

First Reading: April 12, 2016
Second Reading: April 19, 2016

2016-035
Miller Industries Towing Equipment, Inc./
Amon A.C. and Doris York
District No. 6
Planning Version #3

ORDINANCE NO. 13043

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 8534 OOLTEWAH-HARRISON ROAD AND 5226 AND 5242 TRACIE LANE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO M-1 MANUFACTURING 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 properties located at 8534 Ooltewah-Harrison Road and 5226 and 5242 Tracie Lane, more particularly described herein:

Tract One (1), excepting the 15' by 40' flag portion on its north line, and Tract Two (2), excepting the 15' flag portion on its southeastern line, as described in Deed Book 10659, Page 884, ROHC. Tax Map No. 131-040 and parts of parcels 041 and 055.

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

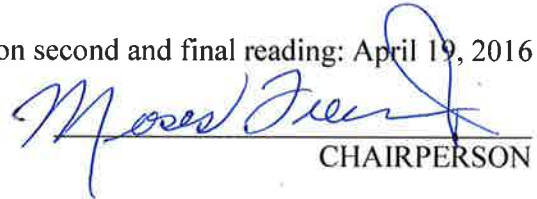
SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to the following conditions:

- (1) Provide a Type A buffer where the property adjoins the Magnolia Acres subdivision. No one tree species shall constitute more than forty (40%) percent of the plantings in the buffer;
- (2) The exterior color of the building shall be considered an earth tone; and
- (3) The west side of the proposed building facing the Magnolia Acres subdivision shall have limited access in and out of the building, being generally that access required by building codes for fire safety compliance. This requirement shall extend along the north side of the proposed building a distance of one hundred fifty (150') feet from the corner of the west and north sections of the building.

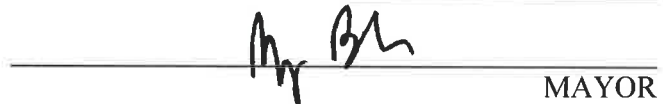
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

(2) weeks from and after its passage.

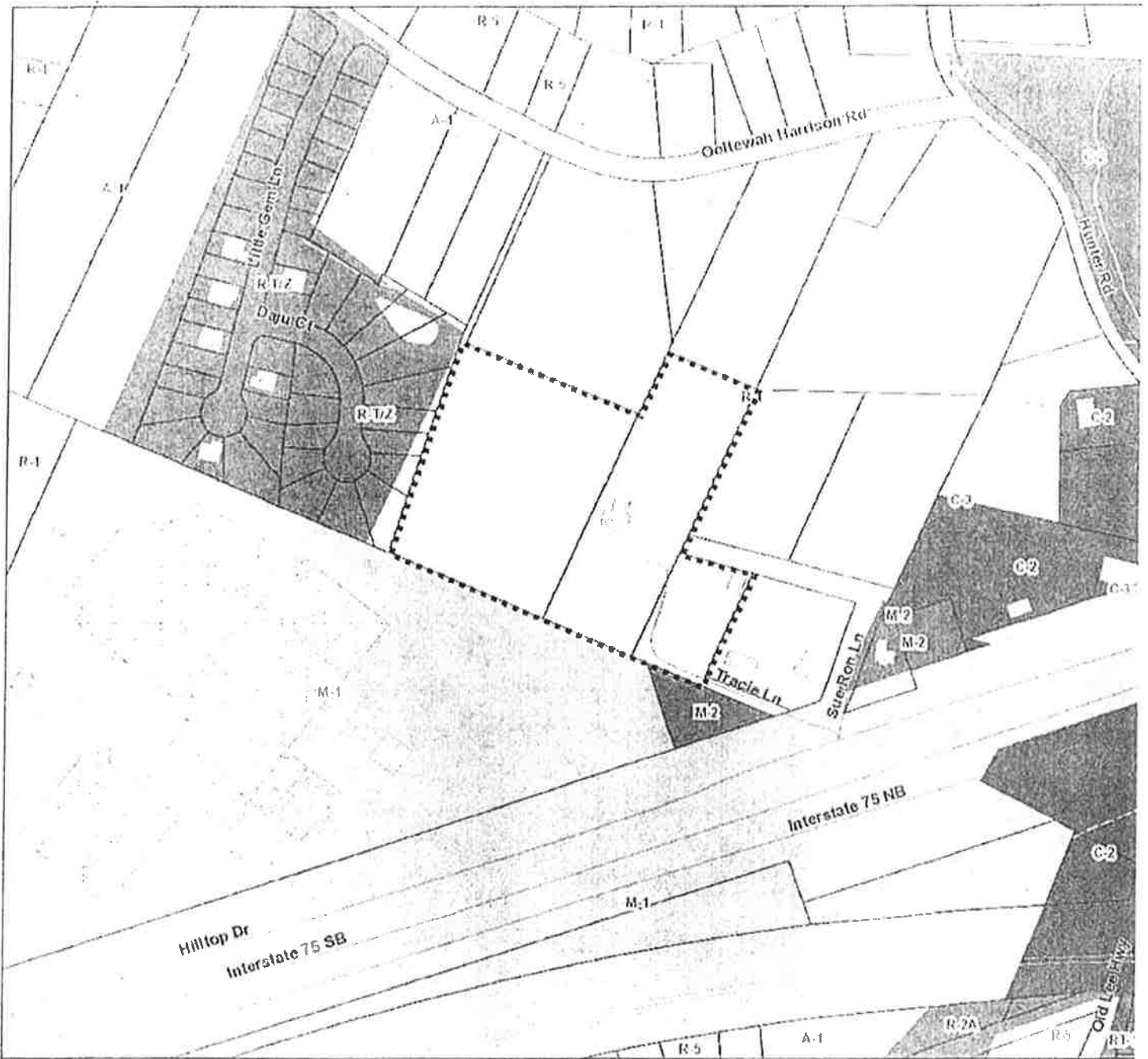
Passed on second and final reading: April 19, 2016


