

FIRST READING 11-9-04
2ND READING 11-16-04
3RD READING 11-16-04
INDEX NO. _____

2004-216
DeFoor Brothers Development, LLC

ORDINANCE NO. 11645

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 2324 NAPIER DRIVE, 7315 AND 7318 MCCUTCHEON ROAD, AND 2329, 2333, AND 2337 TIMBERLANE TRAIL, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE.

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:

Part of Lot 4, Block A, J. L. Jenkins Subdivision, Plat Book 10, Page 49, ROHC, together with Lots 1 thru 3, Timberland Subdivision, Plat Book 20, Page 73, ROHC, Deed Book 4887, Page 40, ROHC, Deed Book 7260, Page 359, Deed Book 7100, Page 865, Deed Book 3009, Page 709, Deed Book 7046, Page 245, and Deed Book 5462, Page 824, ROHC. Tax Map 149H-A-005 thru 007 and 009 thru 011.

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. Ingress and Egress shall be approved by the City of Chattanooga Traffic Engineer.
2. Screening as required by the Landscape Ordinance abutting adjacent residential areas.
3. Lighting shall be directed away from surrounding residences.
4. No apartments.

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

_____ November 16, 2004.

_____ *W. Jack Benson*
CHAIRPERSON

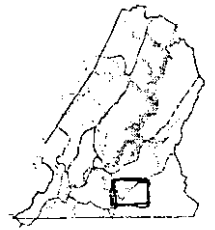
APPROVED: DISAPPROVED: _____

DATE: 11/23, 2004

_____ *Deputy*
MAYOR

Reviewed By: _____
David Etchenhal

AKS/add



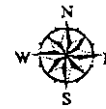
CHATTANOOGA

CASE NO: 2004-0216

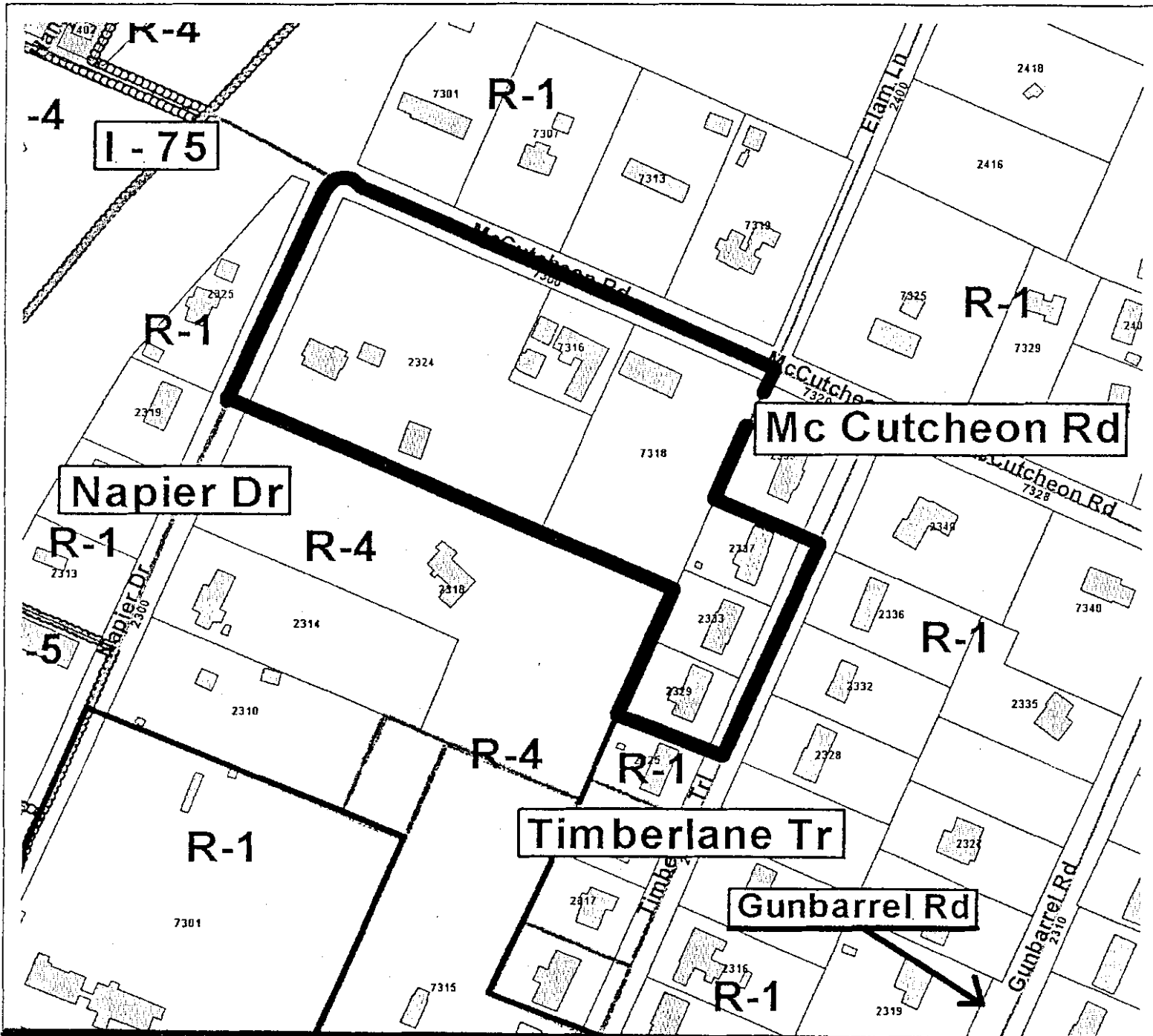
PC MEETING DATE: 10/11/2004

FROM: R-1

TO: R-4

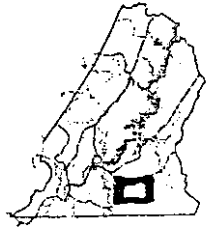


1 in. = 200.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-216: Approve, subject to:

- 1) Ingress and egress should be approved by the City of Chattanooga Traffic Engineer;
- 2) Screening as required by the Landscape Ordinance abutting adjacent residential areas;
- 3) Lighting shall be directed away from surrounding residences; and
- 4) No apartments.

