

1ST READING 8-10-04  
2ND READING 8-17-04  
3RD READING 8-17-04  
INDEX NO \_\_\_\_\_

2004-111  
Mission Group Partners

ORDINANCE NO. 11600

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED IN THE 3500 BLOCK OF CUMMINGS HIGHWAY, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL 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 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 in the 3500 block of Cummings Highway. Part of an unplatted tract of land located in the 3500 block of Cummings Highway extending from the existing C-2 zoning line to property lines as described in Deed Book 6554, Page 449, ROHC. Tax Map 154G-F-002 (part).

from R-3 Residential Zone to C-2 Convenience Commercial Zone.

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

1. Leaving a strip of existing vegetation along the eastern property line, being a minimum of 30' to a maximum of 150' in width, with Type "A" landscaping being placed to the inside of this vegetated area located at the top slope adjacent to the paved area as shown on the

11600

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attached site plan;

2. A 50 foot vegetative buffer area with Type "A" landscaping within this area along the north property line abutting the R-1 residential properties as shown on the attached site plan;
3. Dumpsters to be emptied between the hours of 8:00 a.m. and 5:00 p.m.;
4. Exterior parking lot lighting standards designed so as not to be seen from the abutting R-1 residential properties to the east and the north, other light fixtures shall be shielded to deflect light from residential areas;
5. The eastern most entranceway to be located at the top of the hill and shall be reviewed and approved by the City Traffic Engineer; and
6. 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

\_\_\_\_\_ August 17 \_\_\_\_\_, 2004.

\_\_\_\_\_  
W. Jack Bennett  
CHAIRPERSON

APPROVED:  DISAPPROVED: \_\_\_\_\_

DATE: 8/22, 2004

\_\_\_\_\_  
Baccus  
MAYOR

Reviewed By: \_\_\_\_\_  
David Eichenholz

AKS/pm



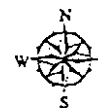
CHATTANOOGA

CASE NO: 2004-0111

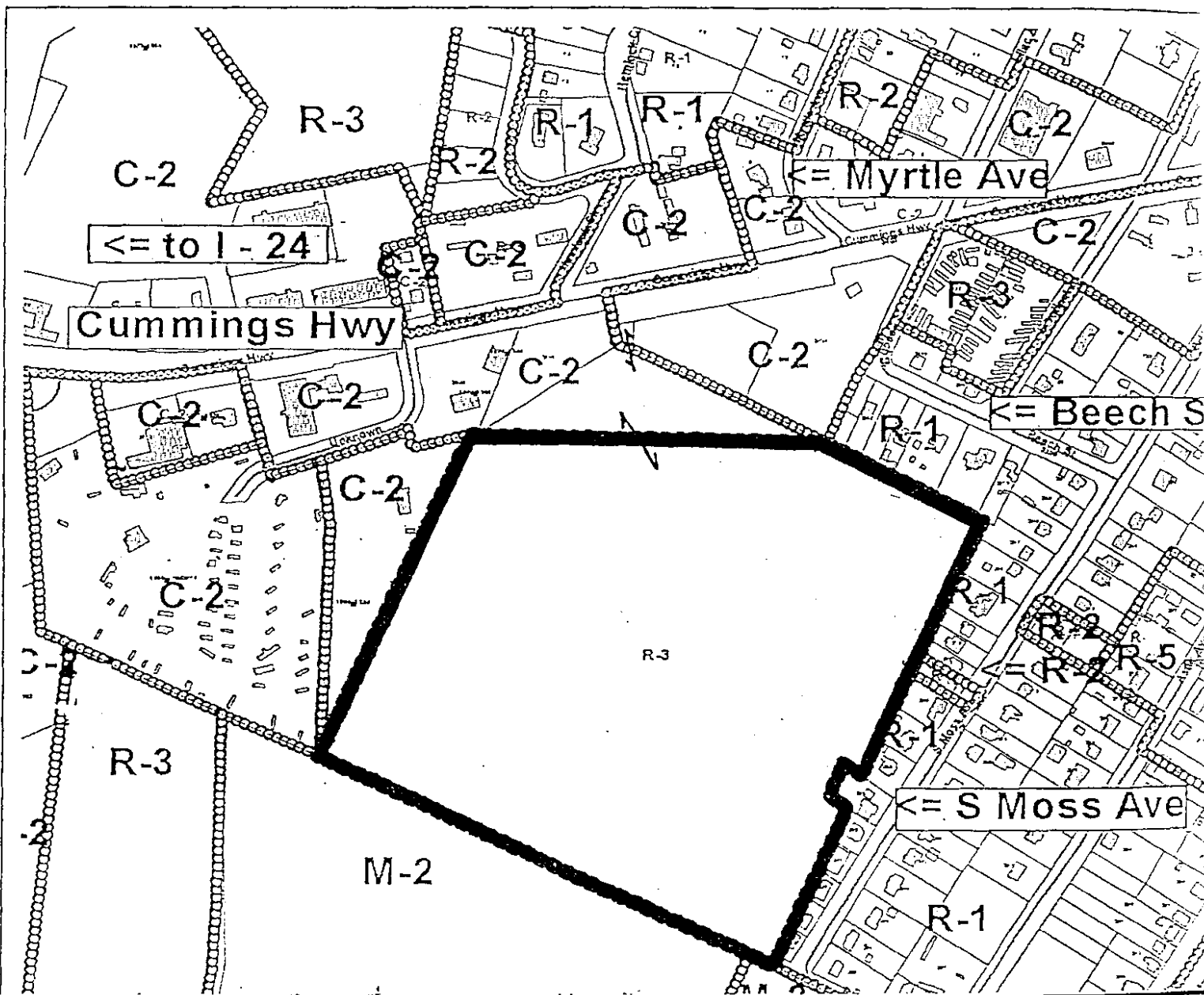
PC MEETING DATE: 6/14/2004 7/12/04

FROM: R-3

TO: C-2



1 in. = 400.0 feet

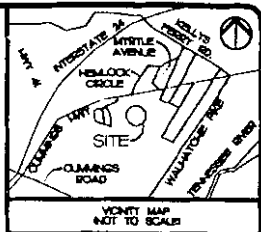


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-111: Approve, subject to:

- 1) A 150' vegetative buffered area along the east property line with a 30' Type A landscaping abutting the east property line within the 150 foot area;
- 2) A 50 foot vegetative buffered area with Type A landscaping within this area along the north property line abutting the R-1 properties;
- 3) Type B landscaping along the eastern entrance drive and the paved area as shown on the attached site plan;
- 4) The exterior lighting standards be designed so as not to be able to be seen from the abutting R-1 residential properties to the east and north; and
- 5) Entrance access points to be reviewed and approved by the City Traffic Engineer.

SITE PARKING 5:

TRAVEL	AREA SF	EXCLUDED GATED
WALMART	25,000 SF	500,000
BARBER CENTRE	8,000 SF	1,000
SHOP'S	48,000 SF	500
TOTAL	25,000 SF	500,000



YONTI MAP NOT TO SCALE



SCALE 1" = 100'


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