

First Reading: September 11, 2018
Second Reading: September 18, 2018

2018-156
Charles Adamson and
Adamson Developers, LLC
District No. 4
Planning Version

ORDINANCE NO. 13370

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED IN THE 4900 BLOCK OF PATTENTOWN ROAD, FROM R-1 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL 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 in the 4900 block of Pattentown Road, more particularly described herein:

An unplatted tract of land being the property described as Tract 2 in Deed Book 10902, Page 777, ROHC. Tax Map No. 140A-A-023.

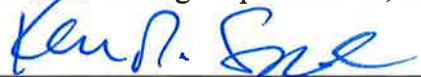
and as shown on the maps attached hereto and made a part hereof by reference from R-1 Residential Zone to C-2 Convenience Commercial Zone.

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

- 1) Off-premise signage (billboards) are prohibited; and
- 2) For use as parking, office and residential only.

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: September 18, 2018



CHAIRPERSON

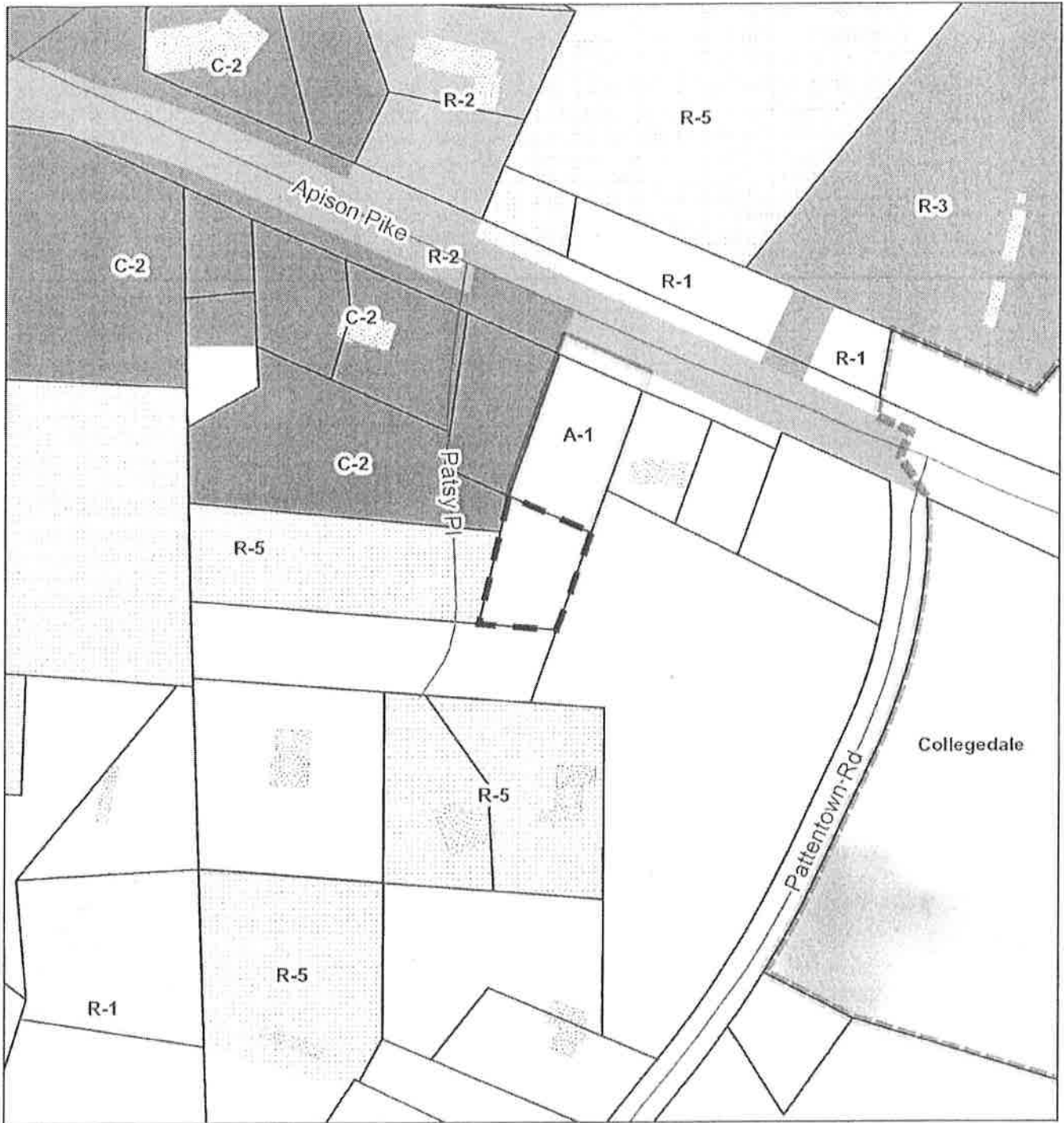
APPROVED: DISAPPROVED:



