

First Reading: August 9, 2016
Second Reading: August 16, 2016

2016-070
Southeast Medical Properties, II, LLC
District No. 4
Planning Version #9

ORDINANCE NO. 13077

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7127 IGOU GAP ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL 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 property located at 7127 Igou Gap Road, more particularly described herein:

Lot 8, Frank Kelly Tract, Plat Book 14, Page 35, ROHC, Deed Book 8606, Page 440, ROHC. Tax Map No. 148M-H-007.

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.

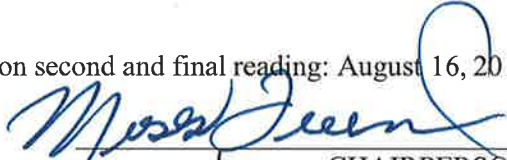
SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to the following conditions:

- 1) Low impact lighting;
- 2) No access from Igou Gap;

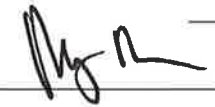
- 3) Increase buffer from ten (10') feet to thirty (30') feet along Igou Gap Road and along the western property line;
- 4) Widen Jarnigan Road beginning at the intersection of Bella Vista Drive and continuing east along the frontage of the subject property being rezoned and obtaining a minimum width of twenty-four (24) feet as measured edge of pavement;
- 5) Along Igou Gap Road there shall be a thirty (30') foot vegetative buffer with an earthen berm varying in height, with a maximum height of six (6') feet and maximum side slopes of 2.5 to 1;
- 5.1) Said earthen berm toe of slope shall begin five (5') feet off the right of way of Igou Gap Road. Two (2) staggered rows of evergreen shrubs shall be planted at ten (10') feet centers with a minimum height of five (5') feet at the time of planting and a required minimum mature height of twelve (12') feet. The two rows shall be set eight (8') feet apart; and
- 6) Along the eastern boundary of the property, where abutting R-1 single family zoning, there shall be a City Standard Type B, City of Chattanooga landscape buffer, twenty (20') feet wide.

