

1ST READING 38-11
2ND READING 375-11
INDEX NO. _____

2011-022
Roberto Reyes
District No. 6

ORDINANCE NO. 12489

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 509 AIRPORT ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM O-1 OFFICE ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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

Lot 7 (part) and Lot 8, Block A, O. M. Byrds Addition as shown in Deed Book 827, Page 180 and being the property described as Tracts 1 and 2 in Deed Book 8182, Page 638, ROHC. Tax Map 158A-A-005.

and as shown on the map and drawing attached hereto and made a part hereof by reference, from O-1 Office Zone to R-4 Special Zone.

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

- (1) A revised site plan drawn to scale that conforms to the design standards of the Traffic Engineering Department that shows driveways, parking layout, traffic circulation plan, and limits of paving, if applicable.
- (2) The following landscaping provisions:
 - (a) Provide a 10-foot deep type "C" landscape buffer inside property lines along entire perimeter of the property where R-4 Special Zone abuts an R-1 Residential Zone.

- (b) Provide parking lot trees as required in the landscape regulations.
 - (c) Screening around the dumpster shall be provided as required in the landscape regulations.
 - (d) An 8' streetyard with Class I shade trees at a ratio of 1 per 35 feet of right-of-way along Airport Road.
 - (e) (a) – (d) above to be shown on a site plan.
- (3) The revised site plan shall be reviewed and approved by the Traffic Engineering Department and the Landscape Coordinator.
 - (4) Dumpster activity restricted to the hours between 7:00 a.m. and 7:00 p.m.
 - (5) The property shall be restricted to the use as a professional office or as a beauty shop, barber shop or hair salon.

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

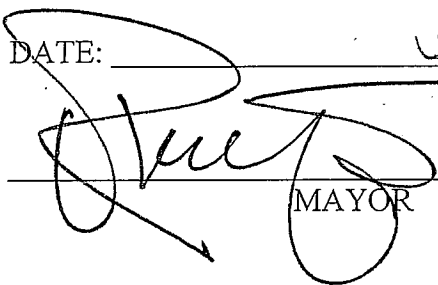
_____ March 15 _____, 2011.



