

1<sup>ST</sup> READING 7-13-12  
2<sup>ND</sup> READING 11-20-12

2012-121  
The Broadway Group, LLC/  
Lee McCay/Tiftonia Church of Christ  
District No. 1  
Planning Version

ORDINANCE NO. 12665

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 151 BROWNS FERRY ROAD, 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 Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone property located at 151 Browns Ferry Road, more particularly described herein:

Lot 14, Revised Plat Lots 13 and 14 and part of 15, Block 1, Plan of Section 2, Tiftonia, Plat Book 95, Page 153, ROHC, being part of the property described as Tract 1 in Deed Book 4595, Page 450, ROHC. Tax Map 154C-A-003.04.

and as shown on the maps and drawings attached hereto and made a part hereof by reference, 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 following:

- 1) One curb cut only on Browns Ferry Road; and
- 2) No vehicular access via Centro Street.

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 20, 2012.

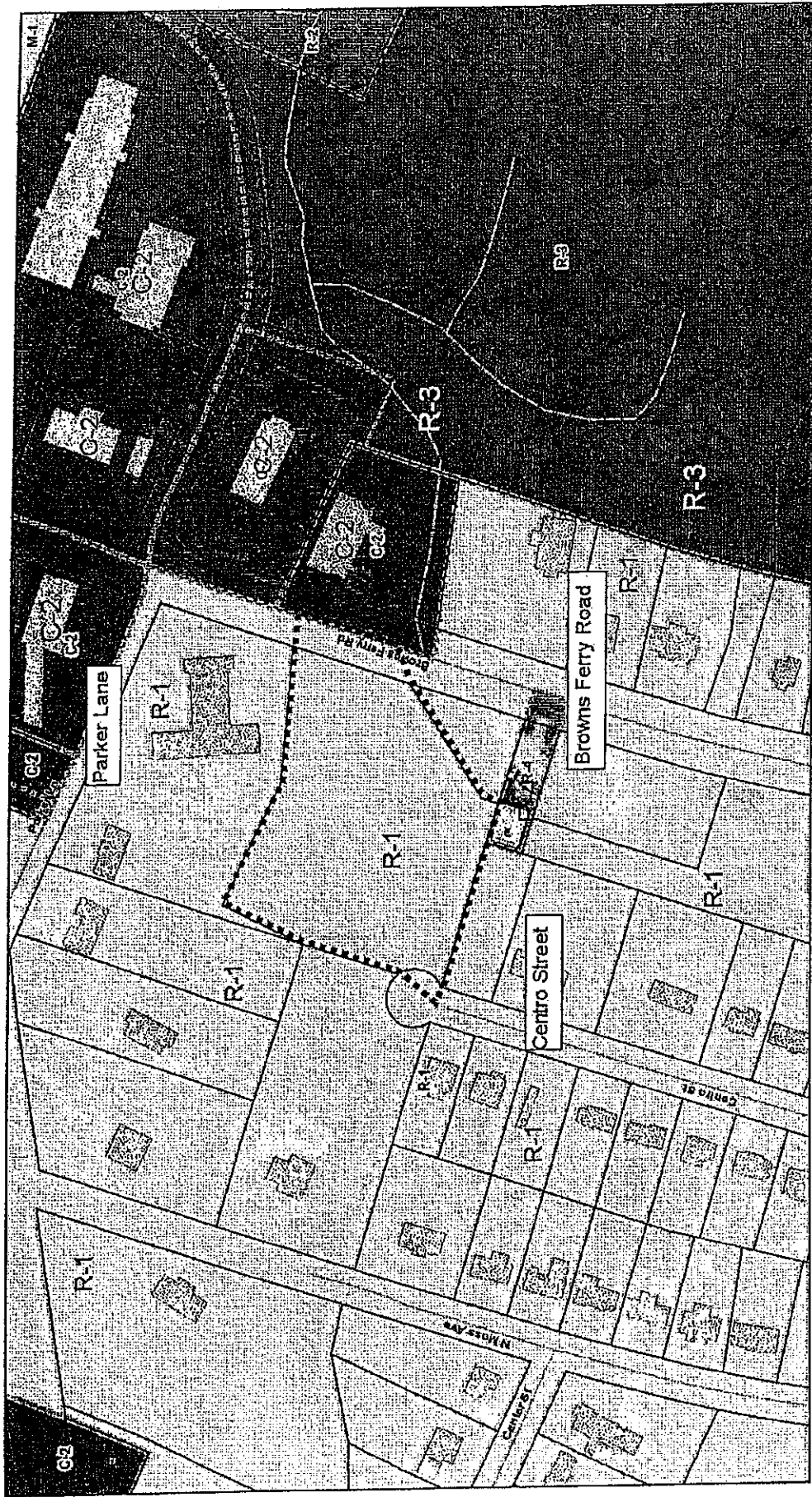
James Ladd  
CHAIRPERSON

APPROVED:  DISAPPROVED:

DATE: Nov 27, 2012.