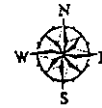


CHATTANOOGA

PC MEETING DATE: 10/11/2004

FROM: R-1

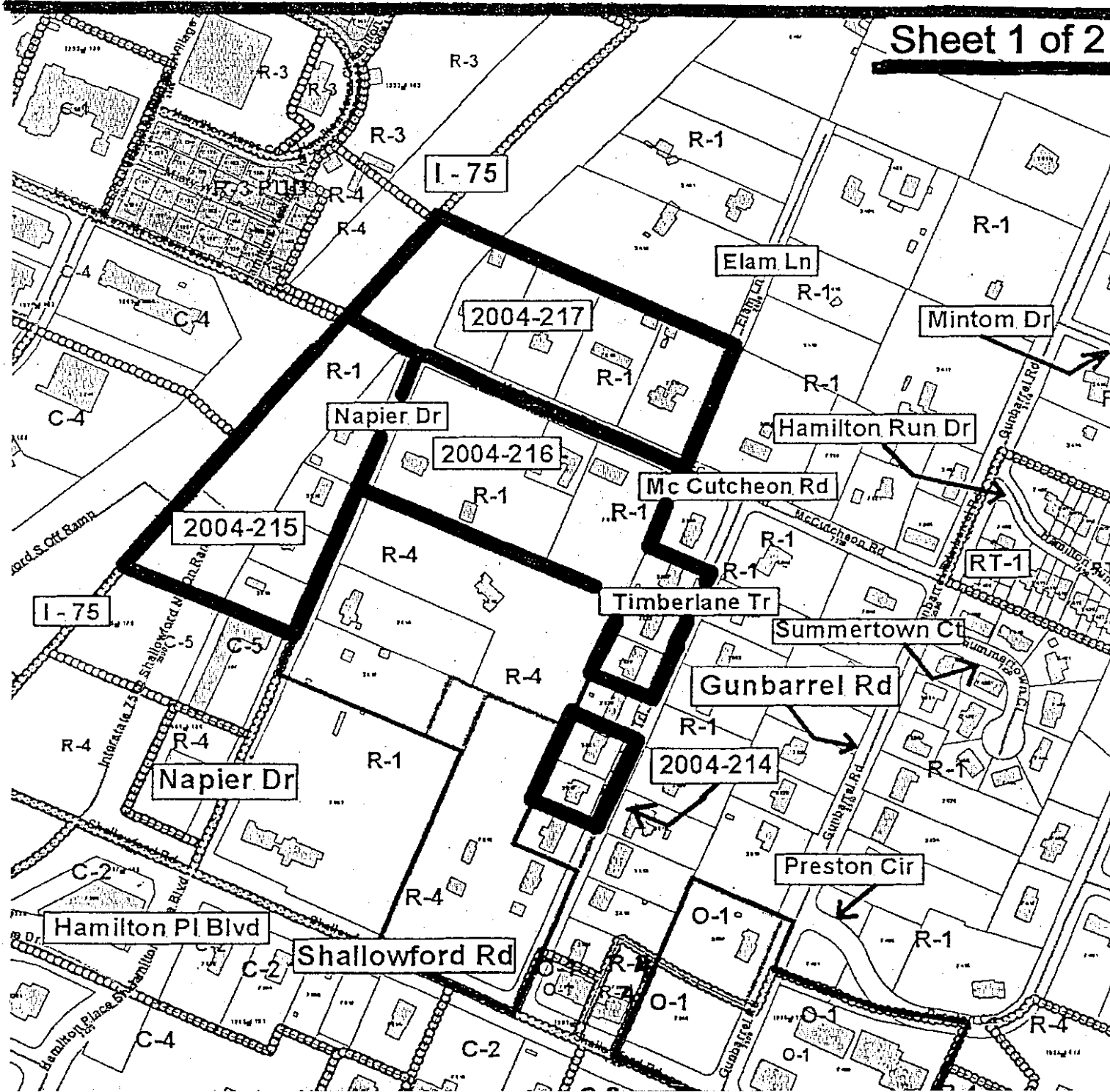
TO: R-4



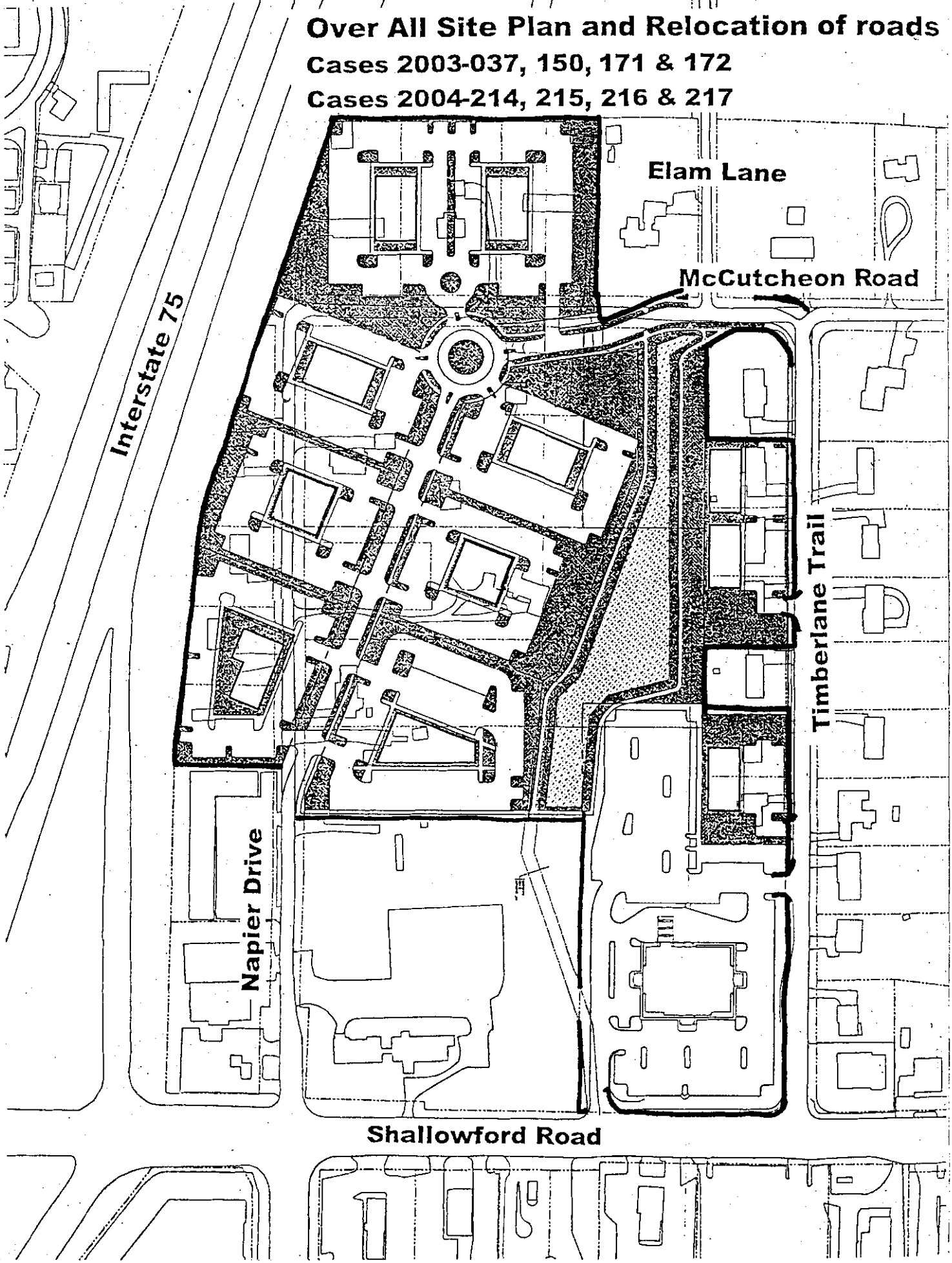
