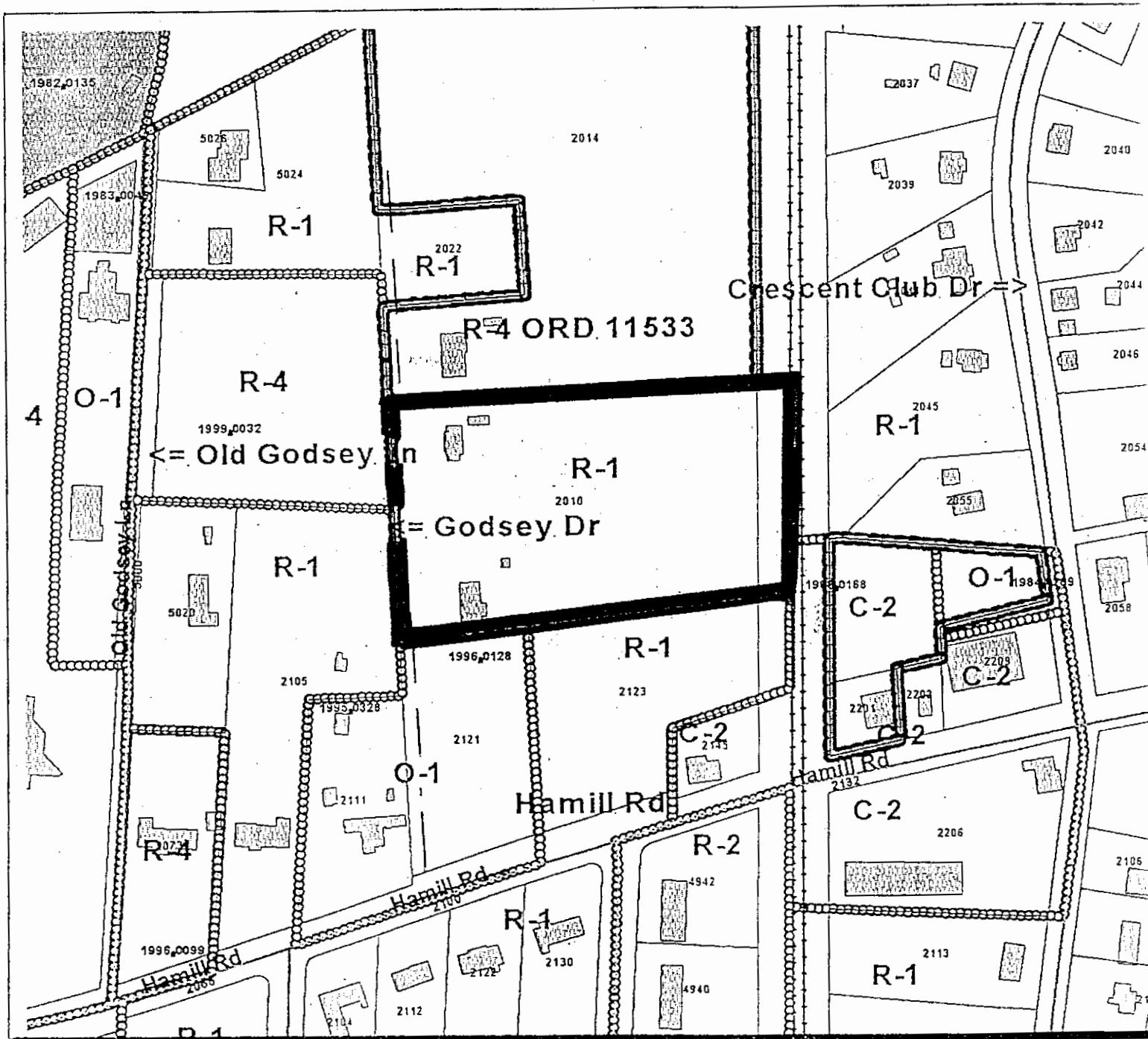
PC MEETING DATE: 5/10/2004

FROM: R-1

TO: R-4



1 in. = 200.0 feet

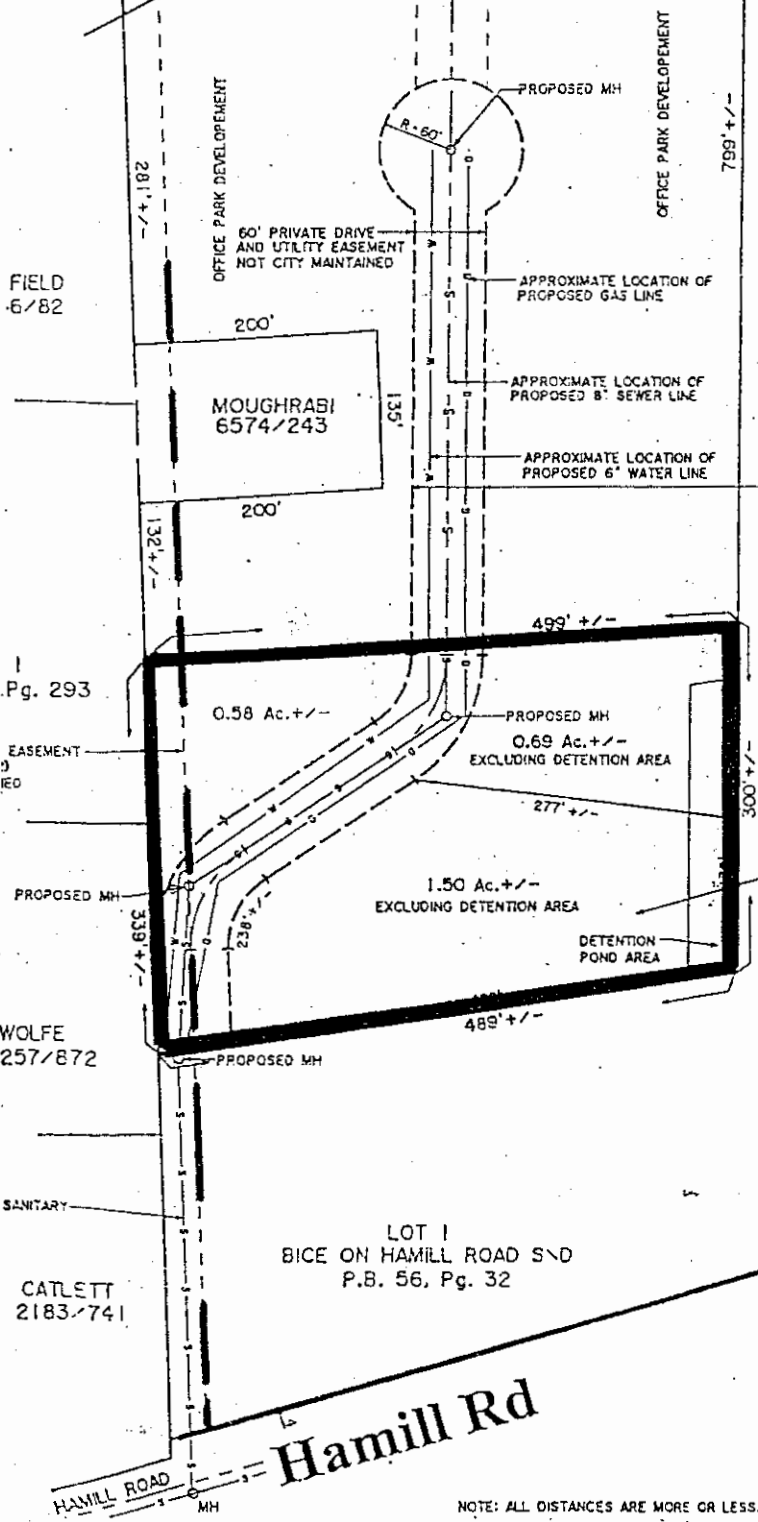


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-093: Approve, subject to:

- 1) The site plan;
- 2) Reserving a 60 foot wide right-of-way for the construction of a City street if and when a road is to be constructed; and
- 3) No building within 55 feet from the centerline of the reserved right-of-way.

DEFOOR DEVELOPMENT

TOTAL AREA
7.3 Acres +/-



SOUTHERN RAILROAD

NOTES:

1. RESTRICTIONS: NO BUILDINGS OR PARKING AREAS WILL BE LOCATED WITHIN 30' OF THE CENTERLINE OF PRIVATE DRIVE.
