

1ST READING 9-14-04
2ND READING 9-21-04
3RD READING 9-21-04
INDEX NO. _____

2004-154
Pete Cory

ORDINANCE NO. 11615

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 1700 BLOCK OF JOINER ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-2 RESIDENTIAL 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 1700 block of Joiner Road. An unplatted tract of land located in the 1700 block of Joiner Road being part of the property described in Deed Book 7130, Page 65, ROHC. Tax Map 159H-B-007.

from R-1 Residential Zone to R-2 Residential Zone.

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

1. Use of the property restricted to an approved Planned Unit Development;
2. Maximum of 5.9 units per acre;
3. A hammerhead turnaround (#2 as shown on the attached site plan) to be built at

the end of North Joiner Road;

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- 4. Type "C" landscaping along the south and east property lines; and
- 5. 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

September 21, 2004.

W. Jacob Benson
CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: 9/24, 2004

Rosemary
MAYOR

Reviewed By: David Eichenthal

AKS/pm/add



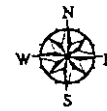
CHATTANOOGA

CASE NO: 2004-0154

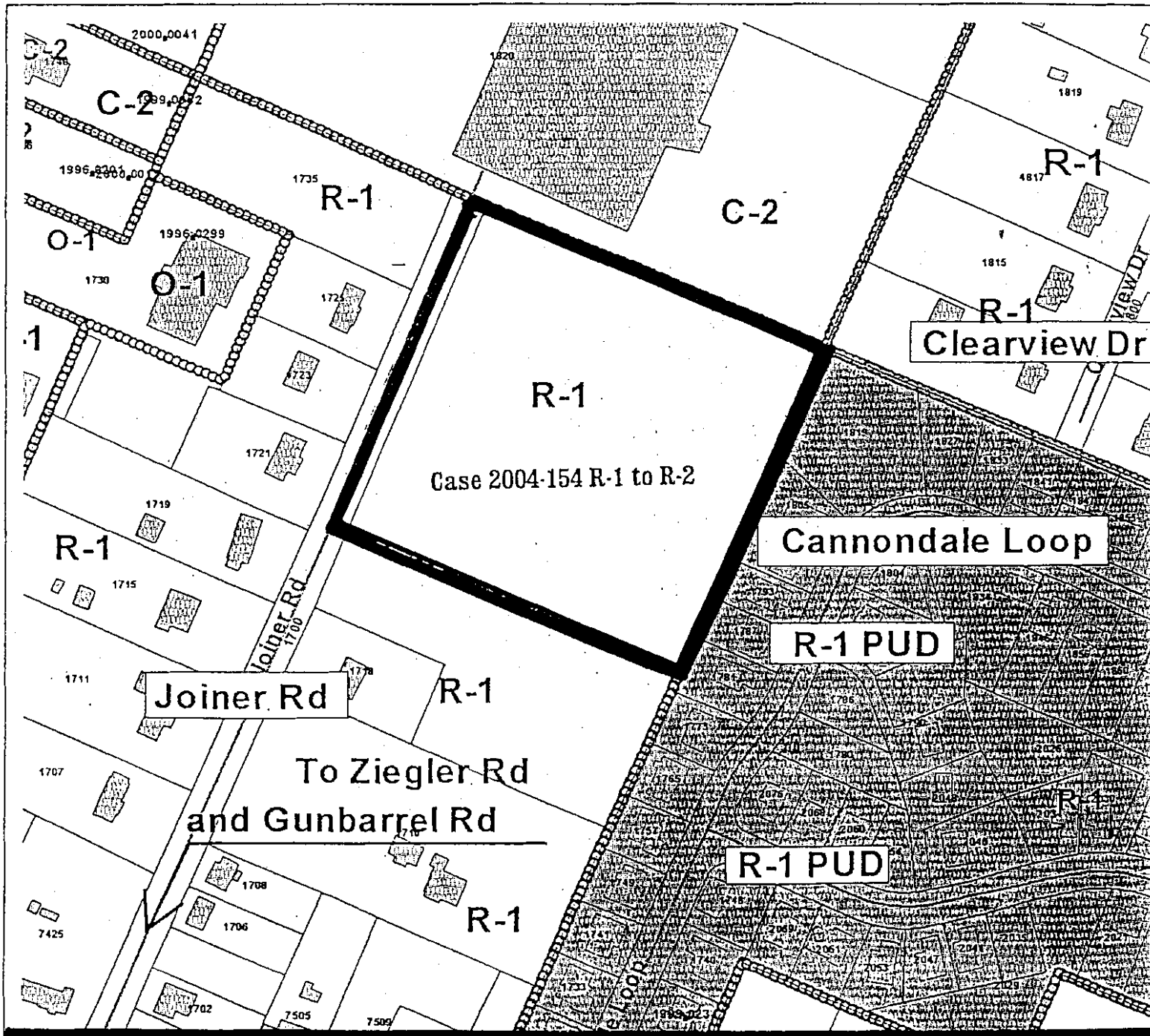
PC MEETING DATE: 7/12/2004 **08/09/04**

FROM: R-1

TO: R-2



1 in. = 200.0 feet



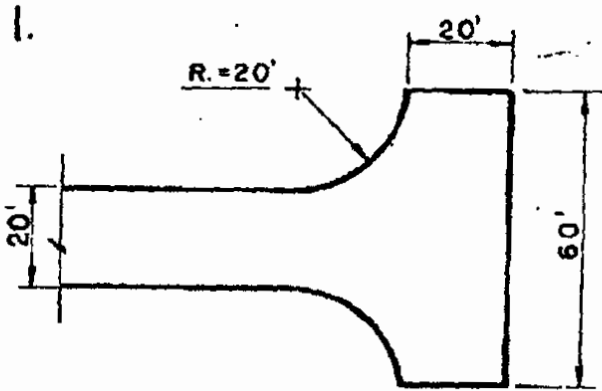
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-154: Approve, subject to:

- 1) The PUD review;
- 2) 5.9 units per acre;
- 3) A 60' radius cul-de-sac to be built at the end of North Joiner Road; and
- 4) Type C landscaping along the south and east property lines.

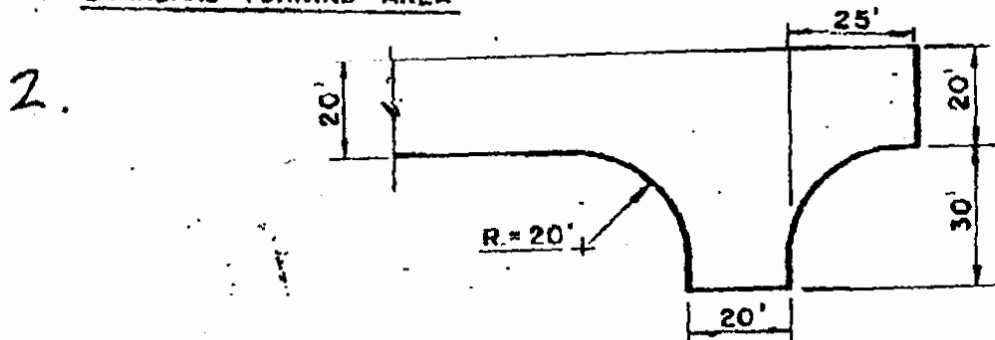
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Local Roads and Streets

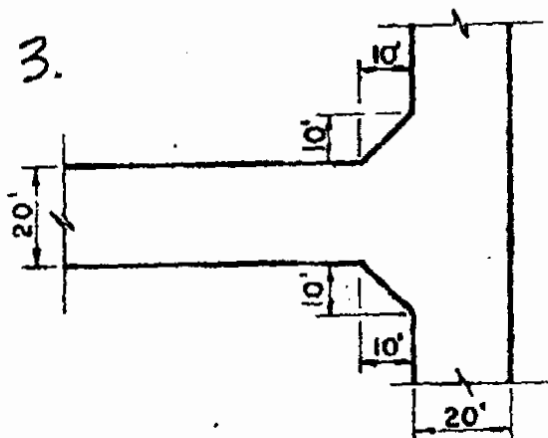
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STANDARD TURNING AREA



MINIMUM TURNING AREA



STANDARD CUT-CORNERS