

First Reading: April 14, 2020
Second Reading: April 21, 2020

2020-0040
N & R Properties
c/o Ross Timoshchuk
District No. 4
Planning Version

ORDINANCE NO. 13553

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7509 ZIEGLER ROAD, FROM RT-1 RESIDENTIAL TOWNHOUSE ZONE TO R-3 RESIDENTIAL 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 7509 Ziegler Road, more particularly described herein:

Lot 1, Ziegler Road Development, Plat Book 115, Page 87, ROHC,
Deed Book 11356, Page 871.

and as shown on the maps attached hereto and made a part hereof by reference, from RT-1 Residential Townhouse Zone to R-3 Residential Zone.

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

- 1) Construction of eight (8) single family detached homes only; and
- 2) Limited to one and a half (1½) stories or less.

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 21, 2020



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem



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7513 ZIEGLER ROAD DEVELOPMENT
 FOR:
N & R PROPERTIES
 7443 COMMONS BLVD, SUITE B
 CHATTANOOGA, TN 37421

SITE PLAN

RESUBMISE

ALL OTHERS ABANDONED
 THIS PLAN IS THE PROPERTY OF MAP ENGINEERS L.L.C. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MAP ENGINEERS L.L.C.

DATE: 1/31/2020
 DRAWN BY: J. W. WOOD
 CHECKED BY: J. W. WOOD
 PROJECT NO.: 2019-00119



JAN 31 2020

SITE ANALYSIS

ADDRESS:	7513 ZIEGLER ROAD
AS APPEARING ON:	2019-00119
APPLICANT:	N & R PROPERTIES
DATE:	1/31/2020
PROJECT TYPE:	COMMERCIAL OFFICE BUILDING
PROPOSED USE:	OFFICE BUILDING
PROPOSED ZONING:	OFFICE BUILDING
EXISTING ZONING:	OFFICE BUILDING
EXISTING USE:	OFFICE BUILDING
EXISTING STRUCTURE:	EXISTING OFFICE BUILDING
EXISTING AREA:	17,792 SQ. FT.
EXISTING VOLUME:	17,792 CU. FT.
EXISTING HEIGHT:	17 FT.
EXISTING DISTANCE TO ADJACENT PROPERTY:	17 FT.
EXISTING DISTANCE TO STREET:	17 FT.
EXISTING DISTANCE TO CORNER:	17 FT.