MAYOR

/mem

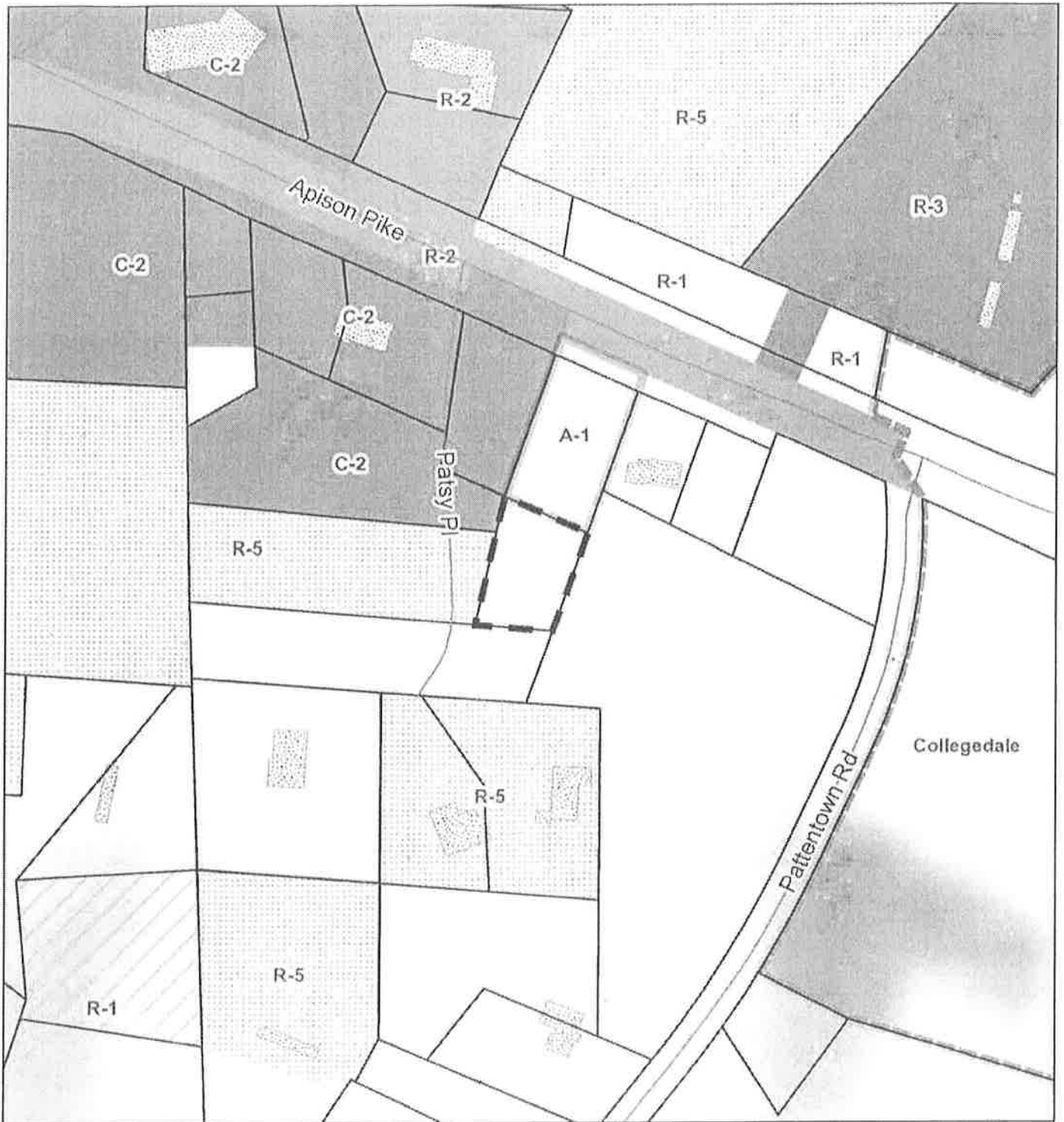
2018-0156 Rezoning from R-1 to C-2



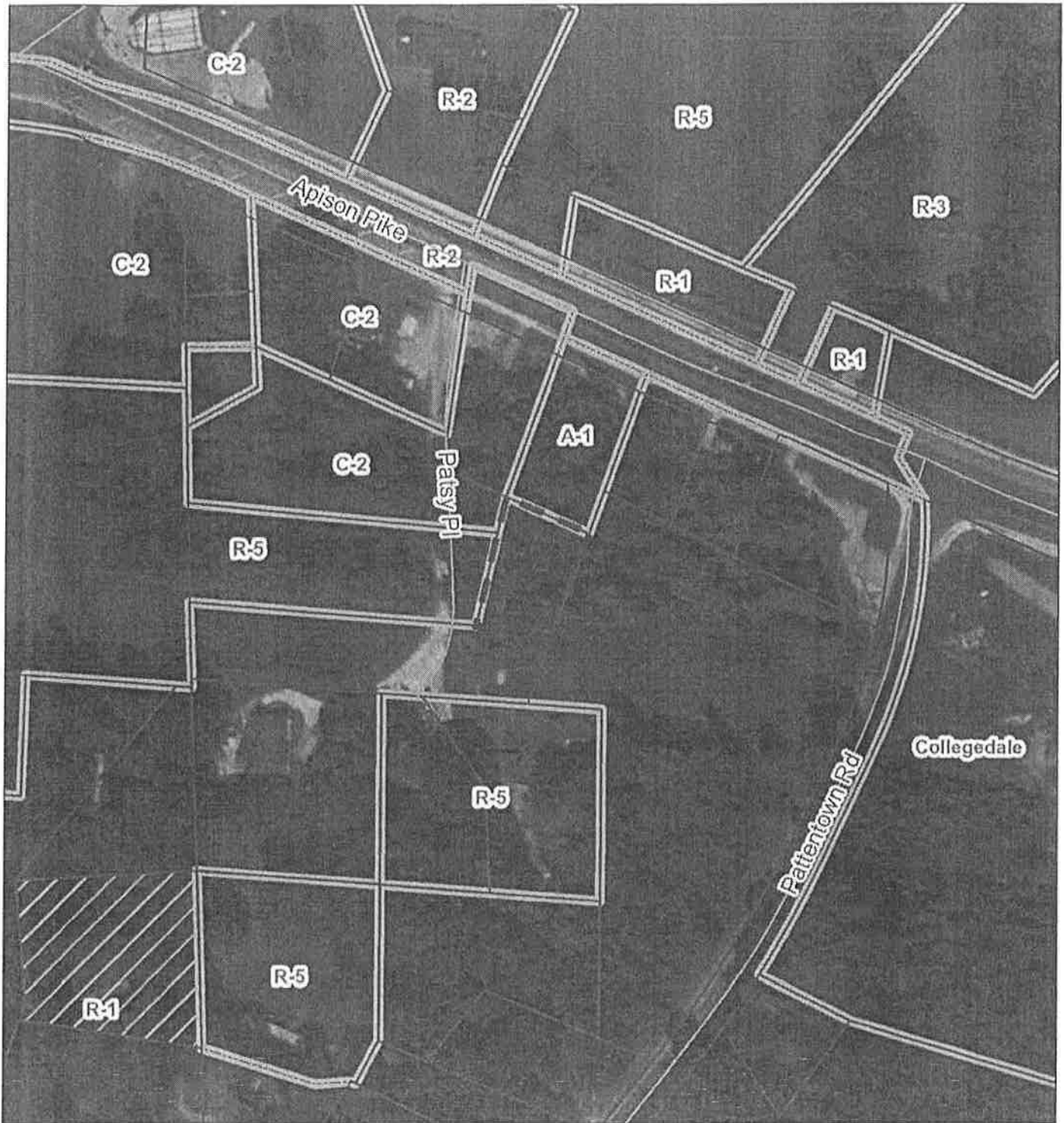
PLANNING COMMISSION RECOMMENDATION
FOR CASE NO. 2018-156: Approve, subject to the
conditions in the Planning Commission Resolution.