CHAIRPERSON

APPROVED: ✓ ___ DISAPPROVED: ___


MAYOR

/mem/Version 3



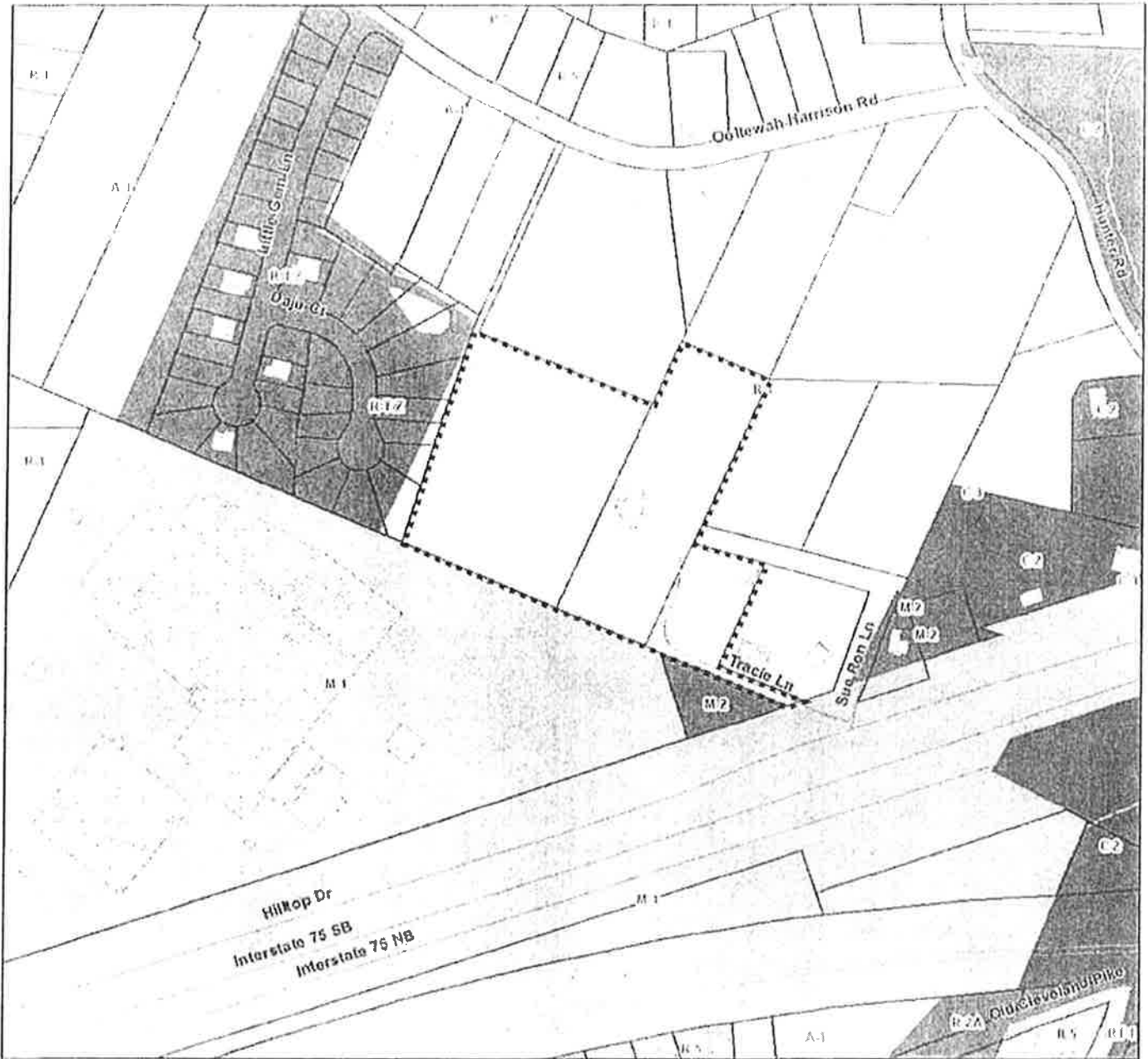
2016-035 Rezoning from R-1 to M-1

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-035:
 Approve M-1 Manufacturing Zone




