

1ST READING 11-10-09  
2ND READING 11-17-09  
INDEX NO. \_\_\_\_\_

2009-111  
Sean Daniels

ORDINANCE NO. 12321

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 3630 RIDGESIDE ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO C-5 NEIGHBORHOOD COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lot 73, Ridge Garden Addition, Plat Book 7, Page 8, ROHC, Deed Book 5114, Page 166, ROHC. Tax Map 147P-K-014.

and as shown on the maps and drawings attached hereto and made a part hereof by reference, from R-1 Residential Zone to C-5 Neighborhood Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be denied as to C-2; but approve C-5 subject to:

- 1) The C-5 permitted uses with the exception that restaurants and cleaning and laundry establishments shall not be permitted;
- 2) Rezone only the first 75' of the property as measured from the northern property line and/or the southern right-of-way line of Ridgeside Road;
- 3) Any and all lighting shall be directed away from all residential properties;
- 4) Dumpster location shall be shown on a revised site plan and shall be serviced from 8:00 a.m. to 6:00 p.m.;
- 5) The dumpster shall be located away from any adjacent residential property as much as feasible;

- 6) Hours of operation shall be limited from 9:00 a.m. to 9:00 p.m.; and
- 7) The applicant is encouraged to schedule a pre-submittal meeting with the Land Development Office to address buffering/screening requirements and parking lot design so that the vehicles are not backing out onto Ridgeside and Gillespie Roads.

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

November 17, 2009.

W. Jack Benoit  
CHAIRPERSON

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

DATE: 11-18, 2009

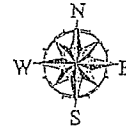
[Signature]  
MAYOR

/mms

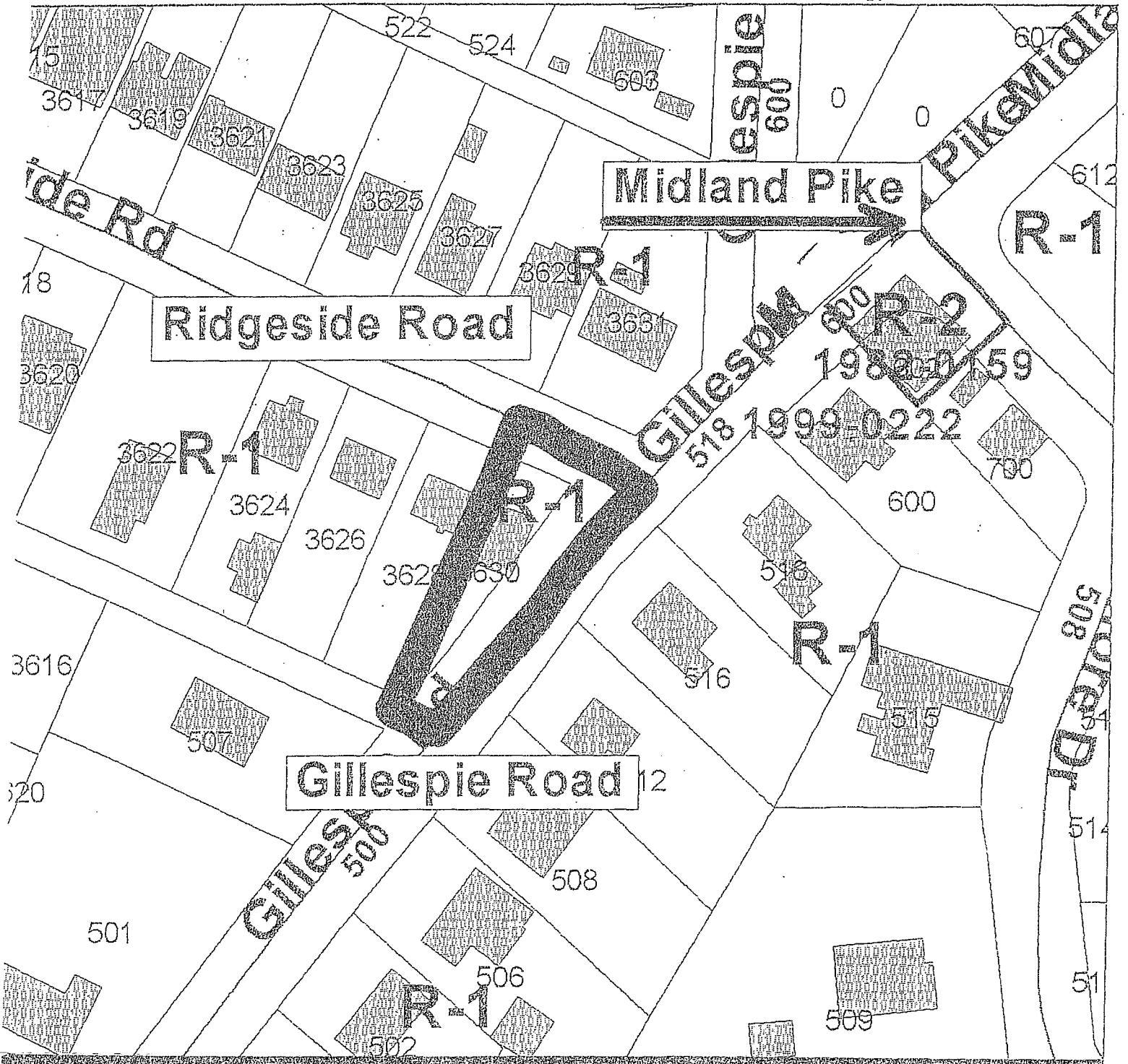
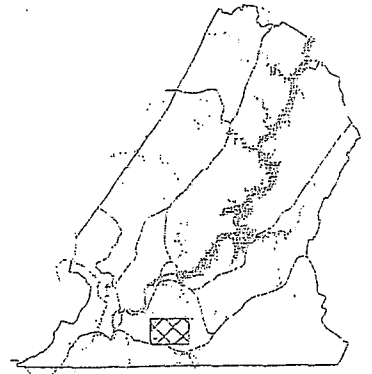
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2009-0111  
PC MEETING DATE: 10/12/2009  
FROM: R-1  
TO: C-2



1 in. = 80.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2009-111: Deny C-2, Approve C-5, subject to certain conditions as stated in the Planning Commission Resolution.