

First Reading: April 23, 2019
Second Reading: April 30, 2019

2019-024
John Smotherman
District No. 6
Alternate Version

ORDINANCE NO. 13456

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7315 TYNER ROAD AND 7445 LEE HIGHWAY, MORE PARTICULARLY DESCRIBED HEREIN, 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 at 7315 Tyner Road and 7445 Lee Highway, more particularly described herein:

Lot 3, S D Newman Junior Subdivision, Plat Book 31, Page 76, ROHC, and an unplatted tract of land located at 7445 Lee Highway, being the properties described as Parcel 1 and 2 in Deed Book 3143, Page 862, ROHC. Tax Map Nos. 139J-A-007 and 009.

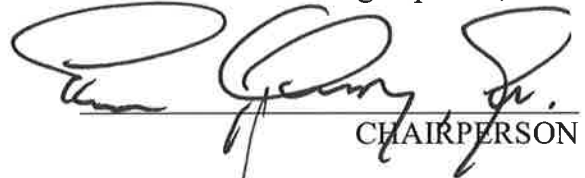
and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to C-2 Convenience Commercial Zone.

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

- 1) Vehicular access to the subject property from Tyner Road only;
- 2) A sight obscuring fence, in addition to a Type B landscaping buffer, shall be required along the west and north property lines abutting residential uses;
- 3) Hours of operation limited to between 7:00 a.m. and 10:00 p.m.;
- 4) Dumpsters allowed on property with trash pick-up between 8:00 a.m. and 5:00 p.m.;
- 5) Shall be for restaurant and office use only; and
- 6) No outdoor amplified speakers.

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 30, 2019


CHAIRPERSON

APPROVED: DISAPPROVED:


MAYOR

/mem/Alternate Version

2019-0024 Rezoning from R-1 to C-2



2019-0024 Rezoning from R-1 to C-2

