

1ST READING 6-7-06
2ND READING 6-20-06
INDEX NO. _____

2004-165
Ray D. Slatton

ORDINANCE NO. 11839

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 6052 HIGHWAY 153, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL 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 6052 Highway 153, being part of the property referenced in Deed Book 7876, Page 86, ROHC. Tax Map 091H-C-001.

from R-1 Residential Zone to C-2 Convenience Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to the site plan with landscaping as shown.

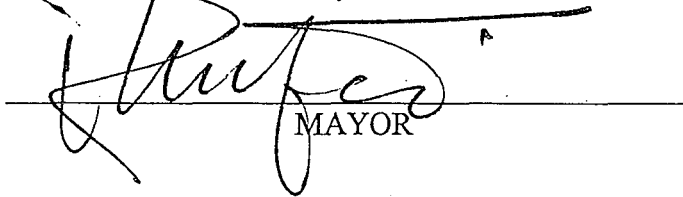
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

PASSED on Second and Final Reading
June 20, 2006.


CHAIRPERSON

APPROVED: DISAPPROVED:

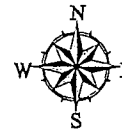
DATE: 6/20, 2006


MAYOR

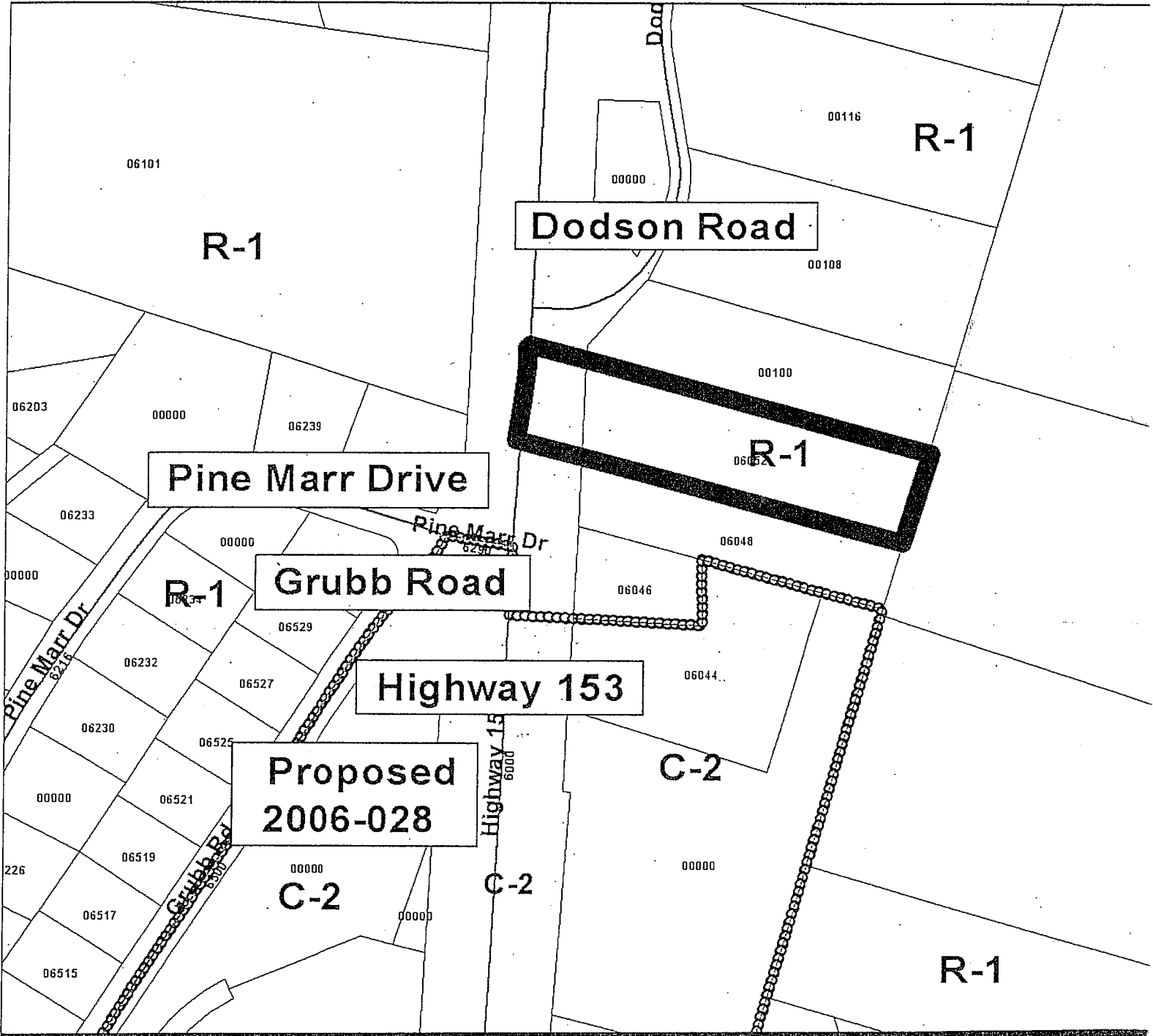
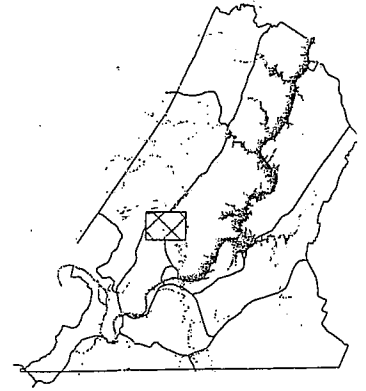
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2004-0165
PC MEETING DATE: 5/8/2006
FROM: R-1
TO: C-2