[Signature]  
MAYOR

/meb



2012-0121 R-1 to C-2

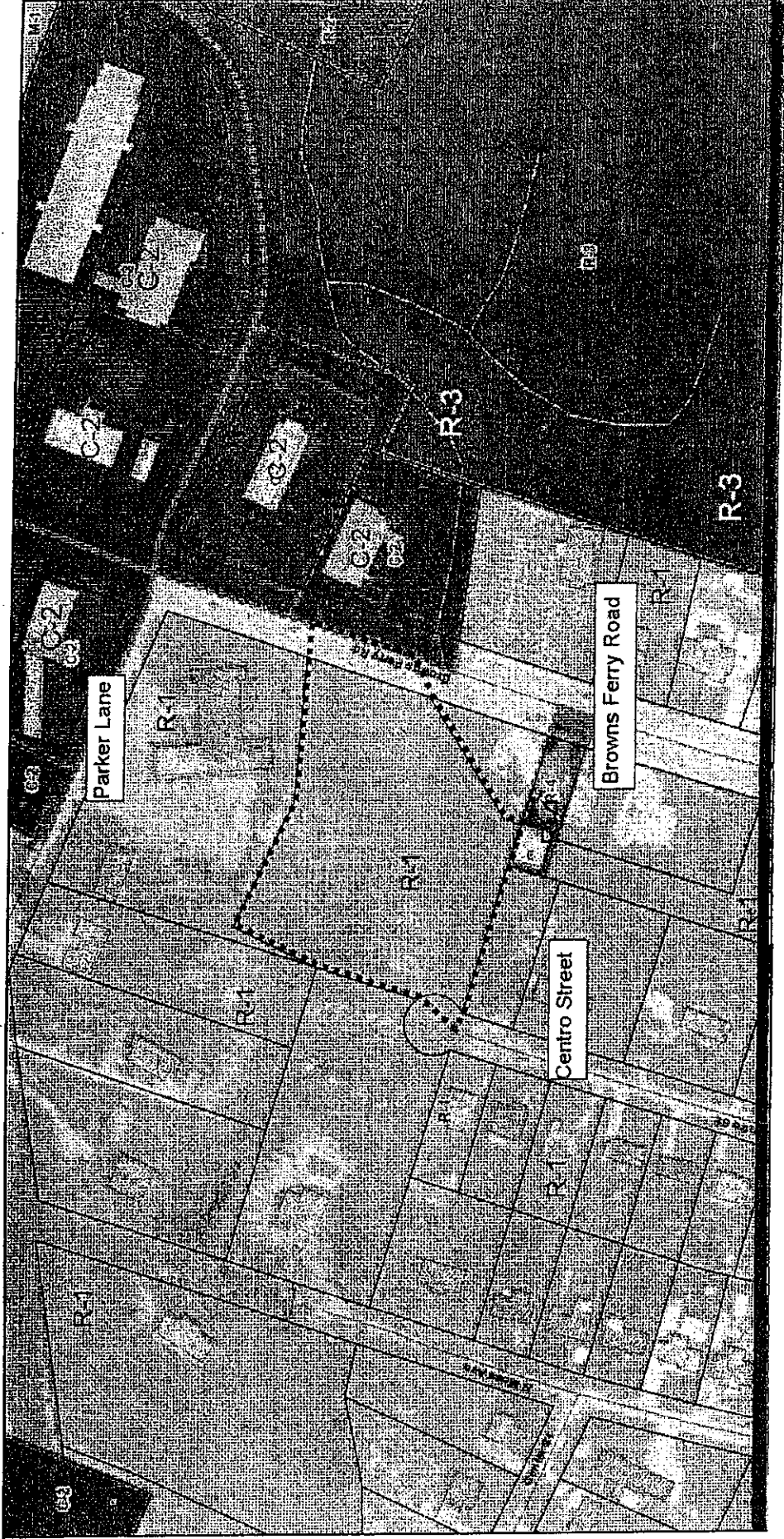


180 ft



Chattanooga Hamilton County Regional Planning Agency





**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2012-121:** Approve, subject to one curb cut only on Browns Ferry Road and no vehicular access via Centro Street.