2. UPON THE CITY OF CHATTANOOGA'S COMMITMENT TO BUILD A CITY APPROVE ROAD FROM HAMILL ROAD PARALLEL TO THE RAILROAD TRACKS AND EXTENDI THROUGH THE ENTIRE DEFOOR DEVELOPMENT AND THEN CONNECTING TO NORTHPOINT BOULEVARD, THE 60 FEET WIDE X 700 FEET IN LENGTH SHOWN, FROM THE DAVIS PROPERTIES NORTHERN PROPERTY LINE TO THE DEFOOR DEVELOPMENT WILL BE GIVEN TO THE CITY OF CHATTANOOGA AT NO CHARGE THE CONSIDERATION BEING THE CITY OF CHATTANOOGA'S COST TO CONSTRUCT THE NEW ROAD.

Pg. 293

EASEMENT
9
IED

PROPOSED MH
339 +/-

WOLFE
257/872

SANITARY

CATLETT
2183/741

LOT 1
BICE ON HAMILL ROAD S/D
P.B. 56, Pg. 32

DAVIS PROPERTY
TOTAL AREA: 3.60 Ac. +/-
EXCLUDING ROAD: 2.99 Ac. +/-

FOR APPROVAL

S
BEING THE PI
D.B.
AND D.
LOCATED IN TI
CHATTANOOGA, HA
MARCH 5, 20
SU
BERRY, H
AND DC

Hamil Rd

NOTE: ALL DISTANCES ARE MORE OR LESS.

REVISED 4/8/04 TO SHOW DAVIS PROPERTY.

