

1ST READING 7-2-05  
2ND READING 7-19-05  
INDEX NO. \_\_\_\_\_

2005-103  
Jack Lamar

ORDINANCE NO. 11716

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 2233 HICKORY VALLEY ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM RT-1 RESIDENTIAL TOWNHOUSE ZONE TO C-5 NEIGHBORHOOD COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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:

An unplatted tract of land located at 2233 Hickory Valley Road being the property described in Deed Book 3714, Page 898, ROHC. Tax Map 148D-D-021.

from RT-1 Residential Townhouse Zone to C-5 Neighborhood Commercial Zone.

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

1. Use of existing structure;
2. The site plan attached hereto and made a part hereof by reference; and
3. All existing easements being retained.

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

PASSED on Second and Final Reading

July 19, 2005.

Sally Robinson  
CHAIRPERSON

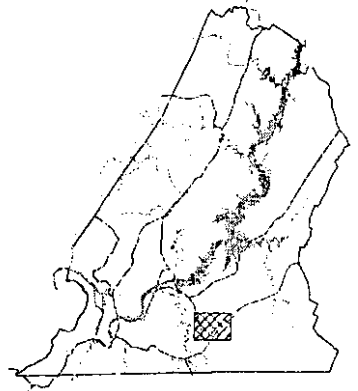
APPROVED:  DISAPPROVED:

DATE: July 26 '05, 2005

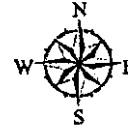
[Signature]  
MAYOR

AKS/add

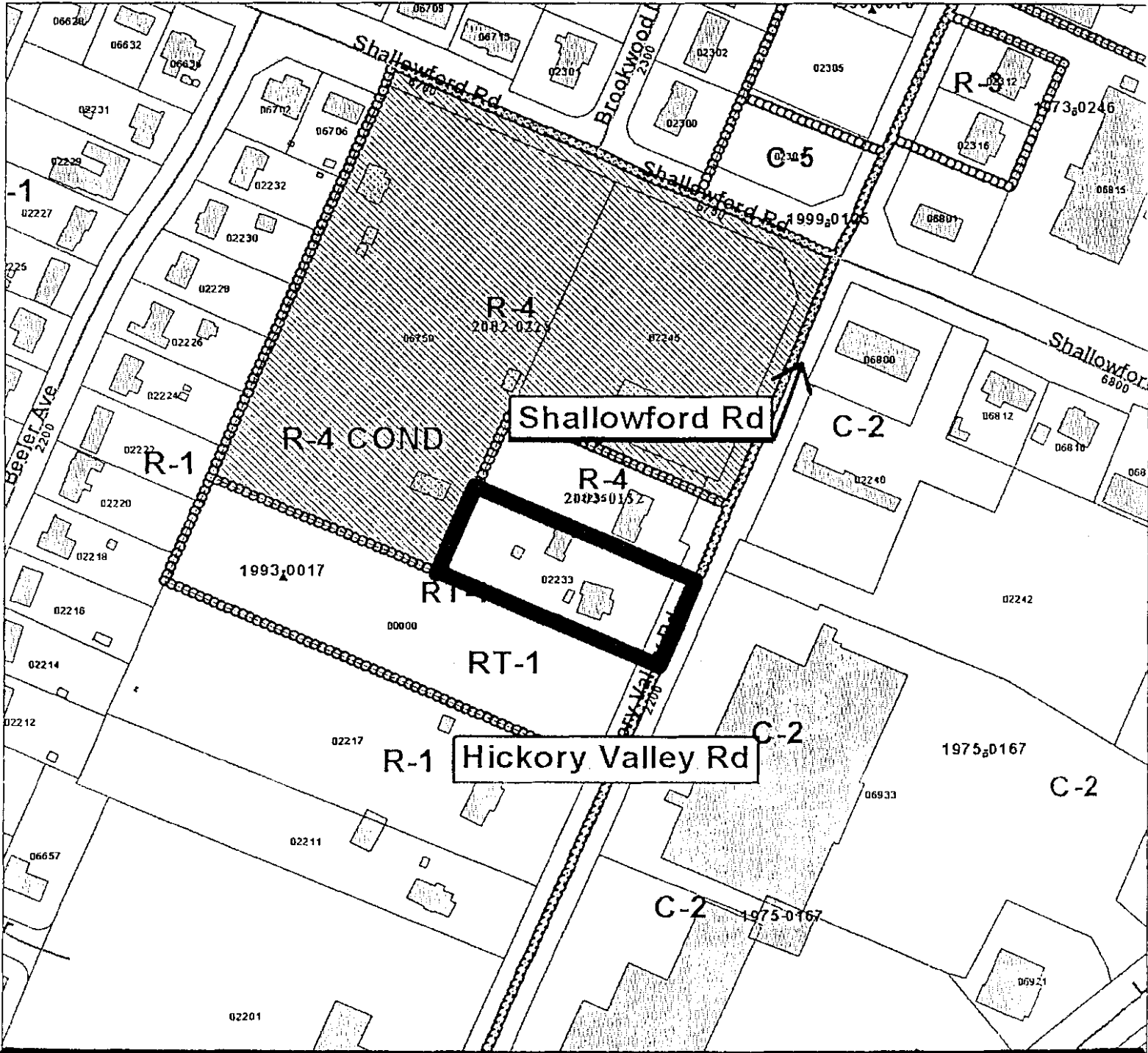
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2005-0103  
PC MEETING DATE: 6/13/2005  
FROM: RT-1  
TO: C-5