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: August 16, 2016

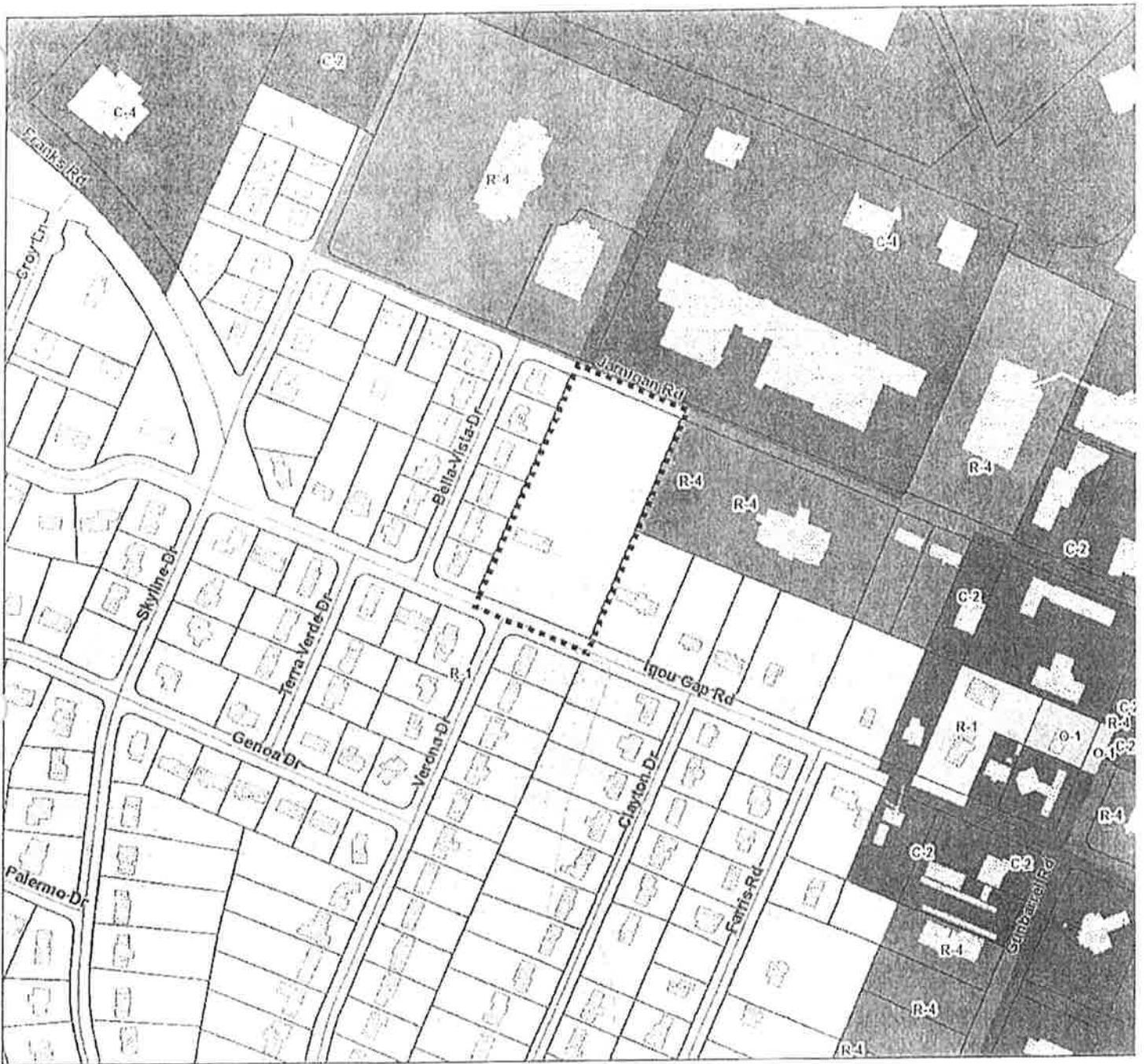


 CHAIRPERSON
 APPROVED: DISAPPROVED:



 MAYOR

/mem/Version 9



2016-070 Rezoning from R-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-070:
 Approve, subject to: 1) low impact lighting; 2) no access from Igou Gap; 3) increase
 buffer from 10' to 30'; and 4) widen Jarnigan Road.