2012-0121 R-1 to C-2

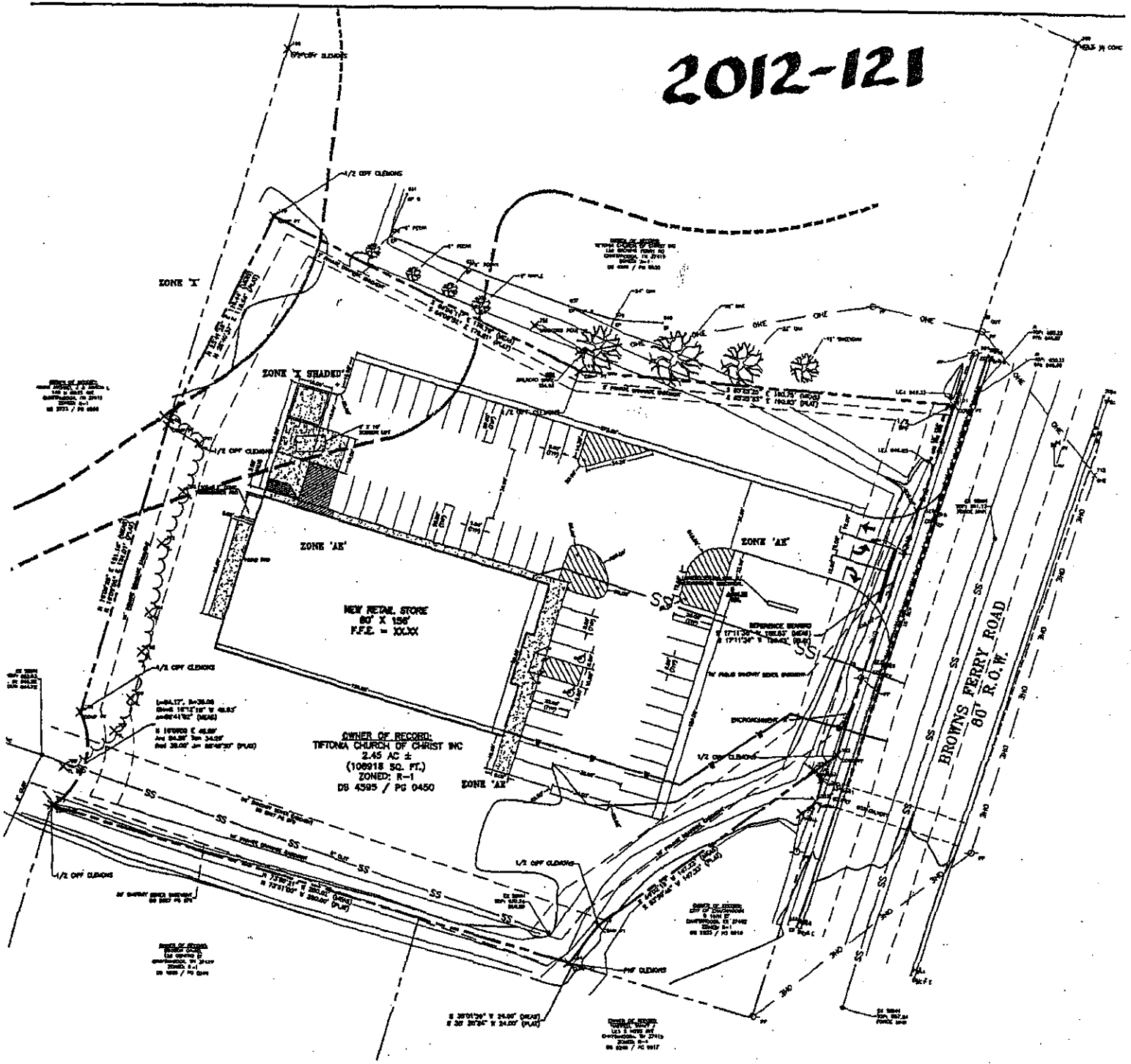


190 ft



Chattanooga Hamilton County Regional Planning Agency

2012-121



OWNER OF RECORD:  
TIFTONA CHURCH OF CHRIST INC  
2.45 AC ±  
(10921 SQ. FT.)  
ZONED: R-1  
DB 4595 / PG 0450

NEW RETAIL STORE  
80' X 150'  
F.F.E. = 12,000

BROWNS FERRY ROAD  
60' R.O.W.

7500 G. Howard Ave., Ste. 200 - Memphis, TN 38125  
 PHONE: (901) 521-1111 FAX: (901) 521-1112  
**SITE INCORPORATED**

**PREPARED FOR THE BROADWAY GROUP LLC**  
 CHATTANOOGA, IN BRADYTON COUNTY

DATE:	12/15/09
PROJECT:	NEW RETAIL STORE
OWNER:	BROADWAY GROUP LLC
DESIGNER:	SITE INCORPORATED
SCALE:	AS SHOWN
DATE:	12/15/09
BY:	
CHECKED BY:	
APPROVED BY:	

**CL # 1**  
 SHEET NO. 1 OF 1  
 SCALE AS SHOWN  
 JOB NO. 09-001