300 ft





2016-035 Rezoning from R-1 to M-1


 300 ft

Chattanooga Hamilton County Regional Planning Agency

2016-035

PROPOSED 0.2± ACRES
TO REMAIN ZONED R-1
(TYPICAL WHERE [331])

PROPOSED 8.3± ACRES
TO BE REZONED TO M-1

Proposed Zoning
NOT TO SCALE

RECEIVED
JAN 22 2016
City of Harrisburg Planning & Zoning Department

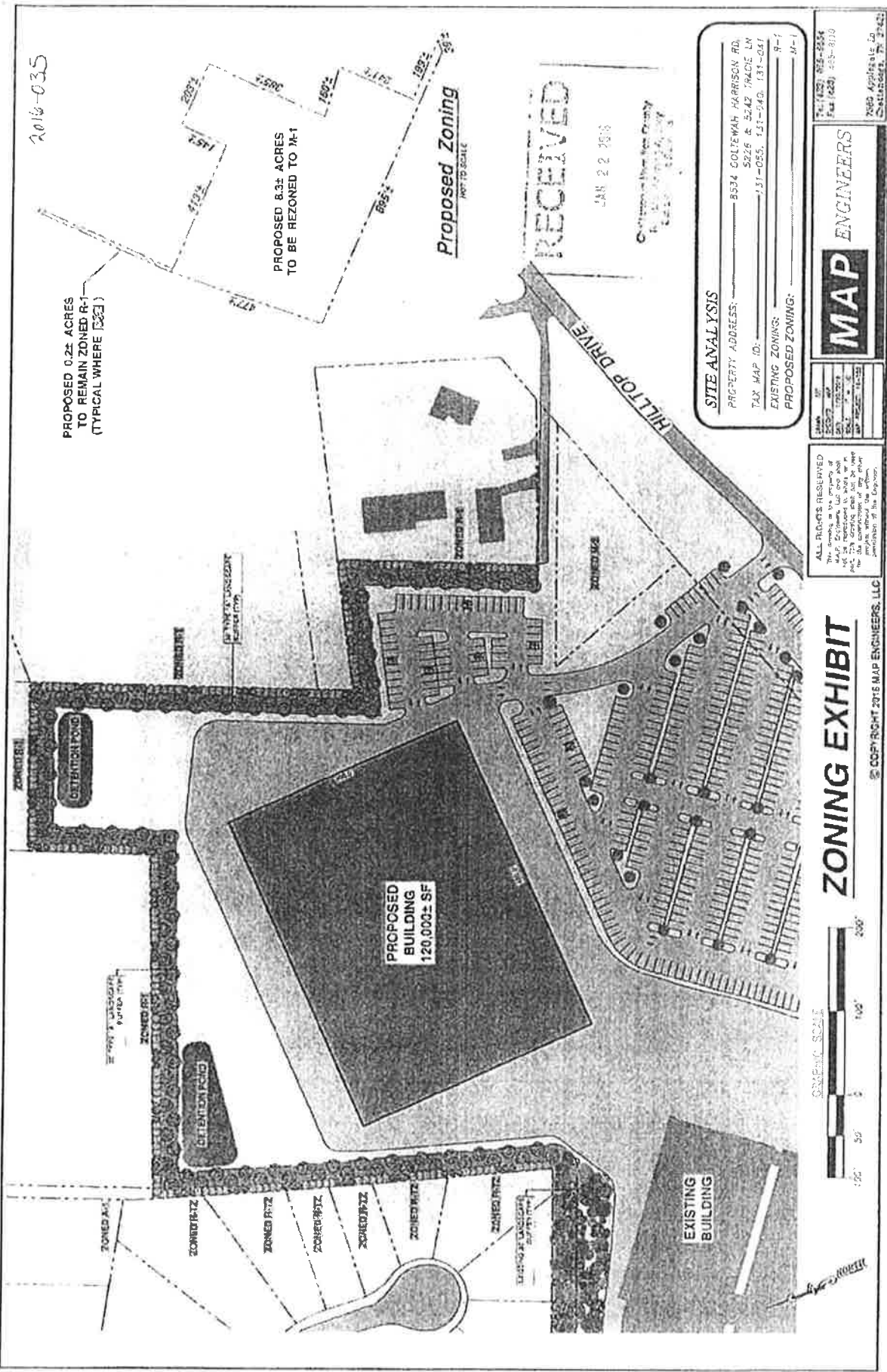
SITE ANALYSIS

PROPERTY ADDRESS: 8534 COLLEWAH HARRISON RD.
5226 & 5242 TRACE LN
TAX MAP ID: 131-055. 131-041
EXISTING ZONING: R-1
PROPOSED ZONING: M-1

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ZONING EXHIBIT

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