

FIRST READING 11-13-12
SECOND READING 10-20-12

2012-143
James D. Lee
District No. 4
Planning Version

ORDINANCE NO. 12669

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 8203 EAST BRAINERD 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 8203 East Brainerd Road, more particularly described herein:

The southern 300 feet of an unplatted tract of land located at 8203 East Brainerd Road being part of the property described as Tract 2 in Deed Book 3053, Page 520, ROHC. Tax Map Nos. 1590-A-026 (part).

and as shown on the maps 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 conditions:

- 1) The following uses shall be prohibited: predatory lending institutions, bowling alleys, billiard rooms, theaters, vehicle repair facilities, new and used vehicle dealerships and repair facilities, motels, hotels, open-air markets, adult-oriented establishments, travel trailer camps and other camping facilities, display and sale of manufactured homes, liquor stores, late night entertainment/event facilities and/or nightclubs or similar uses; and

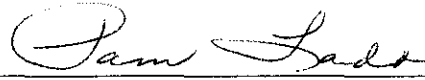
- 2) Drive-thru uses with amplification shall be located away from the R-1 Residential property on McNichol Lane.

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

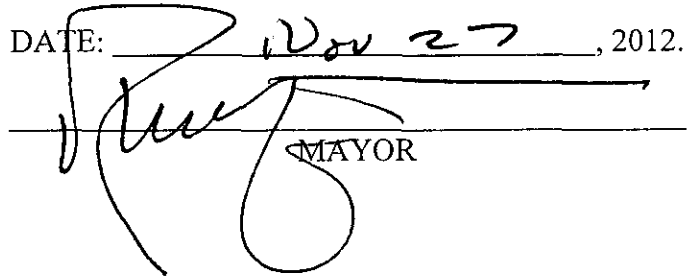
November 20, 2012.



CHAIRPERSON

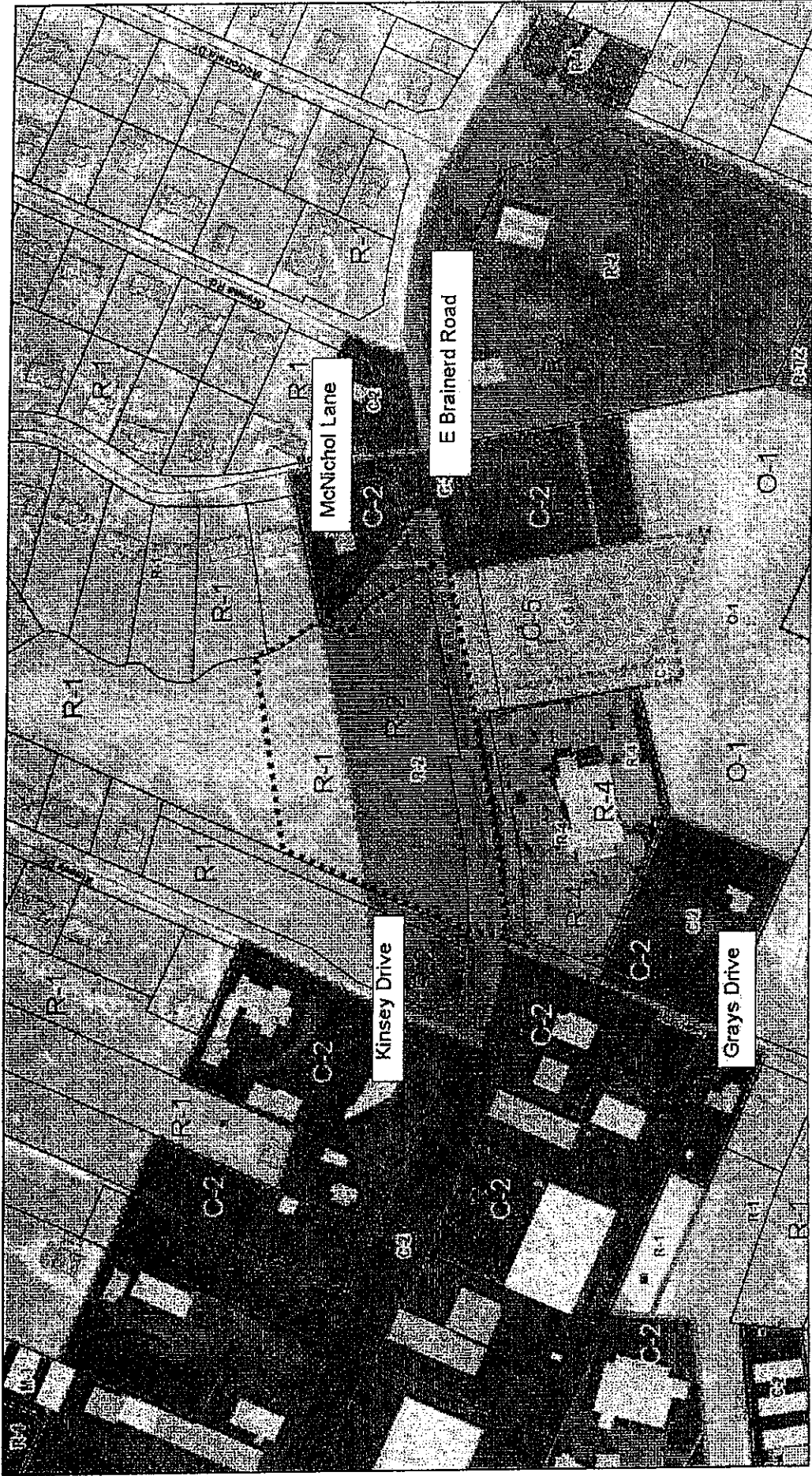
APPROVED: DISAPPROVED:

DATE: Nov 27, 2012.



