

1ST READING 7-16-06
2ND READING 7-18-06
INDEX NO. _____

2006-138
City of Chattanooga

ORDINANCE NO. 11857

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 5500 BLOCK OF MILLER DRIVE, 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:

Lots 1 thru 10, Block J, Lots 11 thru 16 and 19, Block K, Bonameade Subdivision, Plat Book 12, Page 32, ROHC, together with Lot 17, Revised Plat, Lot 17, A Re-Subdivision of Lots 17 and 18, Block K, Bonameade, Plat Book 81, Page 193, ROHC, Deed Book 6445, Page 34, Deed Book 5682, Page 816, Tract 2, Deed Book 3986, Page 504, Deed Book 3986, Page 502, Tract 2 of Deed Book 4711, Page 918, Deed Book 5508, Page 409, Deed Book 1027, Page 643, Deed Book 7211, Page 160, Deed Book 1551, Page 617, Deed Book 2442, Page 619, Deed Book 7799, Page 684, Deed Book 7851, Page 231, Deed Book 4428, Page 504, Deed Book 6329, Page 77, Deed Book 6709, Page 971, Deed Book 2898, Page 452, Deed Book 7951, Page 397, and Deed Book 5778, Page 368, ROHC. Tax Map 157N-N-034 thru 040.02 and 042 thru 049.

from R-1 Residential Zone to R-4 Special Zone.

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

1. Single-family residential, two-family residential, or office use only;
2. Use of existing structures only, unless all properties either side of Miller Drive are consolidated to accommodate a single office development;
3. Signs for office use not to exceed nine (9) square feet with free standing signs to be permitted as described in Chapter 3. of the Advertising Section of the City Code with no

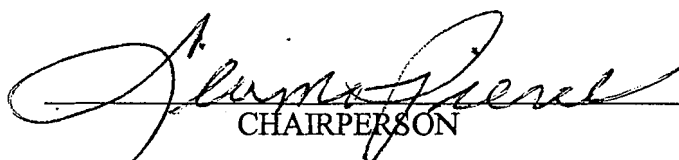
moving parts, flashing or intermittent lights will be permitted and no roof signs will be permitted, except if properties are consolidated on either side of Miller Drive into one office development, signage for these developments would have to meet the City Sign Ordinance requirements; and

4. 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.

PASSED on Second and Final Reading

_____ July 18 _____, 2006.


CHAIRPERSON

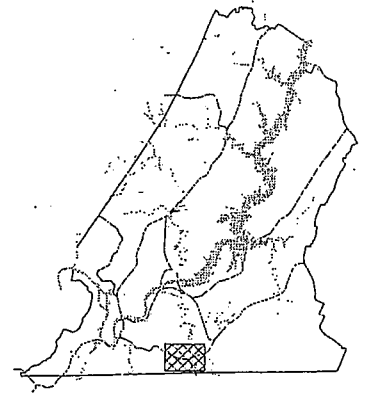
APPROVED: DISAPPROVED:

