

1ST READING 11-9-04
2ND READING 11-16-04
3RD READING 11-16-04
INDEX NO. _____

2004-215
DeFoor Brothers Development, LLC

ORDINANCE NO. 11644

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 2313, 2317, 2319, AND 2325 NAPIER DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Part of Lot 1, Robinson and Murray Subdivision, Plat Book 11, Page 27, and Lots 2 thru 5, Final Plan of Resubdivision of Part of Lots 2 and 3, Ed Robinson and G.N. Murray Subdivision, Plat Book 29, Page 228, ROHC, Deed Book 1530, Page 216, Tract 4 of Deed Book 4811, Page 335, Deed Book 6979, Page 402, and Deed Book 6979, Page 434, ROHC. Tax Map 149H-A-002.02, 003, 003.01 and 004.

from R-1 Residential Zone to R-4 Special Zone.

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

1. Ingress and Egress shall be approved by the City of Chattanooga Traffic Engineer.
2. Screening as required by the Landscape Ordinance abutting adjacent residential areas.
3. Lighting shall be directed away from surrounding residences.

- 4. No apartments.
- 5. All existing easements are retained.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage, as provided by law.

PASSED on Third and Final Reading

November 16, 2004.

W. Jack Benson
CHAIRPERSON

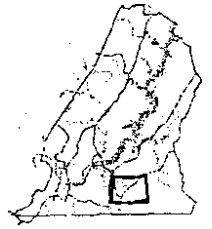
APPROVED: x DISAPPROVED: _____

DATE: 11/23, 2004

Baucart
MAYOR

Reviewed By: David Eichenthal
David Eichenthal

AKS/add



CHATTANOOGA

CASE NO: 2004-0215

PC MEETING DATE: 10/11/2004

FROM: R-1

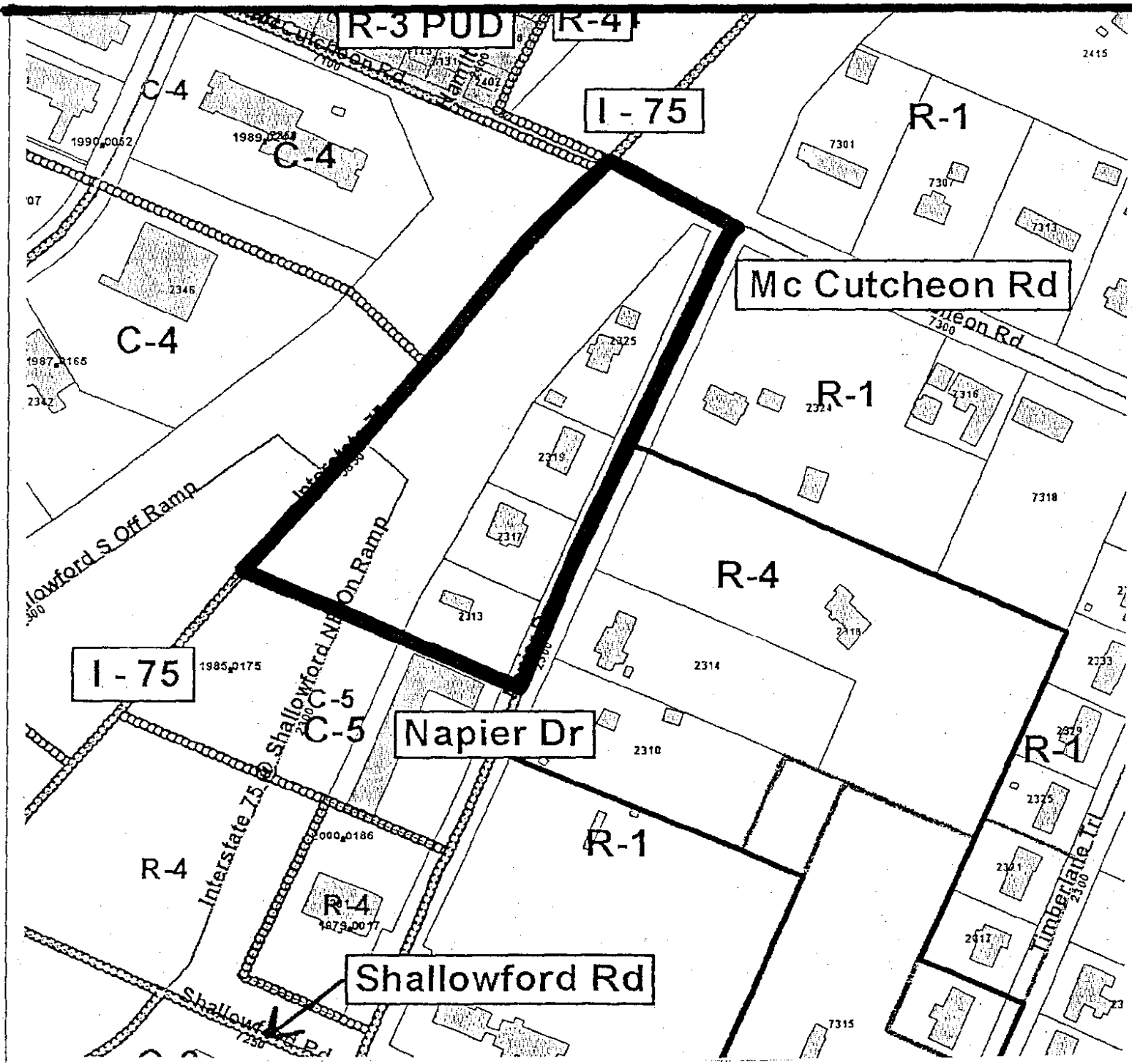
TO: R-4

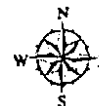
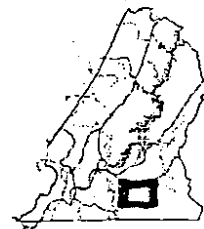


1 in. = 200.0 feet

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-215: Approve, subject to:

- 1) Ingress and egress should be approved by the City of Chattanooga Traffic Engineer;
- 2) Screening as required by the Landscape Ordinance abutting adjacent residential areas;
- 3) Lighting shall be directed away from surrounding residences; and
- 4) No apartments.