1 in. = 200.0 feet

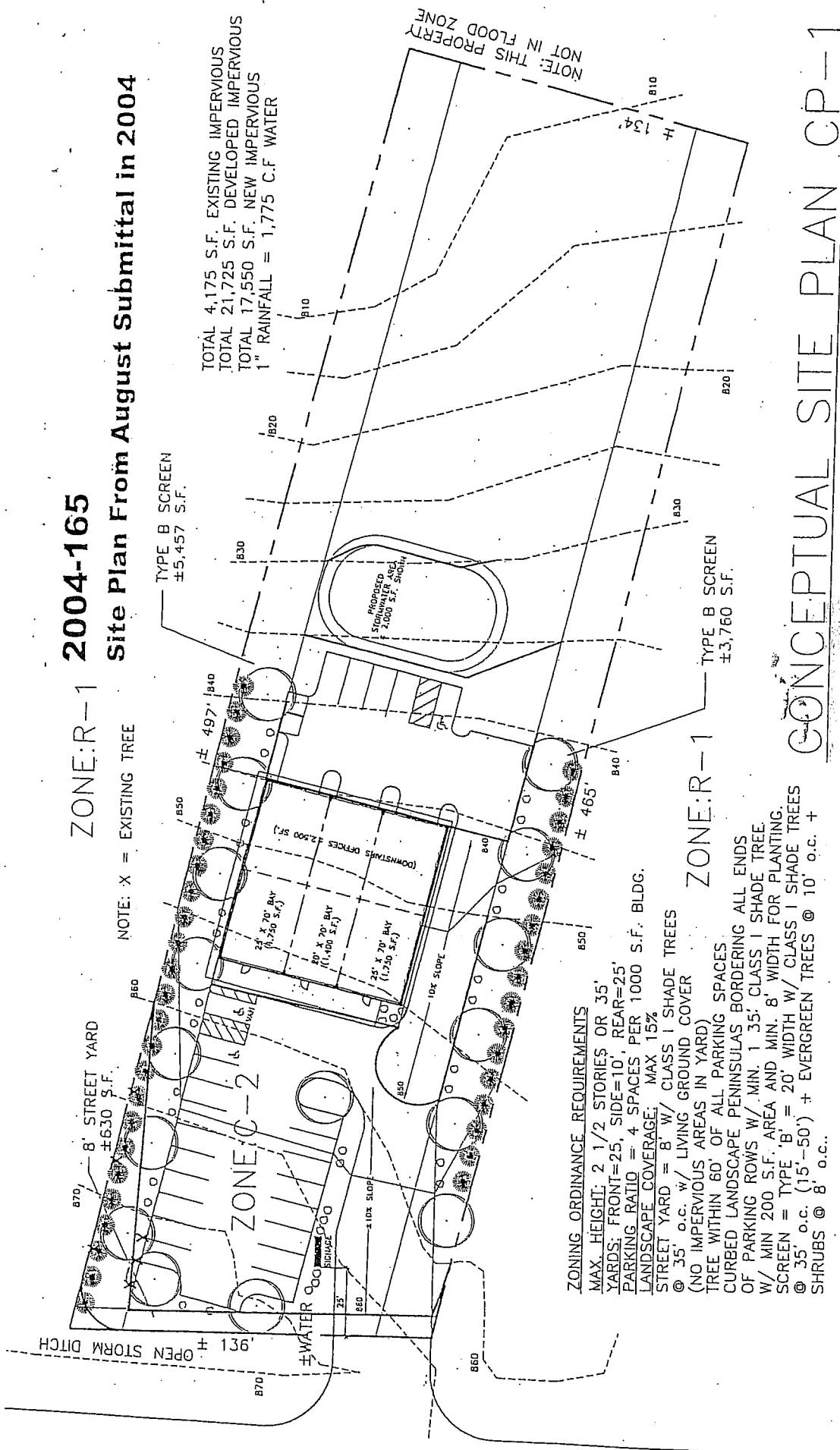


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-165: Approve, subject to site plan with landscaping as shown.



ZONE:R-1 2004-165

Site Plan From August Submittal in 2004



TOTAL 4,175 S.F. EXISTING IMPERVIOUS
 TOTAL 21,725 S.F. DEVELOPED IMPERVIOUS
 TOTAL 17,550 S.F. NEW IMPERVIOUS
 1" RAINFALL = 1,775 C.F. WATER

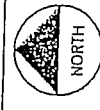
TYPE B SCREEN
 ±5,457 S.F.

TYPE B SCREEN
 ±3,760 S.F.

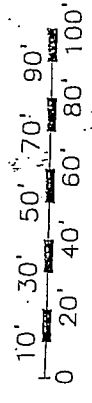
NOTE: THIS PROPERTY
 NOT IN FLOOD ZONE

ZONING ORDINANCE REQUIREMENTS

- MAX. HEIGHT: 2 1/2 STORIES OR 35' YARDS: FRONT=25, SIDE=10', REAR=25'
- PARKING RATIO = 4 SPACES PER 1000 S.F. BLDG.
- LANDSCAPE COVERAGE: MAX 15%
- STREET YARD = 8' W/ CLASS I SHADE TREES @ 35' o.c. w/ LIVING GROUND COVER (NO IMPERVIOUS AREAS IN YARD)
- TREE WITHIN 60' OF ALL PARKING SPACES
- CURBED LANDSCAPE PENINSULAS BORDERING ALL ENDS OF PARKING ROWS W/ MIN. 1 35' CLASS I SHADE TREE W/ MIN 200 S.F. AREA AND MIN. 8' WIDTH FOR PLANTING.
- SCREEN = TYPE 'B' = 20' WIDTH W/ CLASS I SHADE TREES @ 35' o.c. (15'-50') + EVERGREEN TREES @ 10' o.c. + SHRUBS @ 8' o.c..



SEPTEMBER 14, 2004



CONCEPTUAL SITE PLAN CP-1