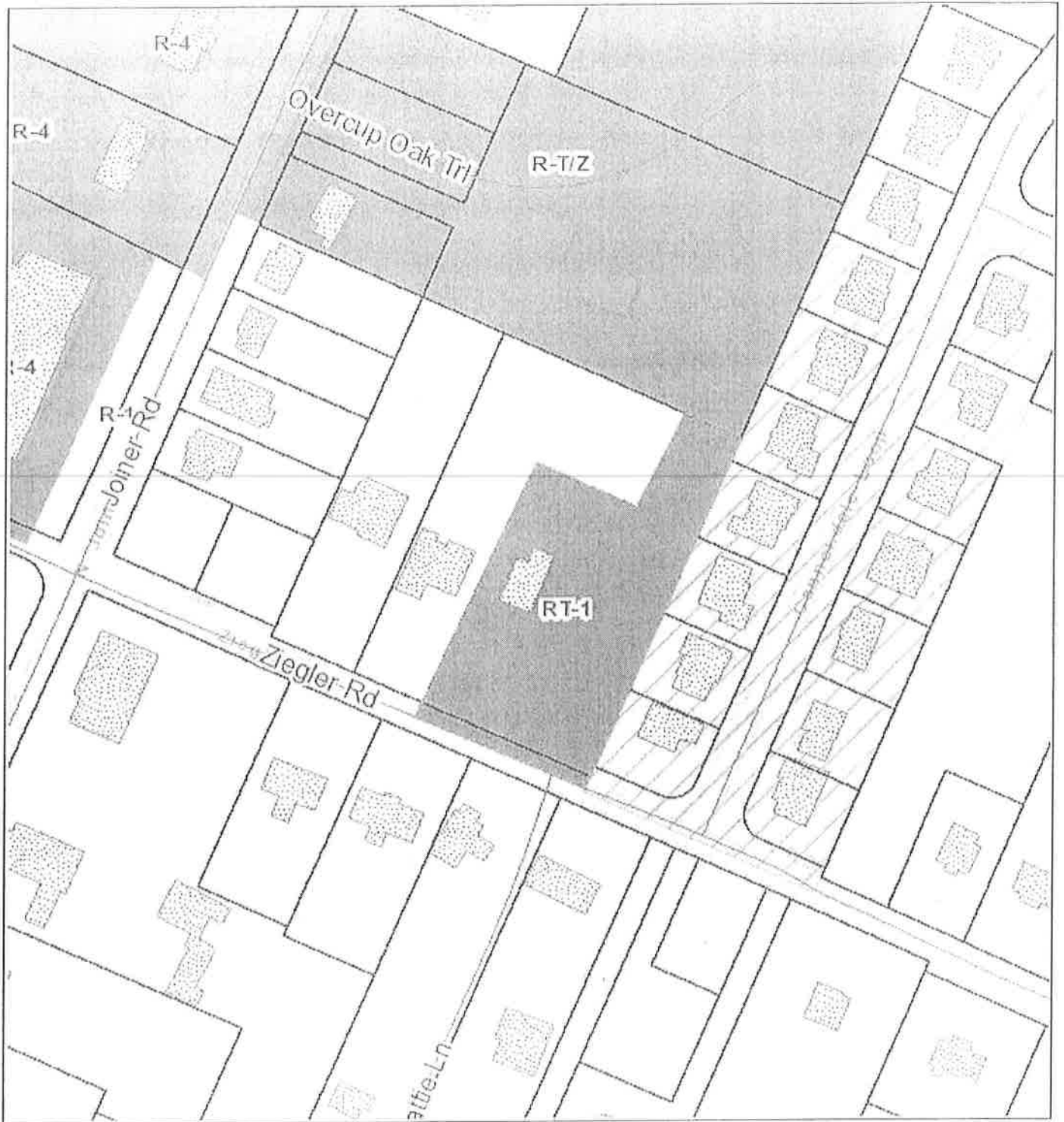


DISCLAIMER

Site plans submitted as part of rezoning application are for informational purposes only, with the exception of Planned Unit Development Plans. Approval of the rezoning does not grant the applicant development rights prescribed in the zoning ordinance. Approval of the rezoning does not improve the development layout indicated on the site plan for a required land disturbing permit, grading permit, building permit, or compliance with the requirements of the zoning regulations. Subsequent permitting, preliminary site plan and plat review, the final plat review may limit the ability to construct allowable land use as well as construct allowable land uses to the maximum intensity and/or density of the addressed zoning district.

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 2019-00119

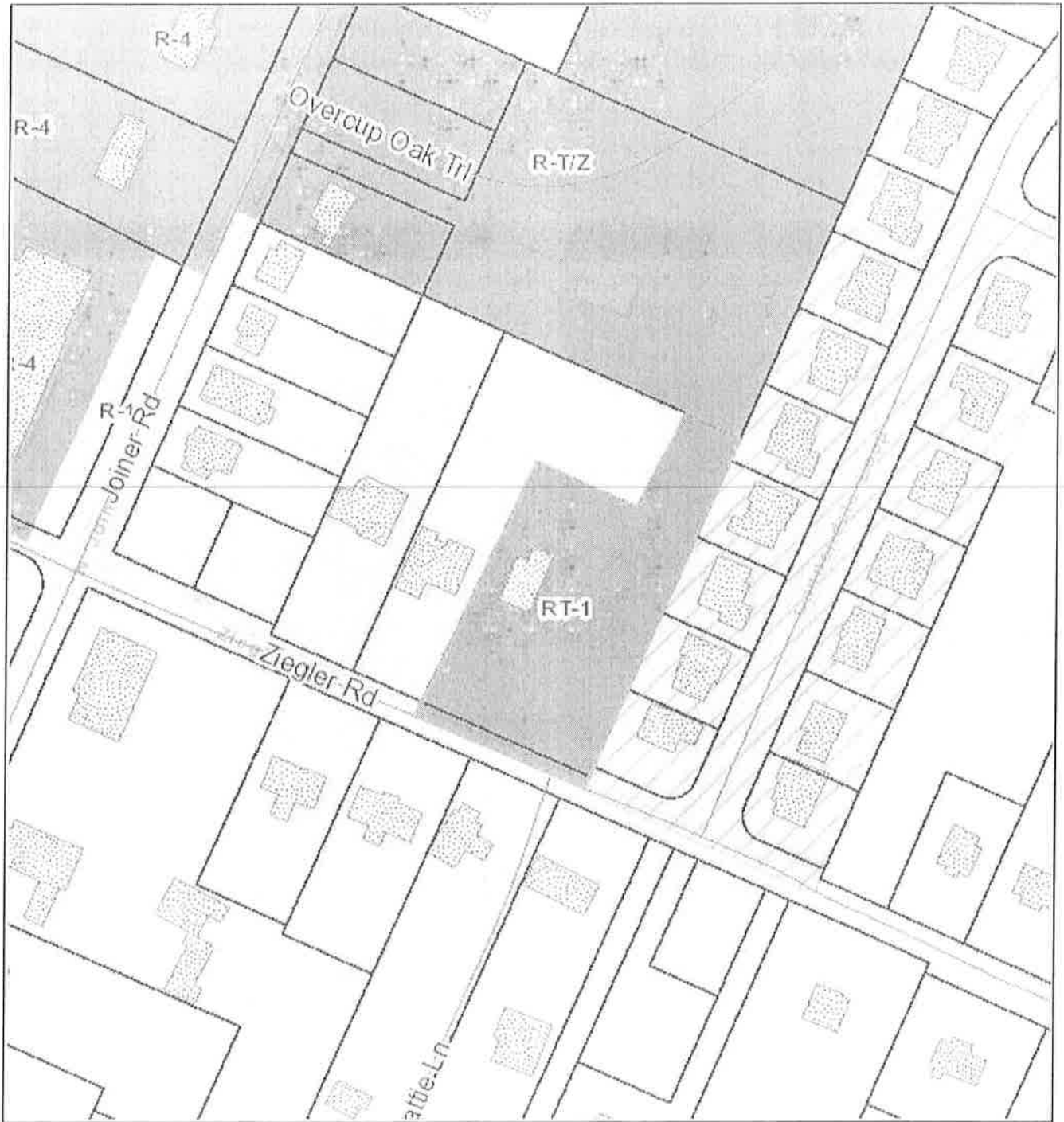
2020-0040 Rezoning from RT-1 to R-3



Planning Commission Recommendation for Case No.
2020-0040: Approve, subject to the following conditions: 1)
Construction of eight (8) single family detached homes only;
2) Limited to 1 ½ stories or less.



2020-0040 Rezoning from RT-1 to R-3



2020-0040 Rezoning from RT-1 to R-3