CHATTANOOGA

PC MEETING DATE: 10/11/2004

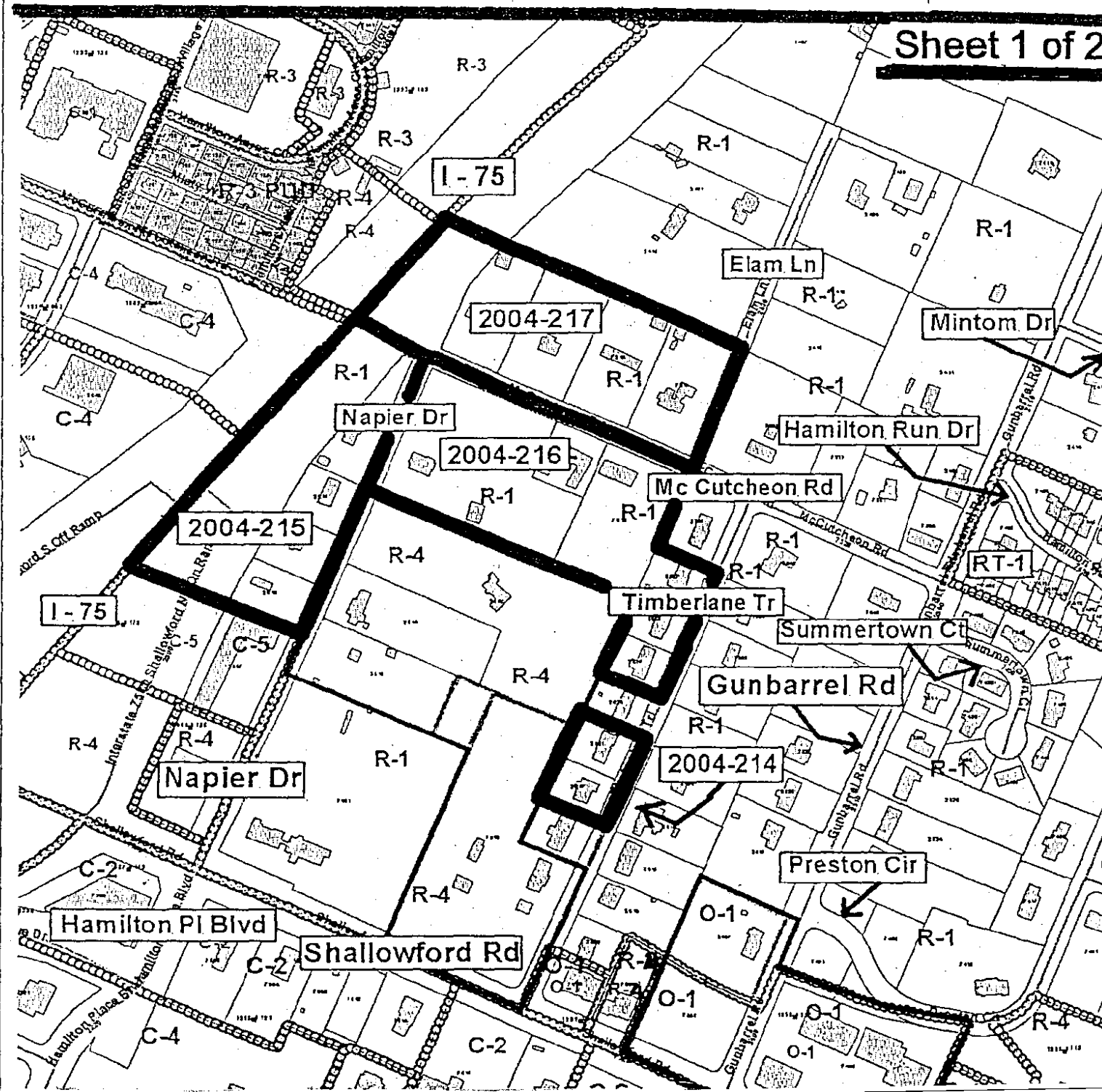
FROM: R-1

TO: R-4

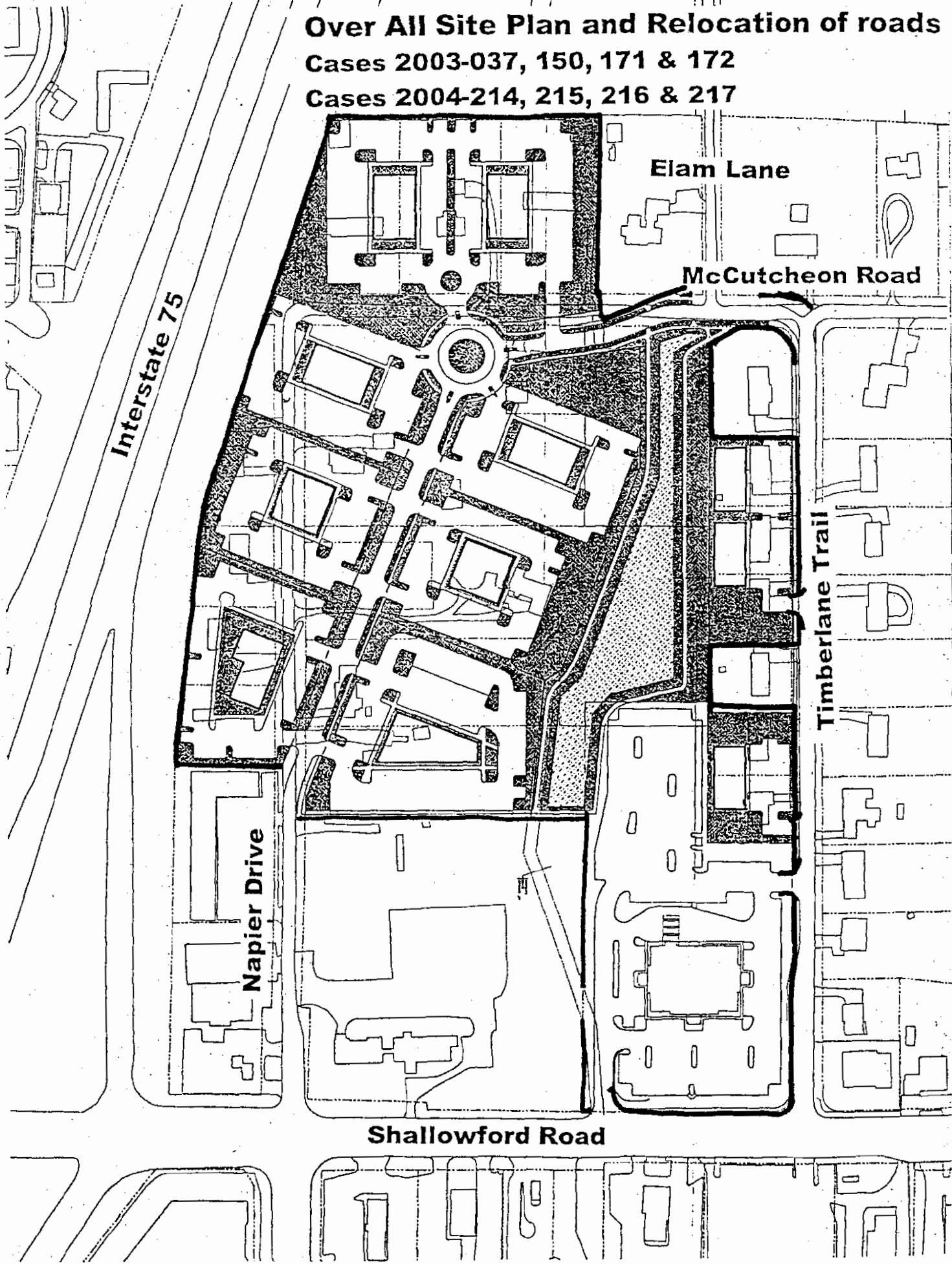
1 in. = 330.0 feet