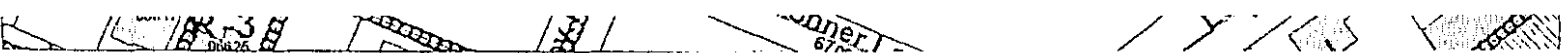


1 in. = 200.0 feet



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-103: Approve, subject to:**

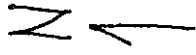
- 1) Use of existing structure; and
- 2) The site plan.



CHATTANOOGA

CASE NO: 2005-0103

ZONED R-4



Hickory Valley Rd

15' TYPE 'B' LANDSCAPE SCREENING OR NATURAL VEGETATION EQUIVALENT

20' TYPE 'B' LANDSCAPE SCREENING OR NATURAL VEGETATION EQUIVALENT

20' TYPE 'B' LANDSCAPE SCREENING OR NATURAL VEGETATION EQUIVALENT

DENSE VEGETATION

DENSE VEGETATION

ZONED R-4

N23°24'00"E 130.00'

S66°40'52"W

302.71' (300' DEED)

S24°11'14"W 129.91'

300.93' (300' DEED)

EX. 18" HARDWOOD

EX. 18" HARDWOOD

EX. 18" HARDWOOD

EX. 20' CEDAR

TREE LINE

EX. GARAGE

EX. SHED

EXISTING HOUSE  
1 STORY FRAME  
1,412± SF

PLANTER

PORCH

8' CITY OF CHATTANOOGA LANDSCAPE TARD

EX. 18" HARDWOOD

SITE ANALYSIS

PROPERTY ADDRESS: 2233 HICKORY VALLEY ROAD  
 TAX MAP ID: 1490-D-021  
 PLAT BOOK & PAGE NUMBER: PB 3714, PC 89B  
 CURRENT ZONING: RT-1  
 PROPOSED ZONING: C-5  
 ACREAGE: .90± ACRES  
 TOTAL BUILDING SQUARE FEET: 1,412± SF  
 BUILDING USE: CATERING BUSINESS/TEA ROOM  
 PROPOSED REGULAR PARKING: 14 SPACES  
 PROPOSED HANDICAP PARKING: 1 SPACE  
 TOTAL PROPOSED PARKING: 15 SPACES

ZONED RT-1