

**First Reading: July 8, 2014**  
**Second Reading: July 15, 2014**

2014-046  
Wallace and Nancy Braud  
District No. 6  
Alternate Version

ORDINANCE NO. 12841

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1329 AND 1349 GUNBARREL ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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 properties located at 1329 and 1349 Gunbarrel Road, more particularly described herein:

Lots 1 and 2, Braud Estates on Gunbarrel Road, Plat Book 97, Page 89, ROHC, being the properties described in Deed Book 9138, Page 539 and Deed Book 4250, Page 349, ROHC. Tax Map Nos. 158L-E-008 and 017.01.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-4 Special Zone.

SECTION 2. BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That this rezoning shall be subject to the following:

- 1) Parcels are conditioned to only the uses of Bed and Breakfast and Short-Term Vacation Rental;
- 2) Signs incidental to the permitted Bed and Breakfast use, except that only one (1) sign shall be permitted, sign shall be set back ten (10) feet from any property line. The sign shall be a monument sign only and shall not exceed forty-eight (48) square feet in area. If illuminated, the sign shall be directly lit in such a way that the light source cannot be seen from any public way or adjoining property. The lighting intensity shall not exceed twenty-five (25) foot-candles at the face of the sign. No flashing or intermittent lights will be permitted; and
- 3) One (1) Bed and Breakfast only on Lot 2.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

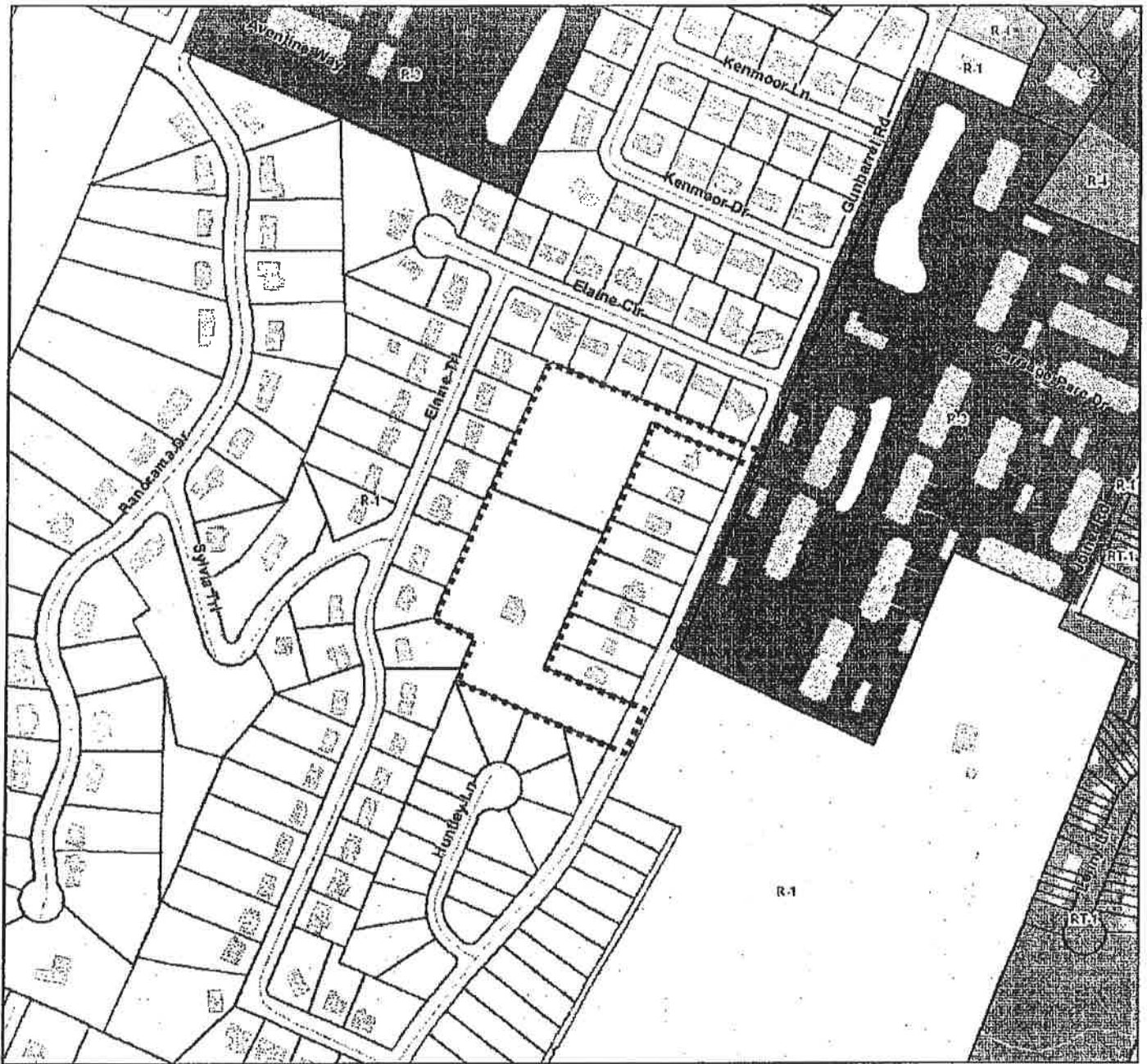
Passed on second and final reading: July 15, 2014