Cases 2004-214 Thru 217 R-1 to R-4

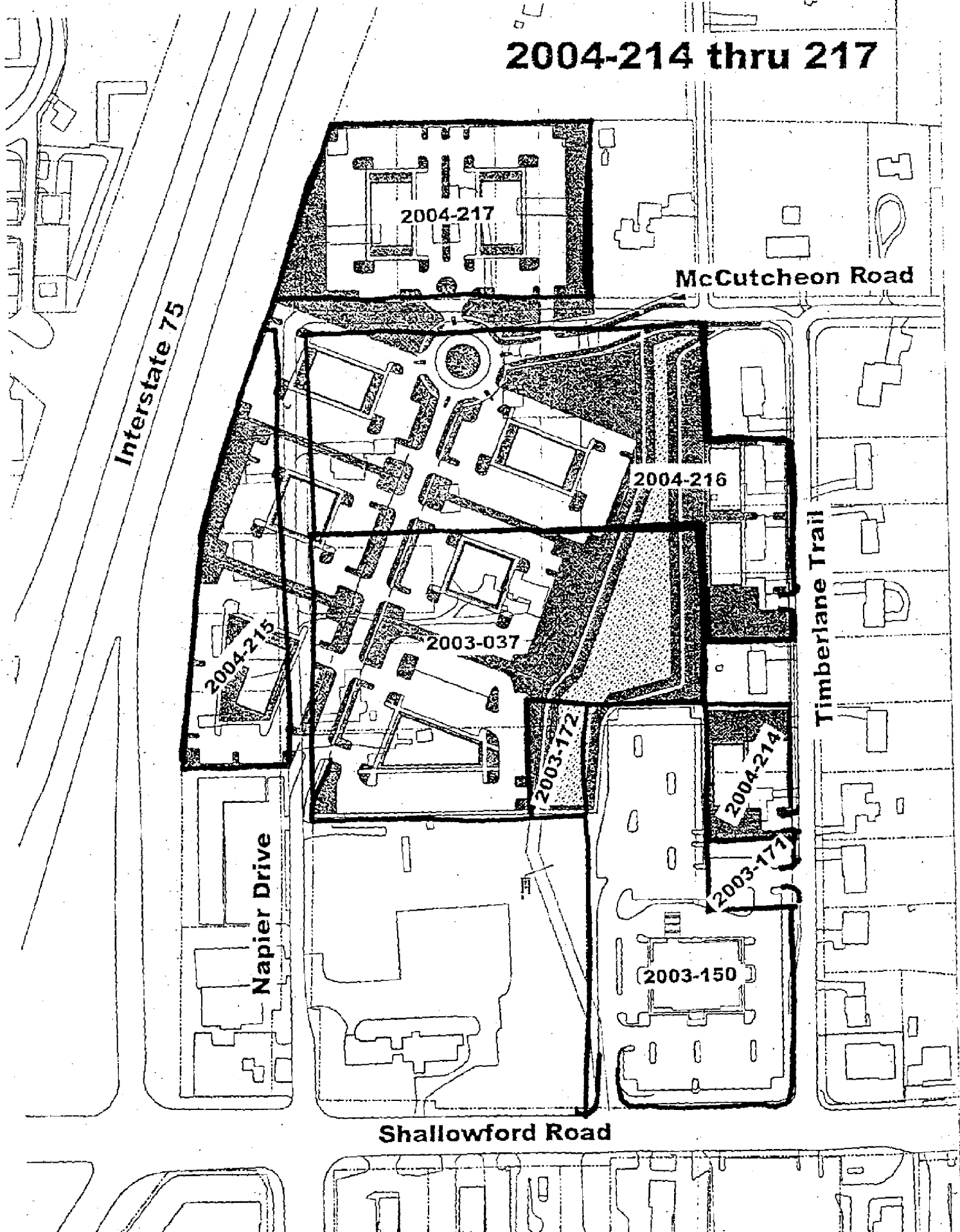
Sheet 1 of 2



Over All Site Plan and Relocation of roads
Cases 2003-037, 150, 171 & 172
Cases 2004-214, 215, 216 & 217



2004-214 thru 217



2004-217

McCutcheon Road

Interstate 75

2004-216

Timberlane Trail

2004-215

2003-037

Napier Drive

2003-172

2004-214
2003-171

2003-150

Shallowford Road