

**First Reading: December 12, 2017**  
**Second Reading: December 19, 2017**

2017-153  
Five Star Development  
District No. 1  
Planning Version

ORDINANCE NO. 13260

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY IN THE 100 BLOCK OF RAIDER LANE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE.

---

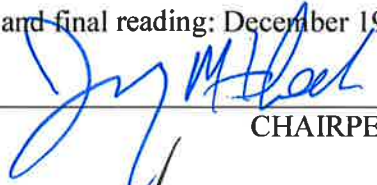
SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone part of a property in the 100 block of Raider Lane, more particularly described herein:

Part of a property in the 100 block of Raider Lane beginning in the northeast corner of Tax Map 126B-A-005 thence southwest some 279.73 feet along the east line of said parcel to a point, thence northwestwardly some 99.60 feet to a point, thence northwestwardly some 110 feet to a point, thence northwestwardly some 102.87 feet to a point, thence northeastwardly some 71.12 feet to a point, thence northeastwardly some 159.04 feet to the northwest corner of said parcel, thence some 183.91 feet southeast along the north line of said parcel to its northeast corner, the point of beginning; said parcel being part of the property described in Deed Book 9314, Page 585, ROHC. Tax Map No. 126B-A-005 (part).

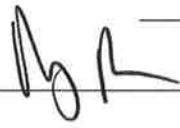
and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to C-2 Convenience Commercial Zone.

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

Passed on second and final reading: December 19, 2017

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem

2017-0153 Rezoning from R-1 to C-2



# TIRE DISCOUNTERS

XXXX RAJDER LANE CHATTANOOGA, TN

## LOT DATA

EXISTING PARCEL AREA 0.0977 ACRES  
EXISTING PARCELS 0.11  
EXISTING ZONING 10-0-01 R-1B, 0.11 ACRES

## SITE DATA

PROPOSED VEHICULAR CIRCULATION FACILITIES  
PERMITTED BUILDING AREA  
7,000 SQ. FT.

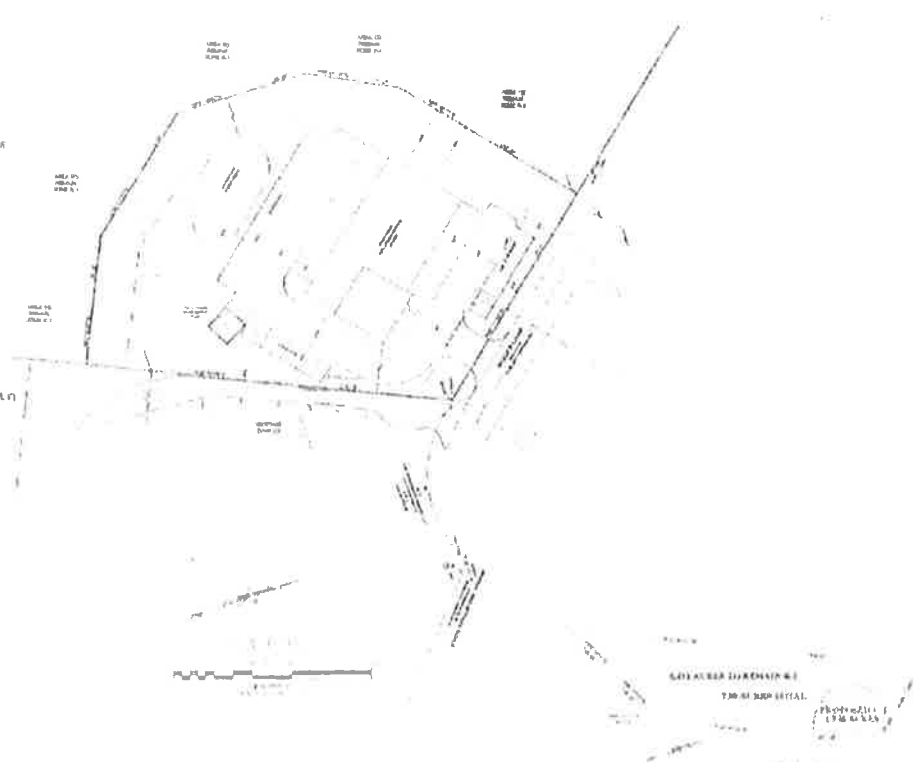
PAVING MATERIAL  
PAVING AREA 7,000 SQ. FT.  
PAVING DEPTH 4" (ASPHALT) / 6" (CONCRETE)  
PAVING COST \$1.00 PER SQ. FT.

THE TOTAL AREA OF THE PROPOSED SITE IS  
7,000 SQ. FT. (ASPHALT) / 14,000 SQ. FT. (CONCRETE)  
TOTAL PAVING AREA IS 21,000 SQ. FT.

SEWER & WATER CONNECTIONS  
11" DIAMETER SEWER  
8" DIAMETER WATER  
SEWER AND WATER MAINS  
WATER MAINS TO BE INSTALLED

PARKING AND TRAIL  
AUTOMOBILE REPAIR (12' X 24' PER BAY)  
TOTAL AUTOMOBILE PARKING  
12 BAYS (12' X 24' PER BAY)  
TOTAL PARKING AREA 2,880 SQ. FT.

EXISTING DATA  
SOURCE: AEC  
MAP: 40602120  
MAP DATE: FEB 1, 2014



Vertical strip on the right side of the page containing various stamps and logos, including a professional seal and the logo for 'S/L'.

2017 - (1/6)