DATE:  7/24 _____, 2006

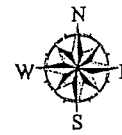

MAYOR

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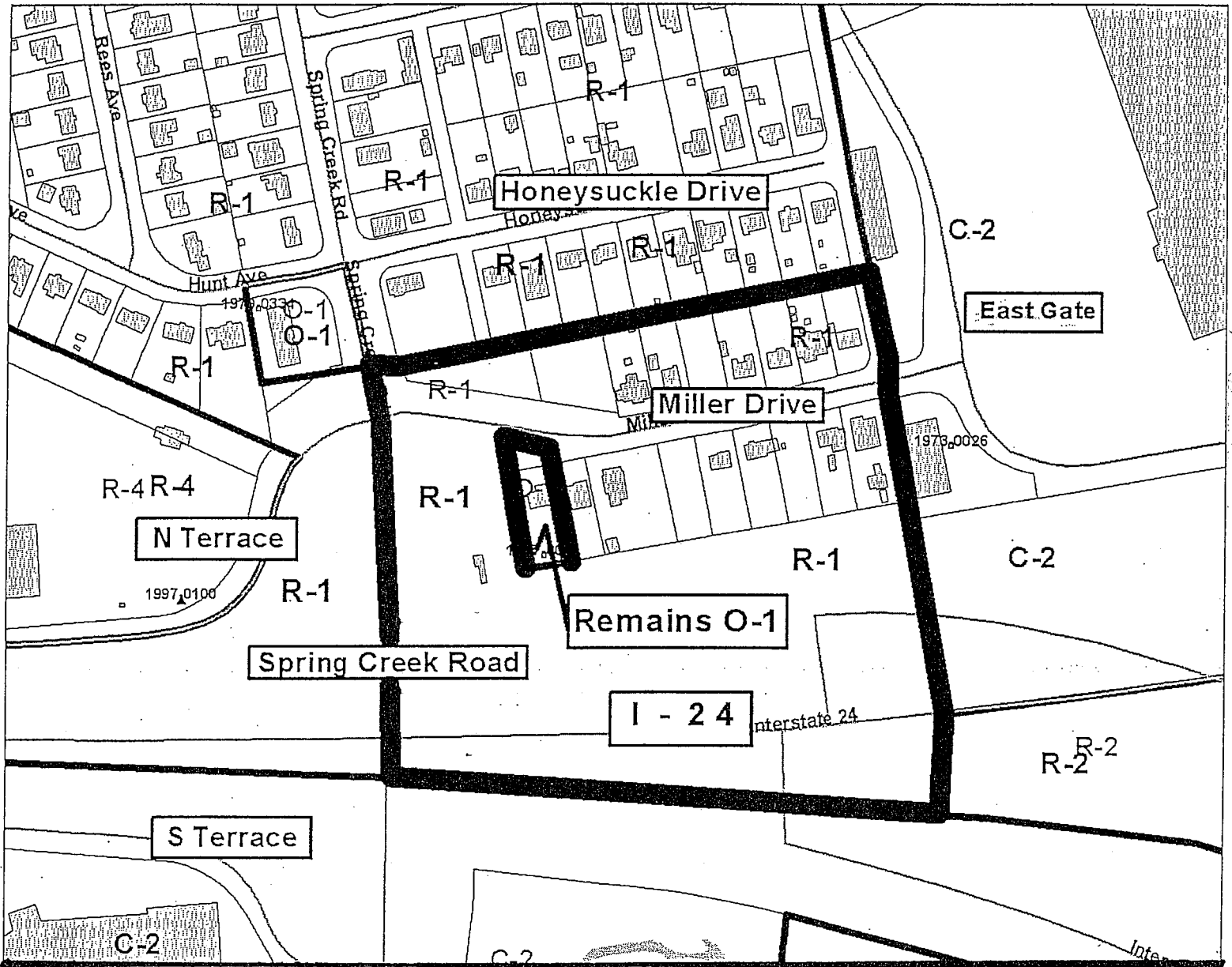
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO.: 2006-0138
PC MEETING DATE 6/12/2006
ZONING STUDY



1 in. = 250.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-138: Approve R-4 Special Zone, subject to:

- 1) Single-family residential, two-family residential or office use only;
- 2) Use of existing structures only, unless all properties on either side of Miller Drive are consolidated to accommodate a single office development;
- 3) Signs for office use not to exceed nine (9) square feet with free standing signs to be permitted as described in Chapter 3 of the Advertising Section of the City Code with no moving parts, flashing or intermittent lights will be permitted and no roof signs will be permitted, except if properties are consolidated on either side of Miller Drive into one office development signage for these developments would have to meet the City Sign Ordinance requirements; and
- 4) All existing easements are retained.

Honeycreek

2006-138

C-2

Miller

R-1

O-1

157N N 040.02

157N N 040.01

157N N 040

157N N 039

157N N 038

157N N 037

157N N 036

157N N 035

157N N 034

157N N 042

157N N 043.01

157N N 043

157N N 044

157N N 045

157N N 046

157N N 047

157N N 048

157N N 049

Zoning Study boundary in blue- tax map #