

FIRST READING 11-9-10
SECOND READING 11-16-10
INDEX NO. _____

2010-117
Page Family Properties, LLC

ORDINANCE NO. 12443

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 1562 EAST 51ST STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 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 to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lots 1 thru 6, Block 13, Boulevard Park Addition, Plat Book 5, Page 50, ROHC, Deed Book 9207, Page 17, ROHC. Tax Map 168P-C-008 and 010.

and as shown on the maps and drawings attached hereto and made a part hereof by reference, from R-2 Residential Zone to M-2 Light Industrial Zone.

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

1. Storage, parking and maintenance of vehicles and equipment only;
2. All commercial activity on the property is restricted to Monday through Saturday between the hours of 8:00 AM and 6:00 PM;
3. Coordinate with Chattanooga Landscape Coordinator to plant shrubs and trees on outside of 12 foot metal fence without moving fence back, ~~an additional 4 feet from right of way.~~

Revised 11/16/10
PAN

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

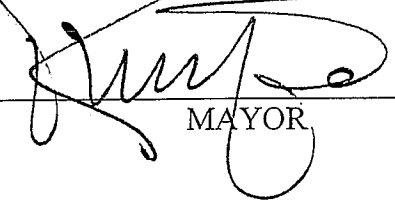
November 16, 2010.



CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: Nov. 16, 2010.



MAYOR

MAM/add



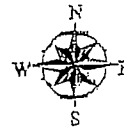
CATTANOOGA

CASE NO: 2010-0117

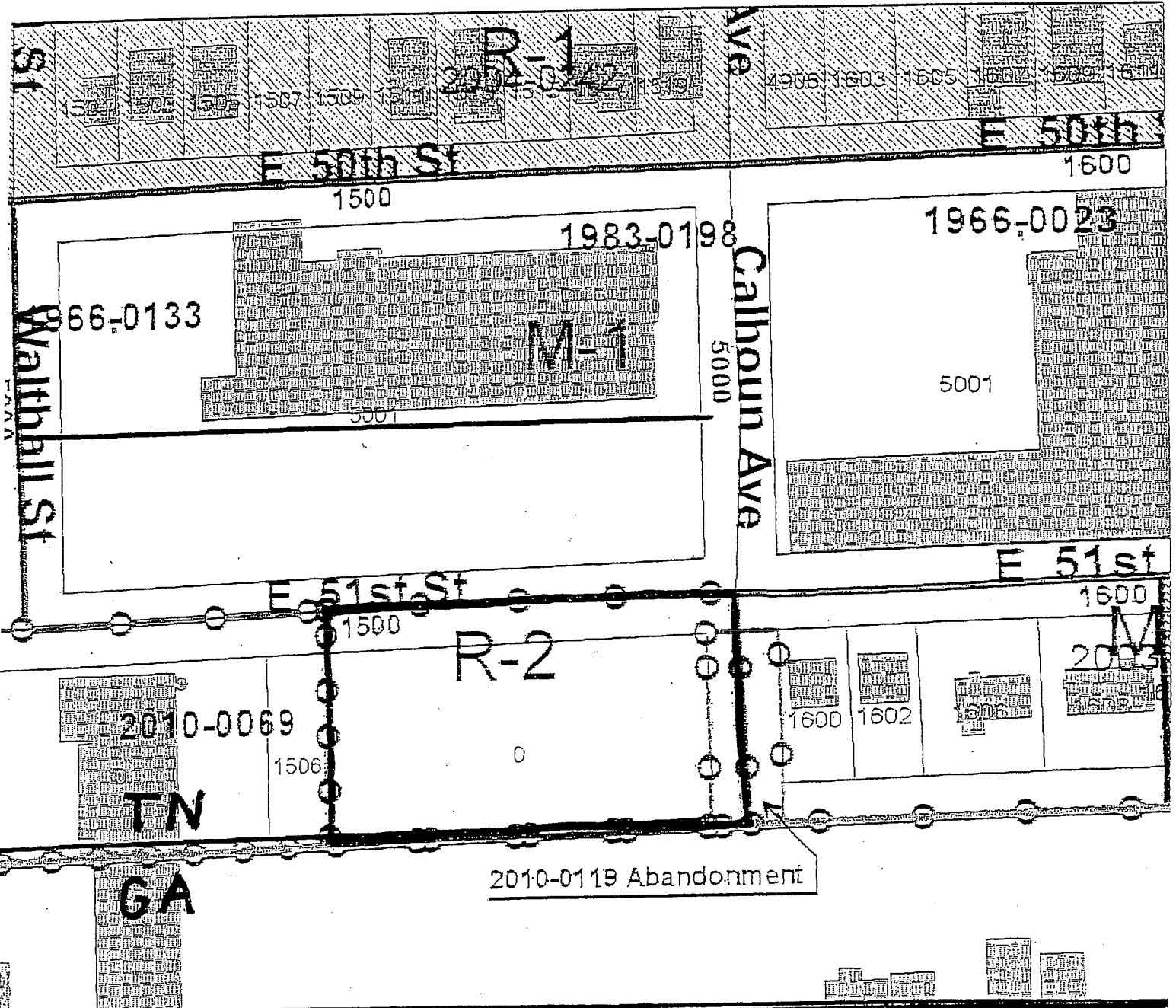
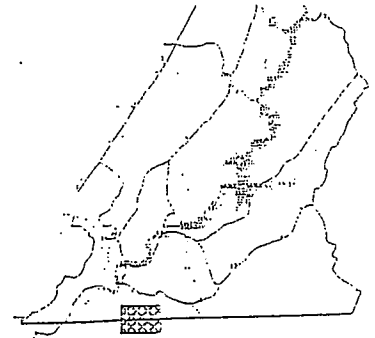
MEETING DATE: 9/13/2010