  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
MAYOR

/mem



## 2014-046 Rezoning from R-1 to R-4



Chattanooga Hamilton County Regional Planning Agency



325 ft





# St. Francis' Cottage

A Five Bedroom Bed & Breakfast

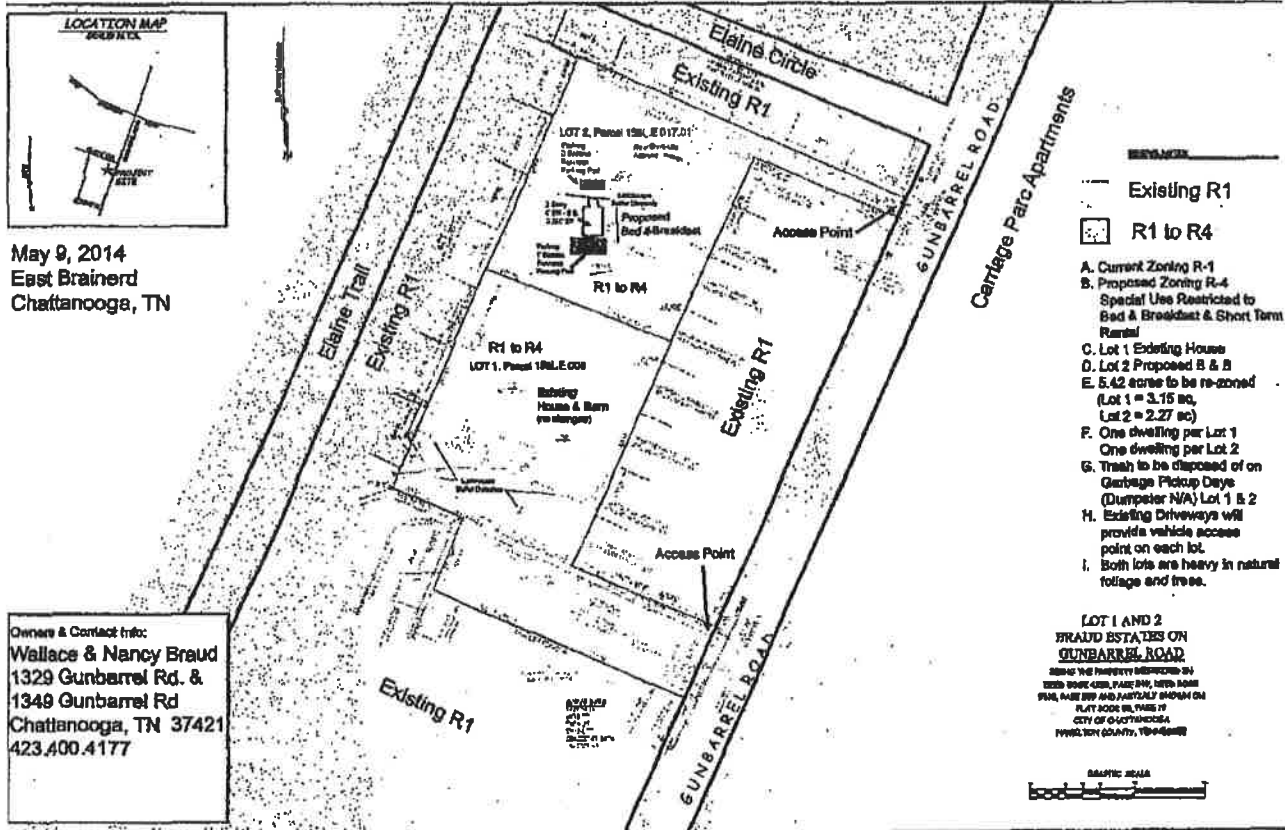
"Country Cottage Charm, Urban Convenience"

1349 Gunbarrel Rd., Chattanooga, Tennessee 37421 / stfranciscottage.com



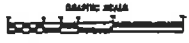
May 9, 2014  
East Brainerd  
Chattanooga, TN

Owners & Contact Info:  
Wallace & Nancy Braud  
1329 Gunbarrel Rd. &  
1349 Gunbarrel Rd  
Chattanooga, TN 37421  
423.400.4177



- LEGEND**
- Existing R1
  - R1 to R4
- A. Current Zoning R-1
  - B. Proposed Zoning R-4 Special Use Restricted to Bed & Breakfast & Short Term Rental
  - C. Lot 1 Existing House
  - D. Lot 2 Proposed B & B
  - E. 5.42 acres to be re-zoned (Lot 1 = 3.15 ac, Lot 2 = 2.27 ac)
  - F. One dwelling per Lot 1  
One dwelling per Lot 2
  - G. Trash to be disposed of on Garage Pickup Days (Dumpster N/A) Lot 1 & 2
  - H. Existing Driveways will provide a vehicle access point on each lot.
  - I. Both lots are heavy in natural foliage and trees.

