

1ST READING 10-12-04
2ND READING 10-19-04
3RD READING 10-19-04
INDEX NO. _____

2004-192
The RLS Group, LLC

ORDINANCE NO. 11627

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT THE 4700 BLOCK OF ADAMS ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE ~~TO~~ AND M-2 LIGHT INDUSTRIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

R1M

✓
TO M-3

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:

Lots 1 and 2, Final Plat of Lots 1 and 2, Clarence E. Day Subdivision, Plat Book 39, Page 170 and four unplatted tracts of land located at 4722, 4724, 4740 and 4744 Adams Road as described in Deed Book 2728, Page 498, Tract 1, and part of Tract 2 and 3 Of Deed Book 6962, Page 988, Deed Book 2636, Page 148, Deed Book 2714, Page 362, and Deed Book 4245, Page 571, ROHC. Tax Map 110B-B-008, 009, 110G-A-001, 001.01, 002, and 003.

R1M

from R-1 Residential Zone [&] ~~to~~ M-2 Light Industrial Zone ~~to~~ M-3 Warehouse & Light Industrial Zone.

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

1. A 30' landscaped buffer along the east and west boundary line of the attached site plan where it is adjacent to existing residential uses.
2. One driveway only off Adams Road for the development.
3. All existing easements are retained.
4. No ~~too~~ vehicles with 3 or more axles will be permitted on the property

11627

10-19-04

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

Oct 19, 2004.

W. Jack Benson Sr.
CHAIRPERSON

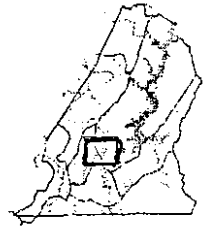
APPROVED: DISAPPROVED:

DATE: 10/22, 2004

[Signature]
MAYOR

Reviewed By: [Signature]
David Eichenthal

AKS/add



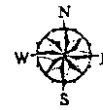
CHATTANOOGA

CASE NO: 2004-0192

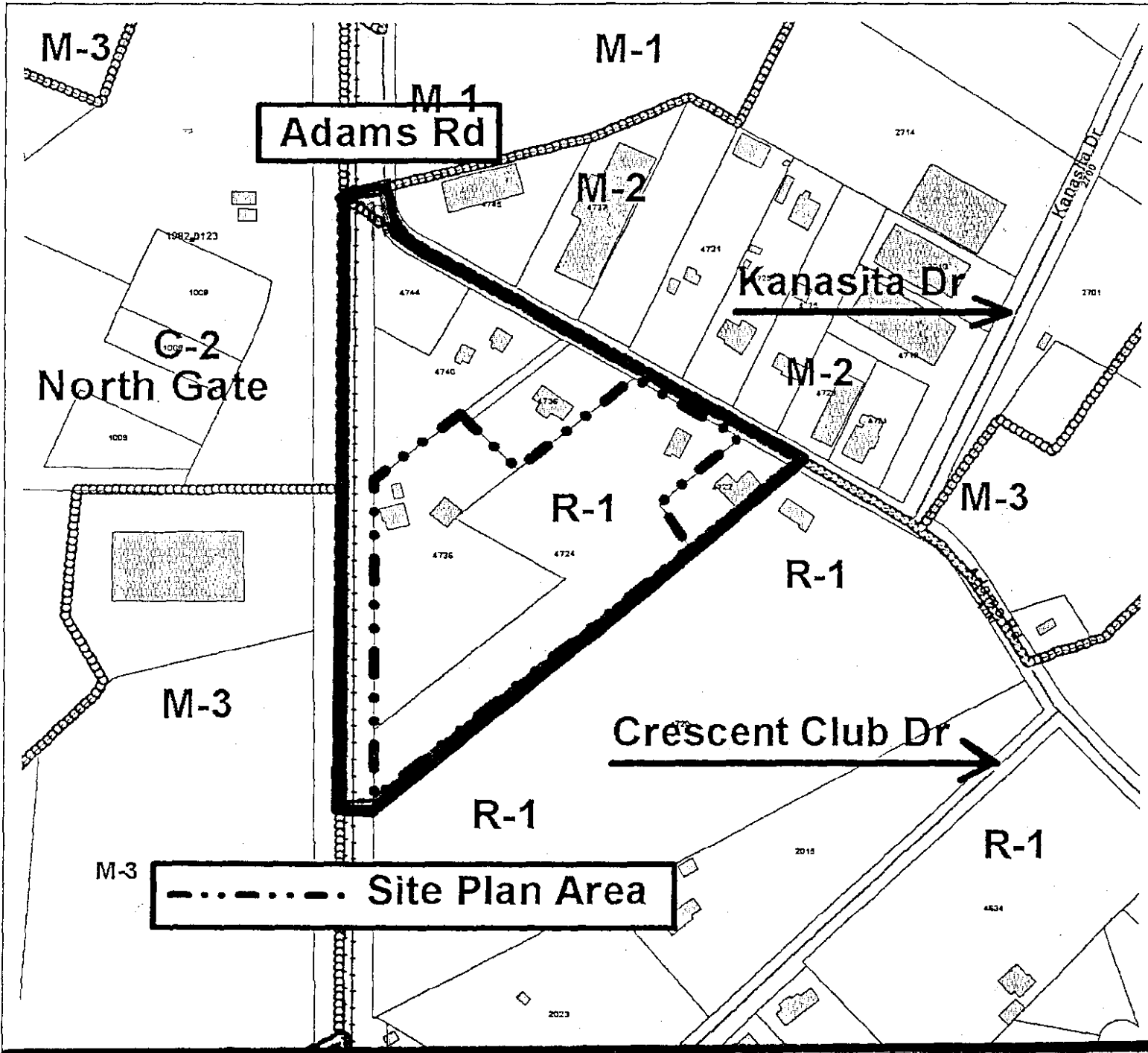
PC MEETING DATE: 9/13/2004

FROM: R-1, M-2

TO: M-3



1 in. = 250.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-192: Approve, subject to:

- 1) A 30' landscaped buffer along the east and west boundary line of the attached site plan where it is adjacent to existing residential uses; and
- 2) One driveway only off Adams Road for the development.

PROPOSED OFFICE & WAREHOUSES
MACK DEVELOPMENT

PREPARED BY
 RIVER STREET ARCHITECTURE, LLC
 JULY 22, 2004

2004-192

PHASE I
MASTER PLAN

SCALE: 1"=60'

TOTAL AREAS		
41,200 SF	BUILDINGS	0.9 ACRE
79,089 SF	PAVEMENT	1.8 ACRE
4,880 SF	SIDEWALKS	0.1 ACRE
108,643 SF	GRASS	2.5 ACRE
234,638 SF	SITE	5.4 ACRE