COM: R-2

PROJ: M-1



1 in. = 100.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-117: Deny M-1; Approve M-2, subject to:

- 1) Storage and maintenance of vehicles and equipment only.
- 2) No access from 51st Street.
- 3) Hours of Operation limited to 8:00 AM to 6:00 PM.
- 4) Move fence, and provide a 4-foot streetyard along 51st Street and Calhoun Avenue rights-of-way with Class II trees per Landscape Ordinance.

2010-069(117)

- GENERAL SITE NOTES:
- 1. OWNER(S) PAGE FAMILY PROPERTIES, LLC, JAMES C. & JOHNNIE T. PAGE, P.O. BOX 2401, CHATTANOOGA, TN 37419
- 2. TAX MAP 168-P-C 8, 9 & 10
- 3. AREA: PARCEL 8: 0.052 AC; PARCEL 9: 0.134 AC; PARCEL 10: 0.814 AC; TOTAL: 0.732 AC
- 4. NO UTILITIES LOCATED AT THIS TIME. UTILITIES SHOWN HEREON PROVIDED BY CITY UTILITIES AND/OR DOCUMENTS REFERENCED TO SURVEY.
- 5. THIS USES THE MOST CONSERVATIVE ZONING DISTRICT.
- 6. NO HER UTILITIES PROPOSED.
- 7. EXISTING CHAIN-LINK FENCE SHOULD BE REPLACED WITH SOLID METAL FENCE WITH 4" HIGH SOLID METAL FENCING.
- 8. EXISTING CHAIN-LINK FENCE SHOULD BE REPLACED WITH SOLID METAL FENCE WITH 4" HIGH SOLID METAL FENCING.
- 9. EXISTING CHAIN-LINK FENCE SHOULD BE REPLACED WITH SOLID METAL FENCE WITH 4" HIGH SOLID METAL FENCING.
- 10. ALL EXISTING TREES AND VEGETATION TO BE RETAINED.
- 11. LANDSCAPING TO BE DONE BY PAGE FAMILY PROPERTIES, LLC AND THE STATE UNIVERSITY AND GRAVEL.
- 12. ALL UTILITIES TO BE RELOCATED OR DELETED.

- CASE NOTES (CASE NO. 2010-069):
- 1. PROPERTY ADDRESS: 5100 E. 21ST ST.
- 2. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 3. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 4. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 5. PROPERTY ADDRESS: 5100 E. 21ST ST.
- 6. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 7. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 8. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 9. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 10. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 11. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 12. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.