MAYOR

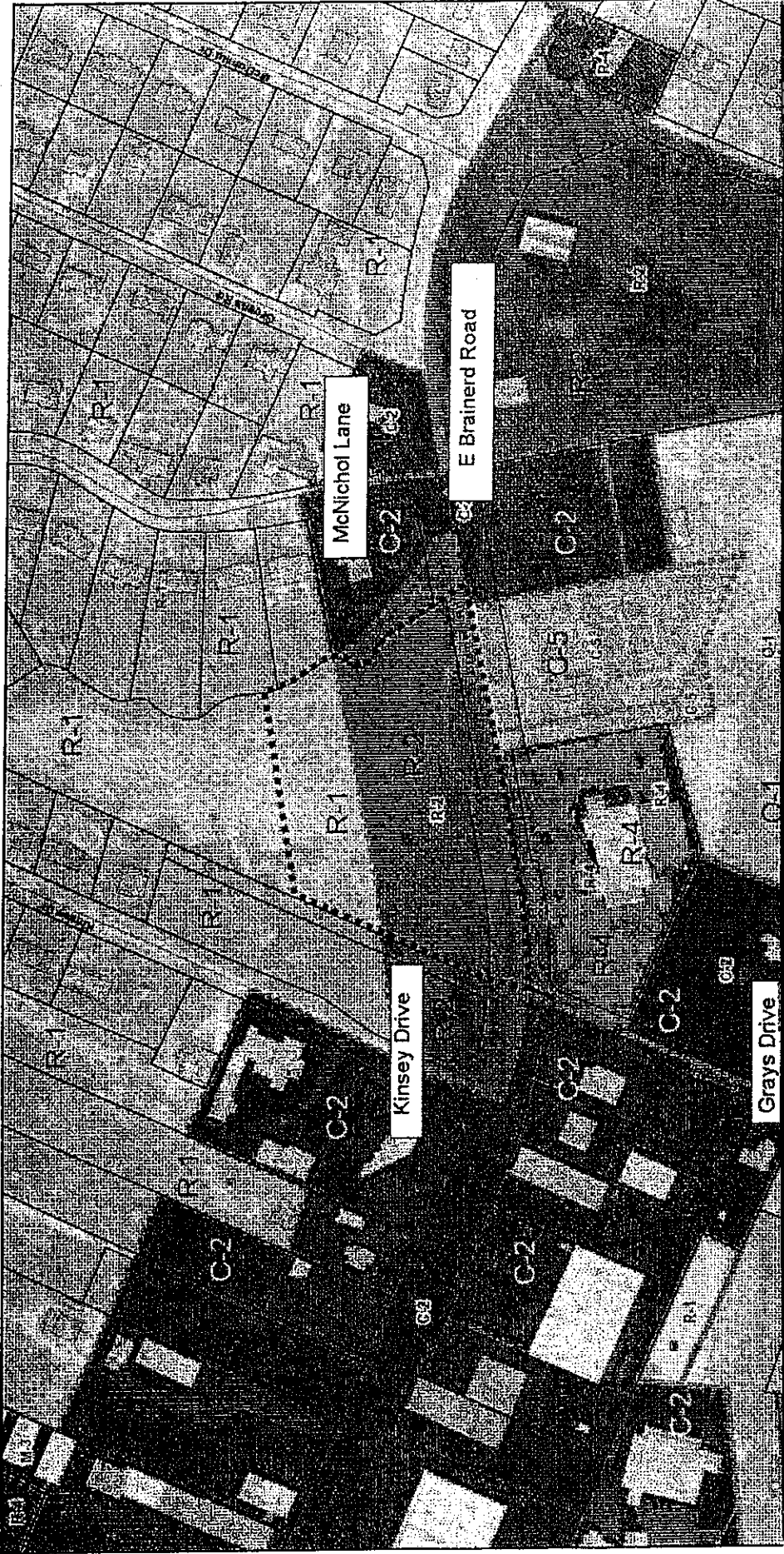
/mms



2012-0143 R-1 & R-2 to C-2



230 ft



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2012-143: Approve C-5 Neighborhood Commercial Zone, subject to drive-thru uses with amplification to be located away from the R-1 Residential property along McNichol Lane.