2018-0156 Rezoning from R-1 to C-2



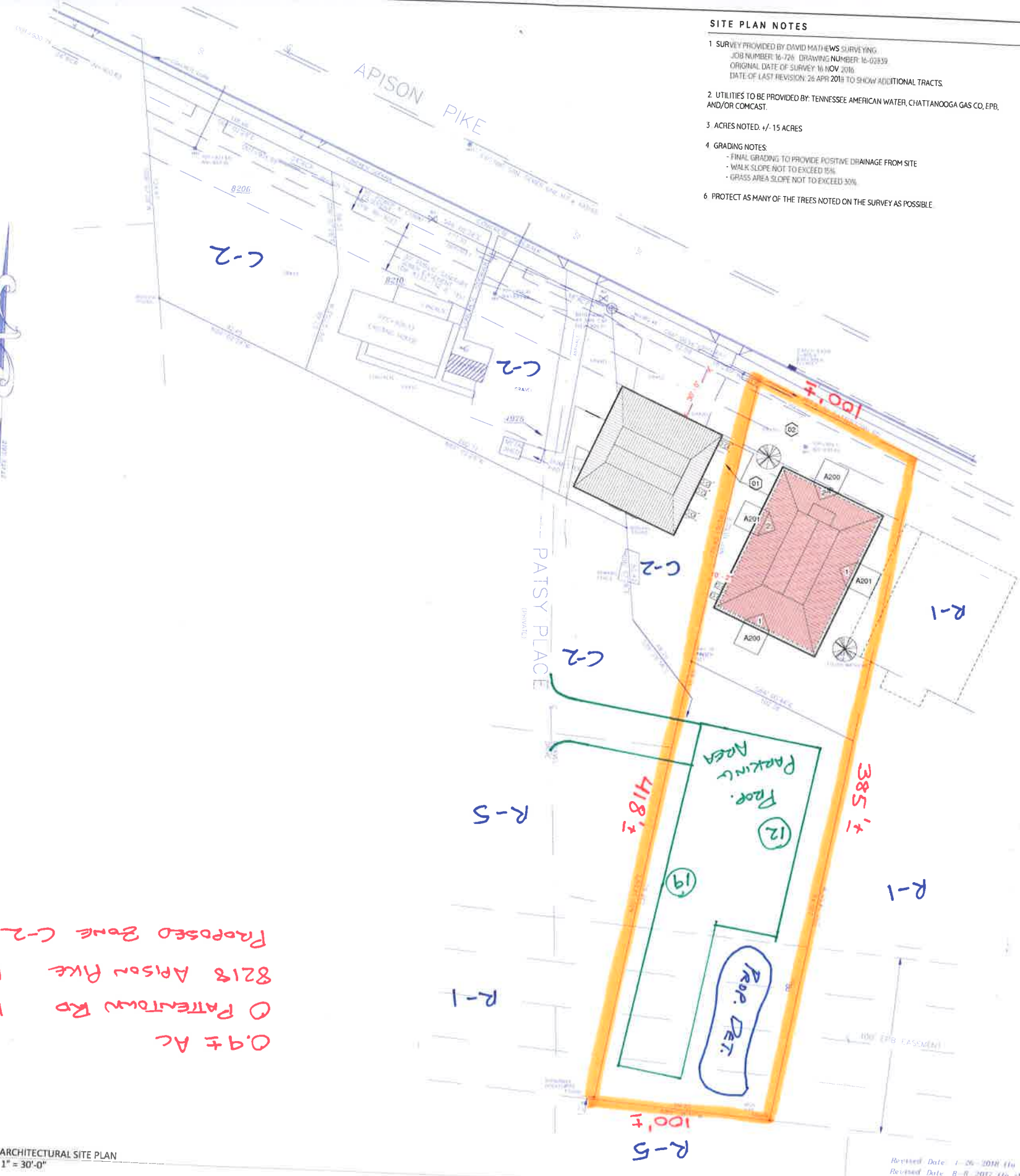
2018-0156 Rezoning from R-1 to C-2



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

0.9 ± AC
 O PATENTOWN RD 140A-A-023 R-1
 8218 APISON PIKE 140A-A-025 A-1
 Proposed Zone C-2

C:\Users\brandy.Drapson\Documents\Projects\1818 Stevarinos\1818 Stevarinos.dwg



- SITE PLAN NOTES**
1. SURVEY PROVIDED BY DAVID MATHEWS SURVEYING
 JOB NUMBER: 16-726 DRAWING NUMBER: 16-02839
 ORIGINAL DATE OF SURVEY: 16 NOV 2016
 DATE OF LAST REVISION: 26 APR 2018 TO SHOW ADDITIONAL TRACTS.
 2. UTILITIES TO BE PROVIDED BY: TENNESSEE AMERICAN WATER, CHATTANOOGA GAS CO, EPB, AND/OR COMCAST.
 3. ACRES NOTED: +/- 15 ACRES
 4. GRADING NOTES:
 - FINAL GRADING TO PROVIDE POSITIVE DRAINAGE FROM SITE
 - WALK SLOPE NOT TO EXCEED 5%
 - GRASS AREA SLOPE NOT TO EXCEED 30%
 6. PROTECT AS MANY OF THE TREES NOTED ON THE SURVEY AS POSSIBLE.

- SITE PLAN NOTATIONS**
- 01 SERVICE AREA TO CONTAIN 1500 GAL GREASE TRAP (AND UNDERGROUND PROPANE TANK?)
 - 02 30-FT OPEN AREA / RAIN GARDEN - SEE CIVIL

RECEIVED

JUN 25 2018

Chattanooga Hamilton County
 Regional Planning Agency
 Development Services

NOT FOR CONSTRUCTION

No.	Description	Date

Project #: 1810
 05 JUN 2018
 ARCHITECTURAL
 SITE PLAN

A090

STEVARINOS RESTAURANT

0000 APISON PIKE CHATTANOOGA, TN 37363

bloom
 architecture
 87 Steeler Way, Chattanooga, TN 37405
 design@bloomco 1.423.503.1951

IN ASSOCIATION WITH:

2018-0156

4/5/2018 5:25:38 PM