LOT 1 AND 2  
FRAUD ESTATES ON  
GUNBARREL ROAD  
BEING THE PROPERTY INTERESTS IN  
THE ABOVE CASE, MADE BY, WITH SOME  
PLAT, MADE BY AND PARTIALLY SHOWN ON  
PLAT BOOK 18, PAGE 19  
CITY OF CHATTANOOGA  
HAMILTON COUNTY, TENNESSEE

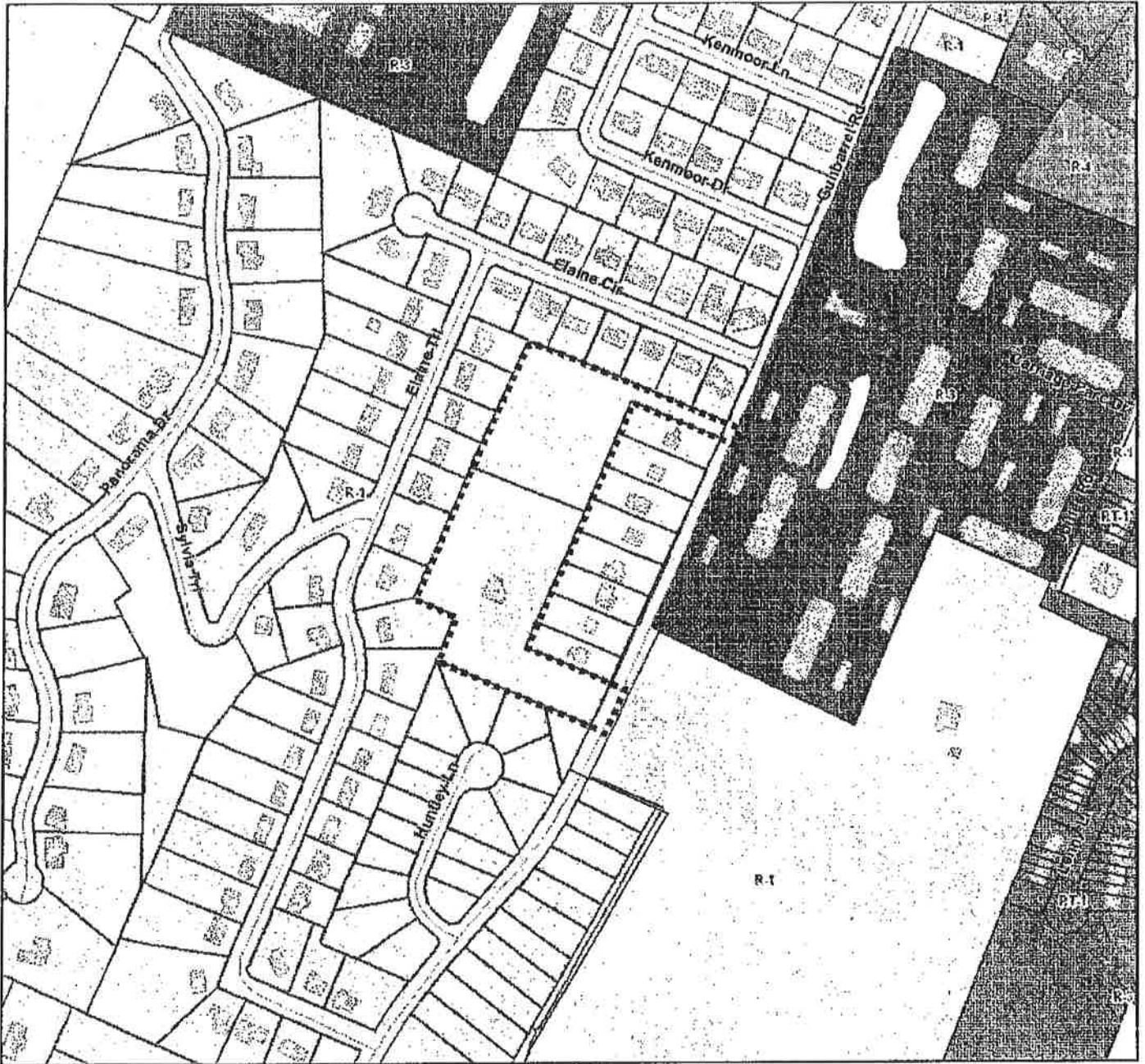


**RECEIVED**

MAY 28 2014

Chattanooga Hamilton County  
Regional Planning Agency  
Development Services





## 2014-046 Rezoning from R-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-046:  
Approve, subject to the conditions listed in the Planning Commission Resolution.



325 ft



**Chattanooga Hamilton County Regional Planning Agency**