- CASE NOTES (CASE NO. 2010-117):
- 1. PROPERTY ADDRESS: 1630 E. 51ST ST.
- 2. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 3. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 4. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 5. PROPERTY ADDRESS: 1630 E. 51ST ST.
- 6. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 7. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 8. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 9. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 10. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 11. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.
- 12. PROPOSED DEVELOPMENT: VEHICLE/WHEEL EQUIPMENT STORAGE & REPAIR.

MUNITY MAP



ZONED M-1

ZONED M-1

ZONED M-1

ZONED M-1

ZONED M-1

ZONED M-1

ZONED M-1

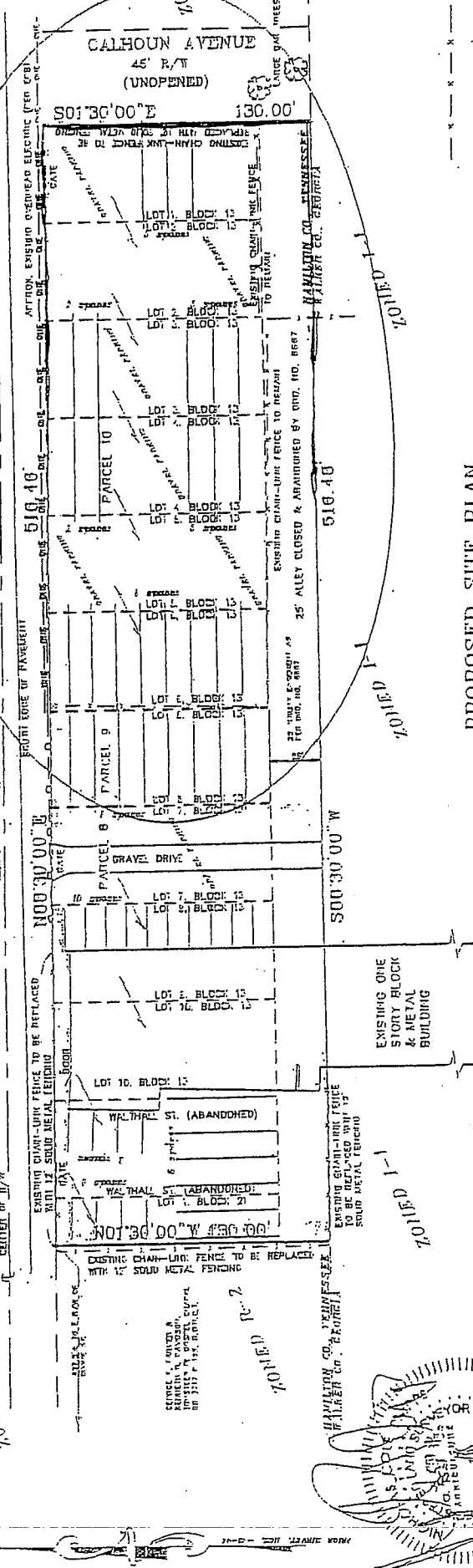
ZONED M-1

ZONED M-1

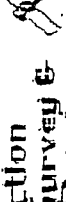
ZONED M-1

ZONED M-1

ZONED M-1



PROPOSED SITE PLAN
 LOTS 1-10, BLOCK 13,
 PART OF LOT 1, BLOCK 21 &
 AN ABANDONED PORTION OF
 HENDERSON (WALTHALL) STREET
 PLAT BOOK 5 PAGE 50
 DEED BOOK 0677 PAGE 344
 DEED BOOK 9207 PAGE 17
 CITY OF CHATTANOOGA
 HAMILTON COUNTY, TENNESSEE



FB: 11/A DWG: HCP CIRK: 110
 SCALE: 1"=50' DATE: 07-30-10 PJ. NO.: 09-2

Action Survey & Development Company
 1000 Hamilton County Regional Planning Agency
 Development Services

RECEIVED
 2010-069
 AUG 4 2010
 200

GRAPHIC SCALE
 0 25 50 100
 (IN FEET)
 1 inch = 50 FT.

NOTE: THIS DRAWING IS NOT CONTRACTED SO COPY AWAY.