1 in. = 330.0 feet

Cases 2004-214 Thru 217 R-1 to R-4

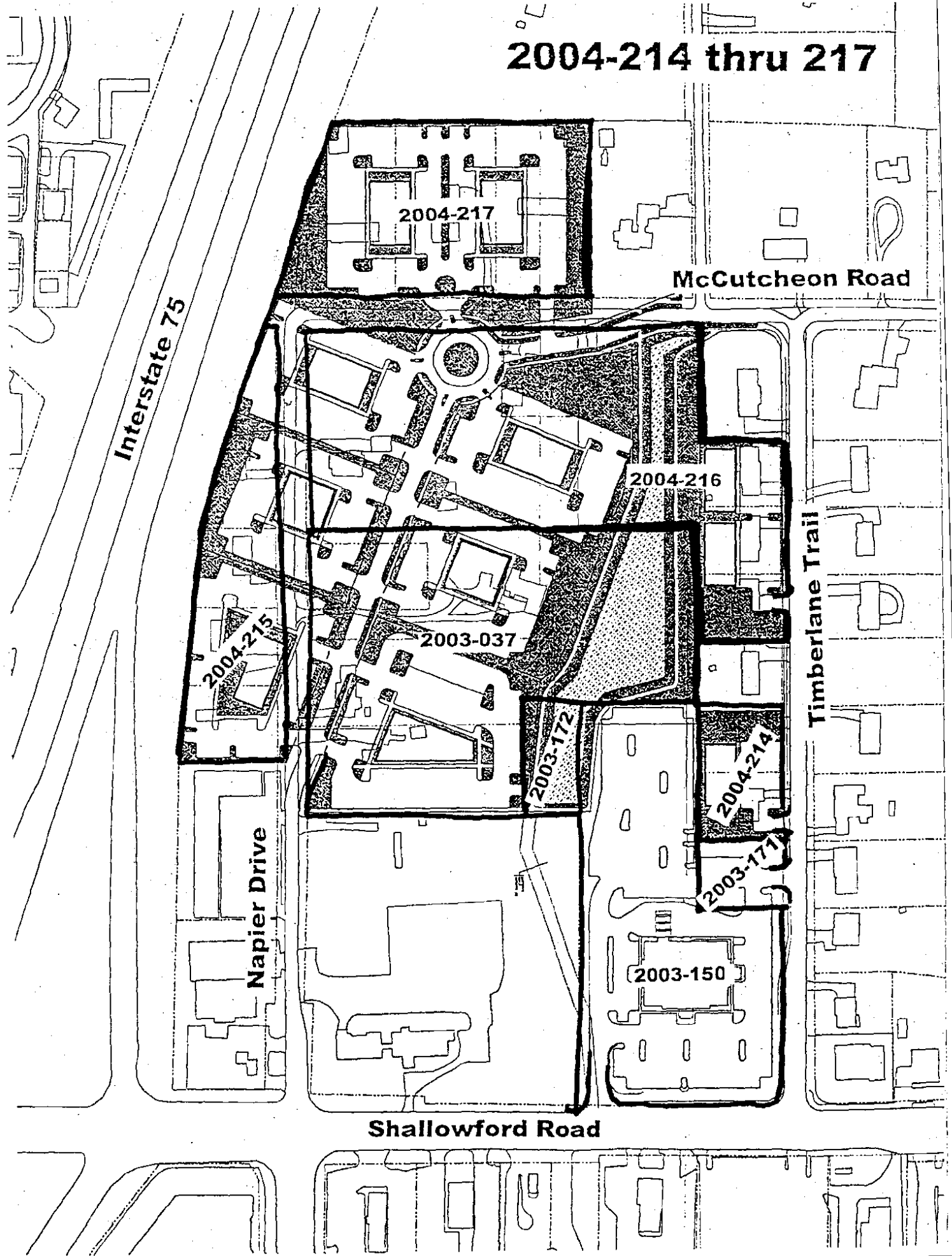
Sheet 1 of 2



Over All Site Plan and Relocation of roads
Cases 2003-037, 150, 171 & 172
Cases 2004-214, 215, 216 & 217



2004-214 thru 217



2004-217

McCutcheon Road

Interstate 75

2004-216

2004-215

2003-037

Timberlane Trail

2003-172

2004-214

2003-171

Napier Drive

2003-150

Shallowford Road