2005-139
84 Lumber

ORDINANCE NO. __11748__

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 2846 EBLEN DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO M-2 LIGHT INDUSTRIAL 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:

> An unplatted tract of land located at 2846 Eblen Drive being described in Deed Book 2444, Page 370, ROHC and all that part of another tract of land located west of the creek being part of Tract 2 in Deed Book 7017, Page 289, ROHC. Tax Map 139A-C-006 and 139A-D-009(part).

from R-1 Residential Zone to M-2 Light Industrial Zone.

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

1. Use as a wholesale lumber yard and related merchandise sales only;

2. Access is to be through Eblen Drive or Ocoee Street only; and

3. Retention of a minimum of sixty-foot (60') buffer of natural vegetation along Poe Branch.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.
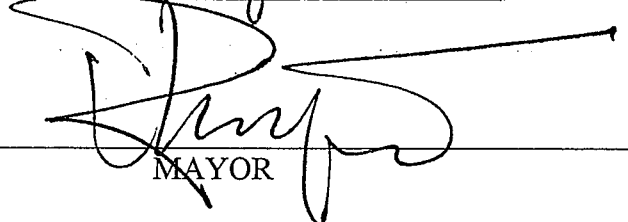
PASSED on Second and Final Reading
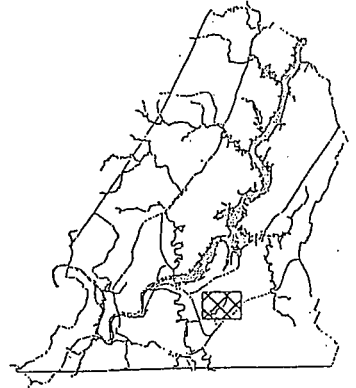
_____ September 20 _____, 2005.

_____
CHAIRPERSON

APPROVED: x_____ DISAPPROVED: _____
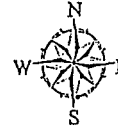
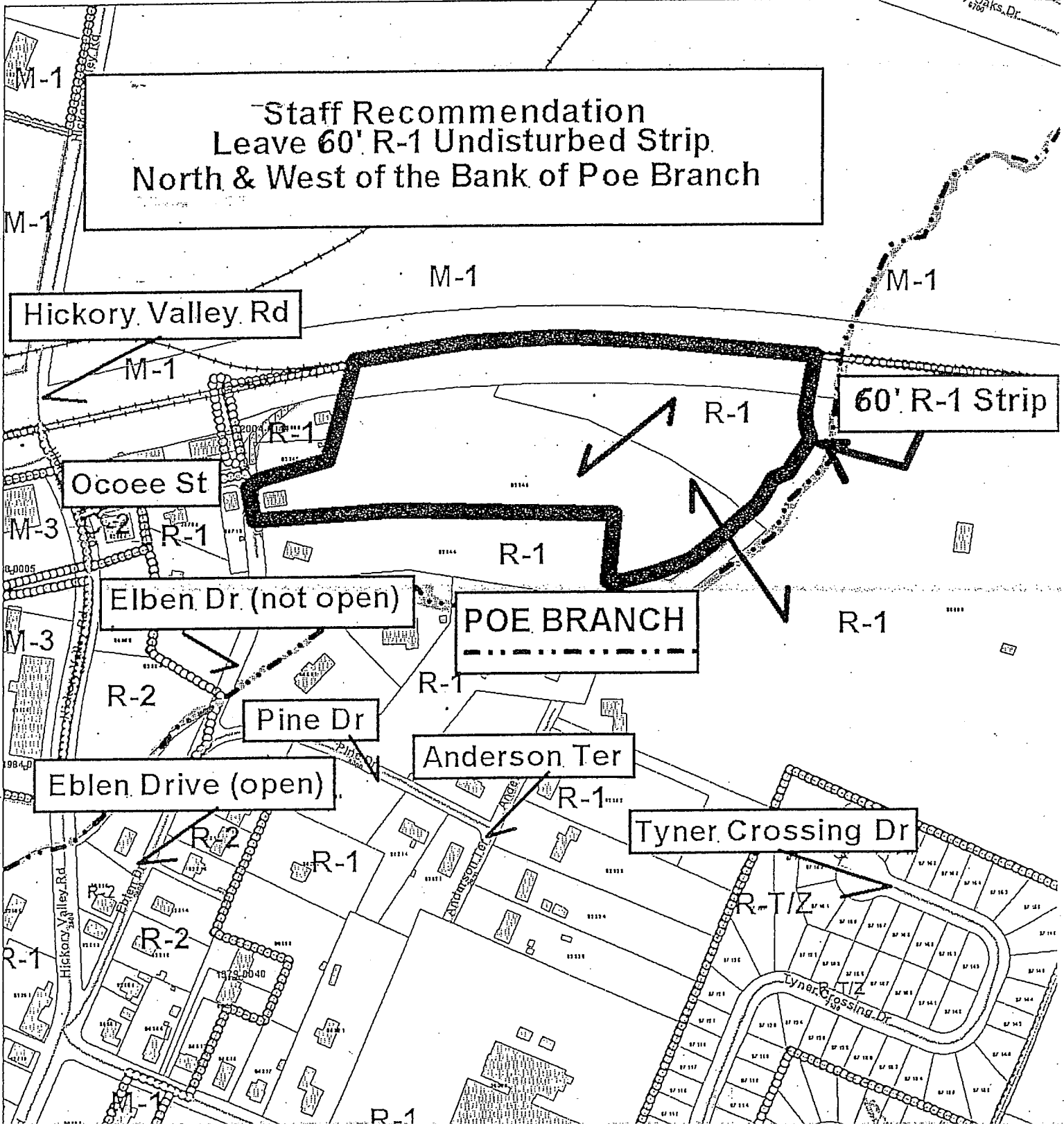DATE: _____Sept 27_____, 2005