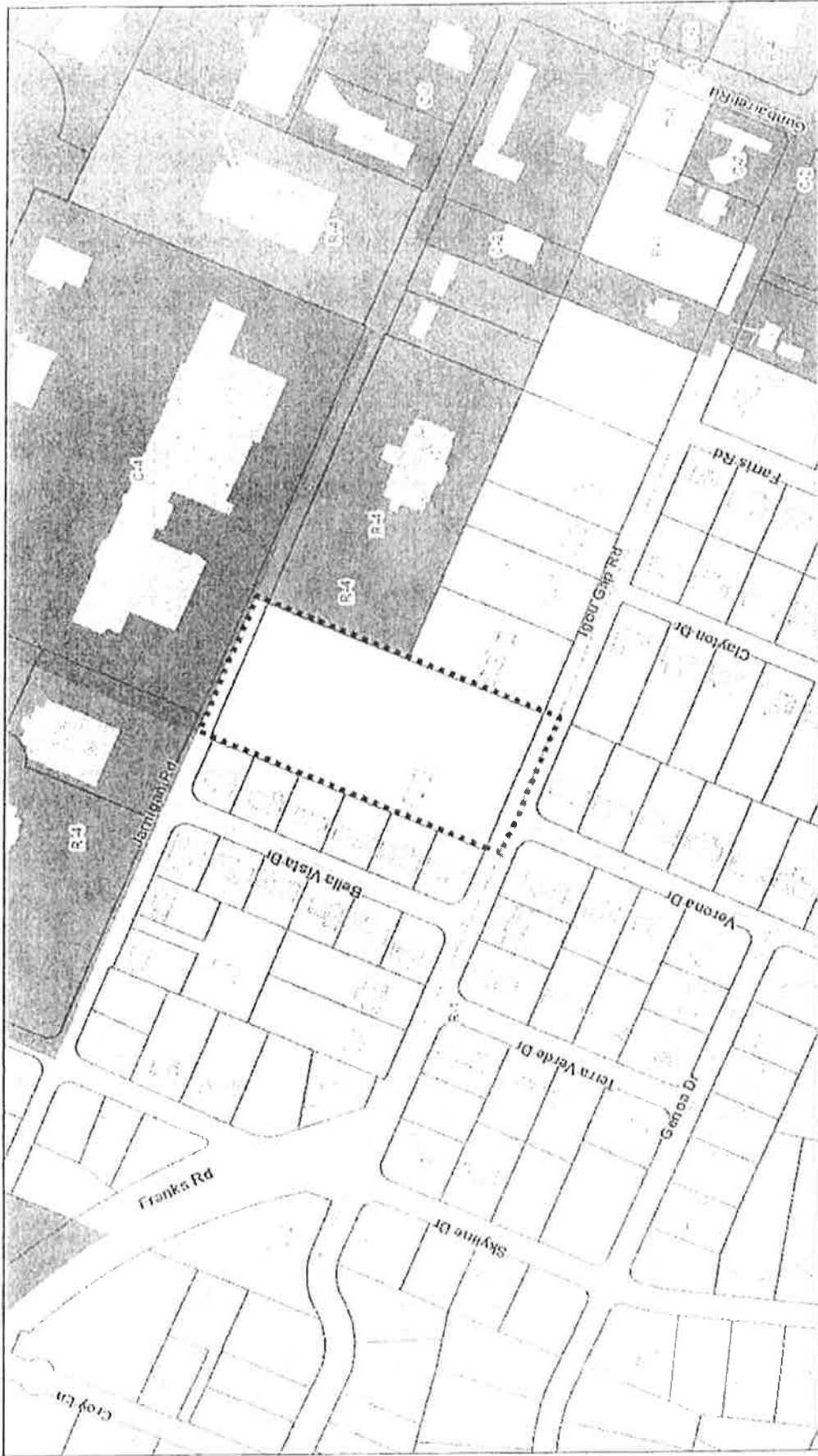


352 ft



Chattanooga Hamilton County Regional Planning Agency





2016-070 Rezoning from R-1 to R-4



283 ft



Chattanooga Hamilton County Regional Planning Agency

816-070

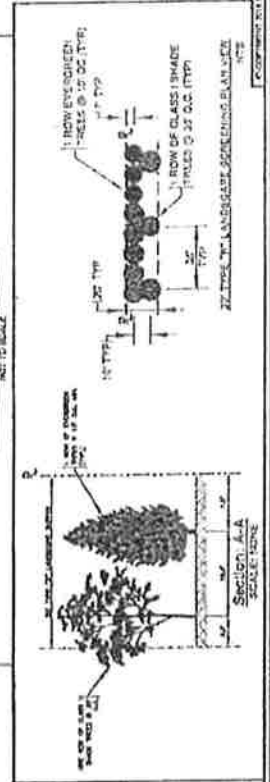
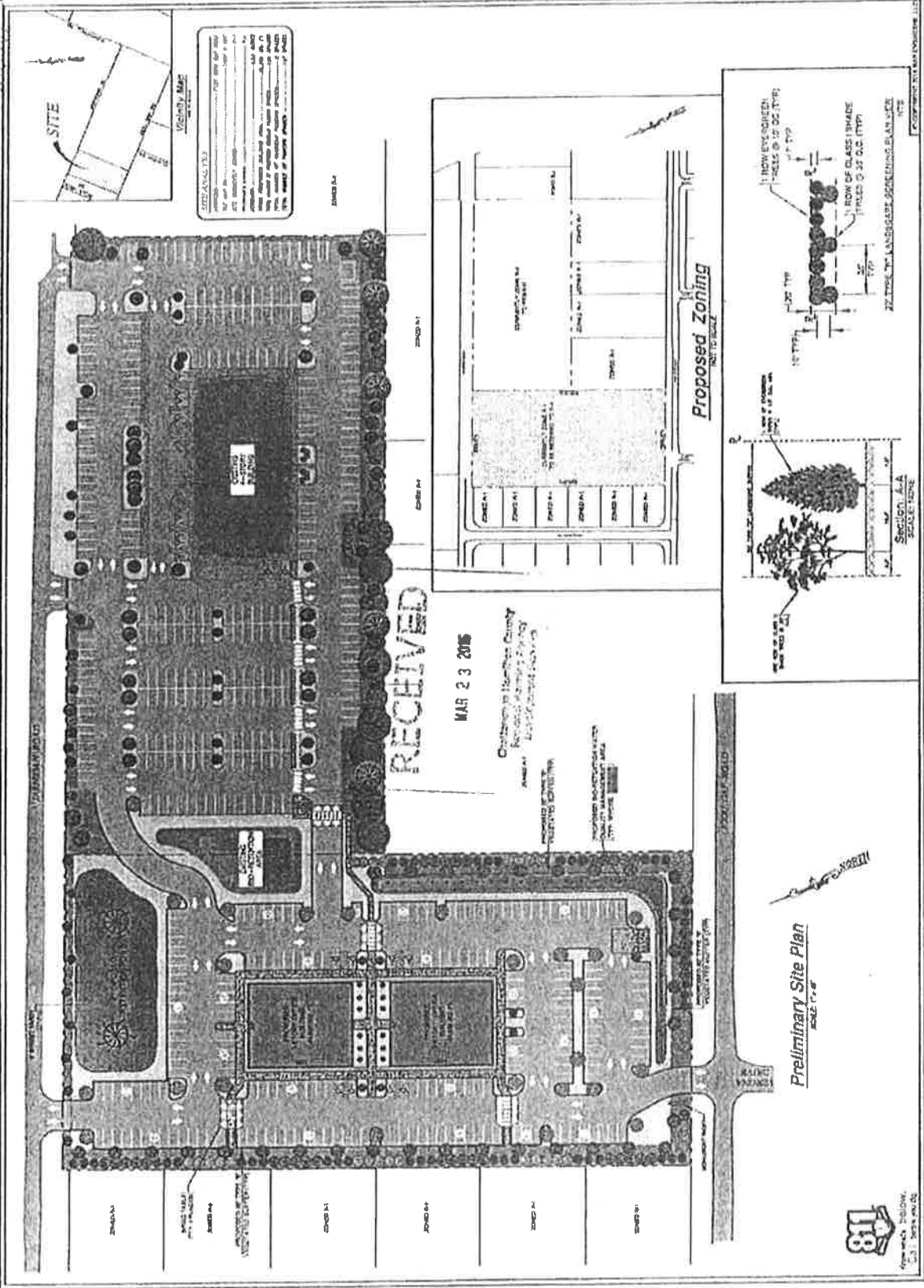


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SOUTHEAST EYE SPECIALISTS - PHASE II
FOR:
SOUTHEAST MEDICAL PROPERTIES
7268 JANNIGAN ROAD, SUITE 220
CHATTANOOGA, TN 37421

PRELIMINARY
SITE PLAN

NO.	REVISIONS
1	ISSUED FOR PERMITS
2	REVISED PER COMMENTS
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Preliminary Site Plan
Scale: 1" = 40'