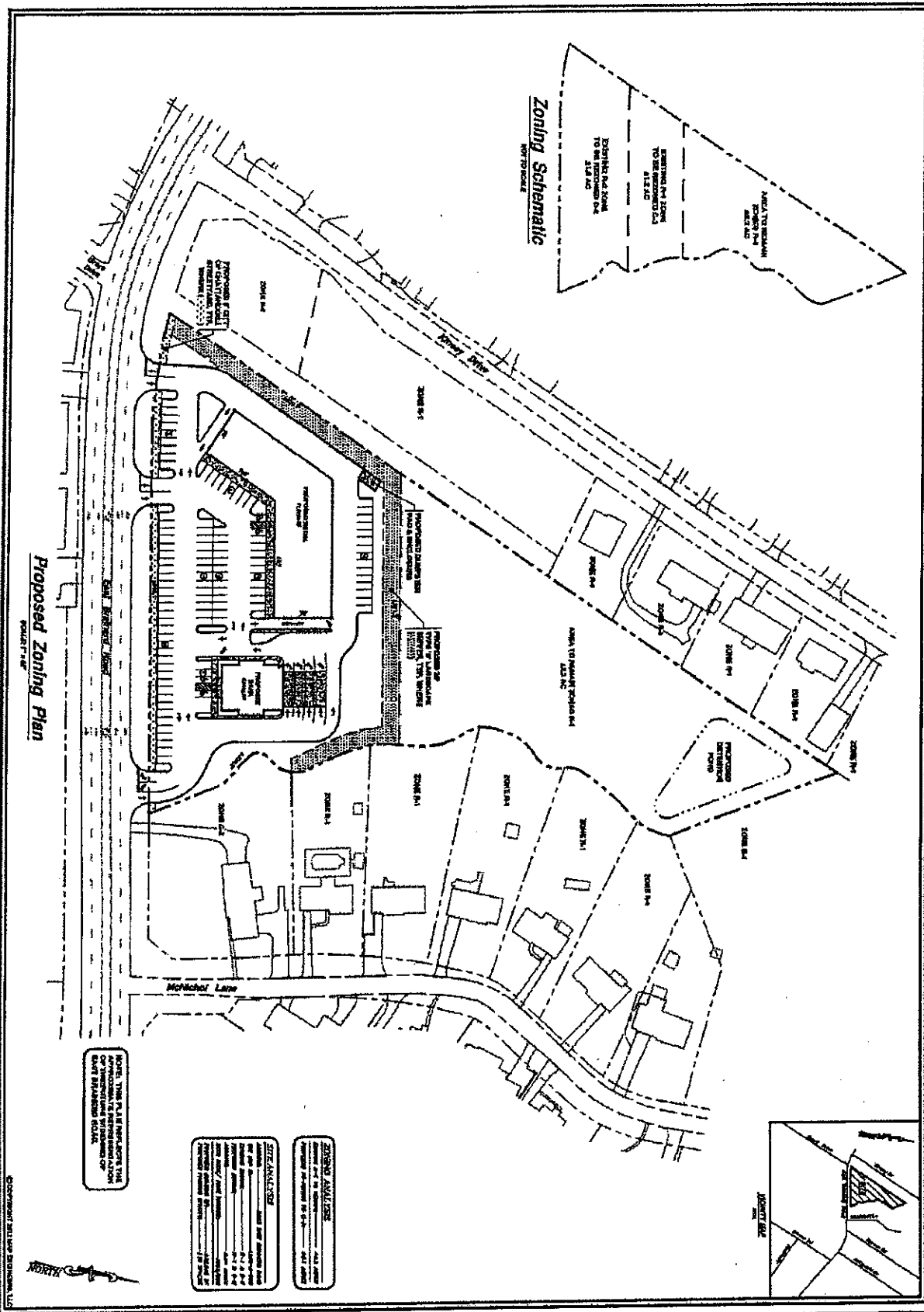
2012-0143 R-1 & R-2 to C-2



230 ft



Chattanooga Hamilton County Regional Planning Agency

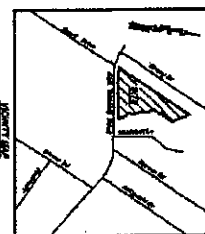


Proposed Zoning Plan
 PARCEL 11.4

NOTE: THIS PLAN REPRESENTS THE APPROXIMATE LAYOUT OF PROPOSED DEVELOPMENT. THE EXACT LAYOUT SHALL BE DETERMINED BY THE CITY ENGINEER.

DATE ANALYZED
 ANALYZED BY: J. D. LEE
 DATE: 11/15/2011

REGISTERED ENGINEER
 JAMES D. LEE
 LICENSE NO. 11111



<p>PROJECT INFORMATION</p> <p>PROJECT NO. 11.4</p> <p>DATE: 11/15/2011</p> <p>SCALE: AS SHOWN</p>	<p>8203 EAST BRAINERD ROAD</p> <p>FOR</p> <p>JAMES D. LEE, INC.</p> <p>6818 WACONDA POINT</p> <p>HARRISON, TN 37341</p>	<p>MAP ENGINEERS</p> <p>L.L.C.</p> <p>11111</p> <p>100'</p>	
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