CHAIRPERSON

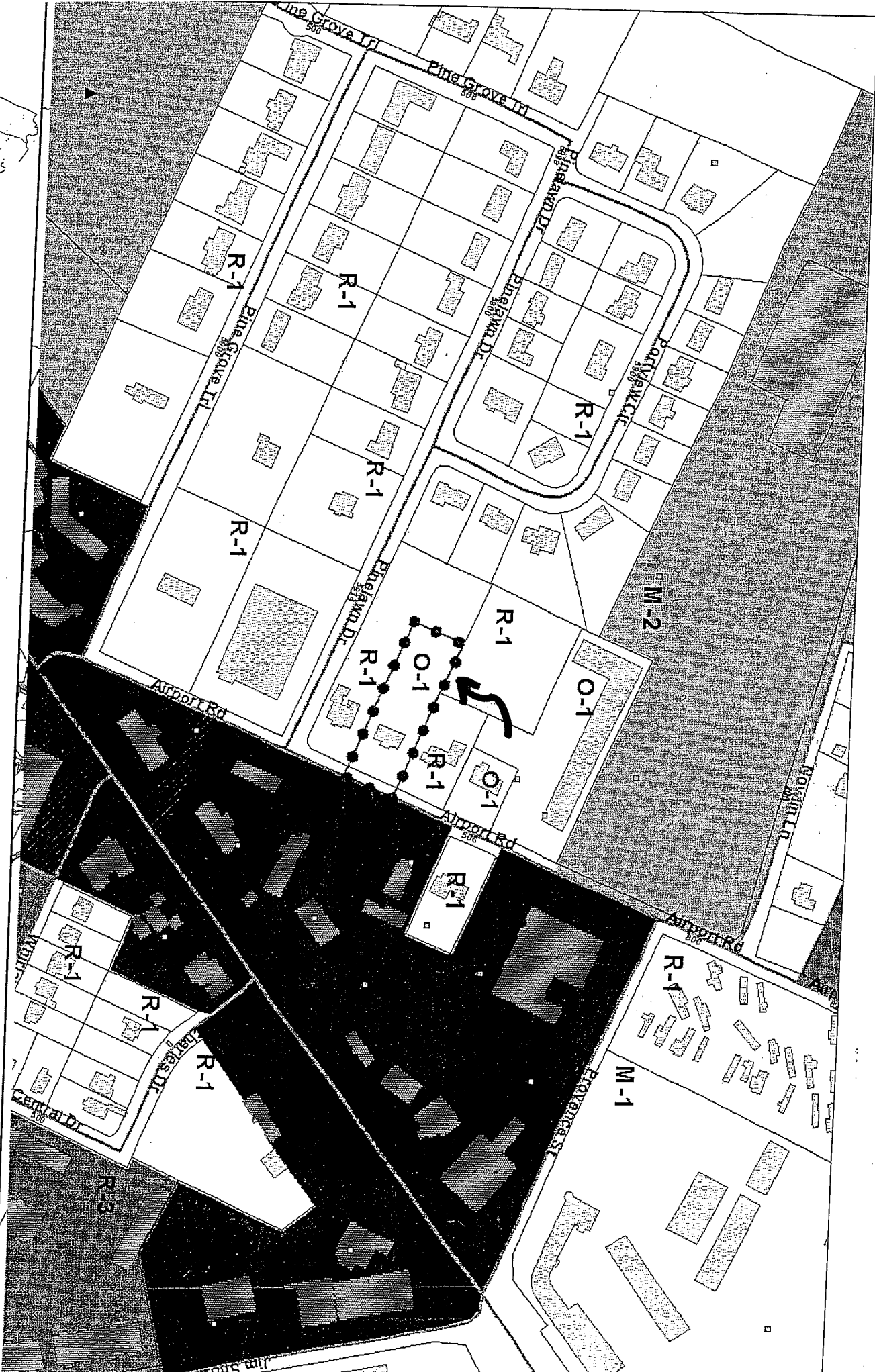
APPROVED: X DISAPPROVED: _____

DATE: _____ 3/17 _____, 2011.



MAYOR

/mms



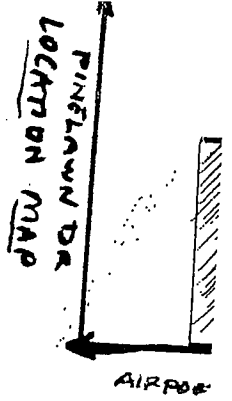
2011-0022 ZAIS CASE MAP O-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2011-022: Approve, subject to certain conditions as stated in the Planning Commission Resolution.



1 in. = 250.0 feet





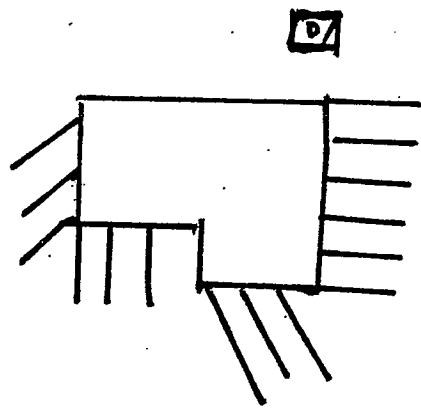
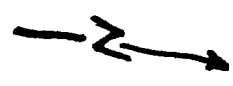
O-1

NORBERT REYES
509 AIRPORT RD
819 S. HAMILTON ST
DALTON, GA. 30720
NOR_REYES@ahtmail.com
.68 ACRES

300'

O-1

2011-022



100'

AIRPORT RD

SCALE
2" = 10'

R-1

2011-022