_____
MAYOR

AKS/add

CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY

CHATTANOOGA
CASE NO: 2005-0139
PC MEETING DATE: 8/8/2005
FROM: R-1
TO: M-2

1 in. = 320.0 feet

M-1

M-1

M-1

M-1

**Staff Recommendation
Leave 60' R-1 Undisturbed Strip
North & West of the Bank of Poe Branch**

M-1

Hickory Valley Rd

M-1

R-1

60' R-1 Strip

R-1

Ocoee St

M-3

R-1

R-1

Elben Dr. (not open)

POE BRANCH
----- - ----- - -----

R-1

M-3

R-1

R-2

Pine Dr

Eblen Drive (open)

Anderson Ter

R-1

R-2

R-1

Tyner Crossing Dr

R-1

R-T/Z

R-2

R-1

R-T/Z

R-2

M-1

R-1

2005-139

N

SCREENING REQUIREMENTS

PROPOSED USE	ADJACENT EXISTING ZONING	SCREENING TYPE REQUIRED	MIN WIDTH REQUIRED	MIN WIDTH PROVIDED
COMMERCIAL (LUMBER YARD)	LOW DENSITY RESIDENTIAL	TYPE B	20'	25'-30'
COMMERCIAL (LUMBER YARD)	M-1	N/A	N/A	N/A

NOTE: USE OF NATURAL BUFFER FOR SCREENING ALONG CREEK

LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
⊛	152	PINUS STROBUS	WHITE PINE	6'-8'	10' C/C

APPROXIMATE CREEK LOCATION

R-1

UTILIZE EXISTING NATURAL BUFFER ALONG CREEK FOR SCREENING

55'±

M-1

NORFOLK SOUTHERN RR 200' R/W

100' R/W

STORAGE SHED

STORAGE SHED

40'

R-1

25'

25'

R-1

R-1

M-1

RR R-O-W

WAREHOUSE

FUT. FUTURE BLDG. ADDITIONAL BLDG. ADDN

AREA

R-1

R-1 25'

30' R+1