

First Reading: June 13, 2017
Second Reading: June 20, 2017

2017-029
Humane Educational Society-
Bob Citrullo and Peggy Holder
District No. 5
Planning Version #2

ORDINANCE NO. 13190

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4155 RANDOLPH CIRCLE, MORE PARTICULARLY DESCRIBED HEREIN, FROM A-1 URBAN AGRICULTURAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE FOR A PORTION OF THE SITE EXTENDING FROM SOUTH ACCESS ROAD SIX HUNDRED THIRTY (630') FEET TO THE WEST, AND FROM A-1 URBAN AGRICULTURAL ZONE TO R-1 RESIDENTIAL ZONE FOR THE REMAINDER OF THE SITE, 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 4155 Randolph Circle, more particularly described herein:

To be rezoned from A-1 to C-2: Part of an unplatted tract of land located at 4155 Randolph Circle, being part of the properties described in Deed Book 2632, Page 752, ROHC, more particularly described as beginning at the property line parallel with S. Access Road and extending in a northwesterly direction six hundred thirty feet (630') along Randolph Circle. Tax Map 128E-A-005 (part).

To be rezoned from A-1 to R-1: All that part of the above listed unplatted tract of land that remains within parcel 005 that is not zoned C-2. Tax Map 128E-A-005 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from A-1 Urban Agricultural Zone to C-2 Convenience Commercial Zone for a portion of the site extending from South Access Road six hundred thirty (630') feet to the west, and from A-1 Urban Agricultural Zone to R-1 Residential Zone for the remainder of the site.

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

C-2 Portion conditioned to:

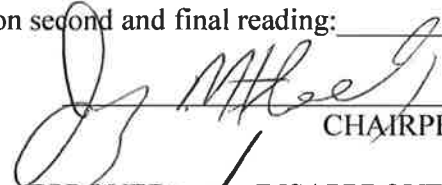
- 1) The C-2 Convenience Commercial Zone portion shall only allow office uses and single-family detached residential uses by right, and companion animal hospitals, veterinary offices, pet funeral homes, kennels, animal day care facilities, animal grooming services, and similar uses for small domestic animals by a special exemption permit of the Board of Zoning Appeals;
- 2) No access to South Access Road;
- 3) Dumpsters must be at least one hundred (100') feet from all exterior property lines;
- 4) No smoke stack; and
- 5) No indoor only and outside kennel overnight.

R-1 Portion conditioned to:

- 1) Retain existing vegetation; and
- 2) No clearing except to accommodate walking paths.

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: _____

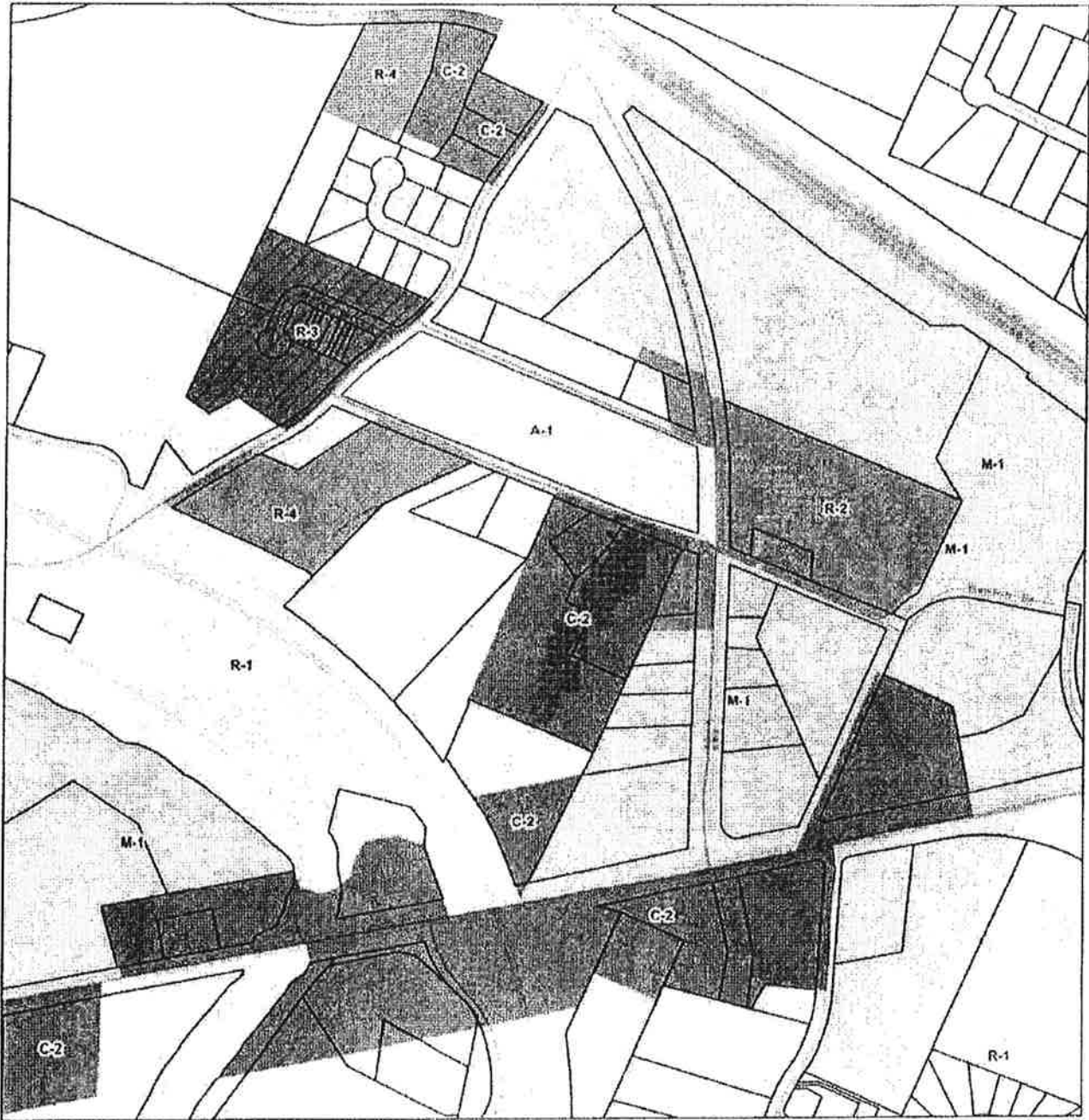

_____ CHAIRPERSON

APPROVED: DISAPPROVED:


_____ MAYOR

/mem/Version 2

2017-0029 Rezoning from A-1 to C-2



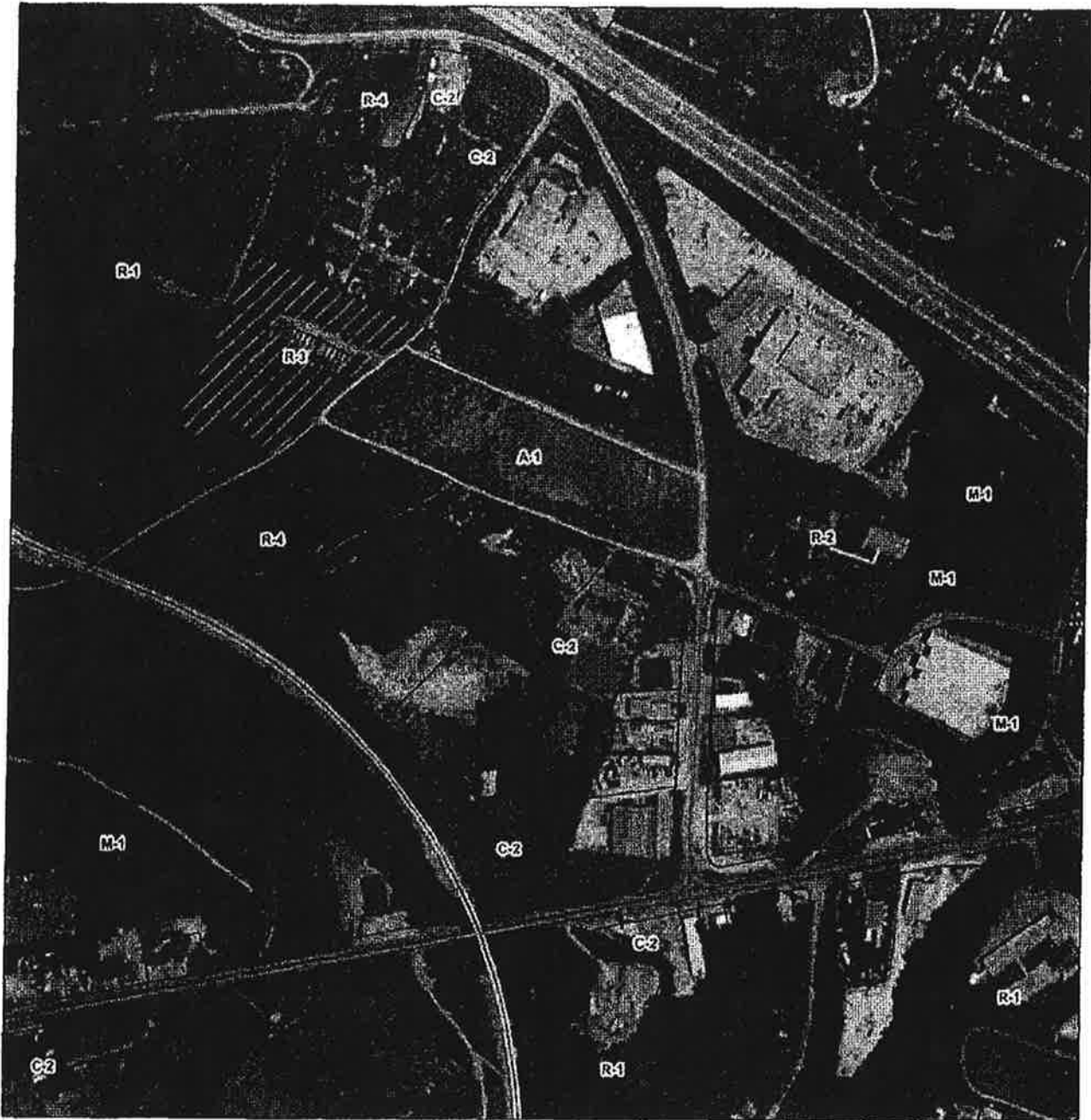
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RPA

Chattanooga-Hamilton County
Regional Planning Agency

2017-0029 Rezoning from A-1 to C-2



1:4,514



Chattanooga-Hamilton County
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2017-029 Rezoning from A-1 to C-2

