

1ST READING  
2ND READING  
INDEX NO.

2-12-08  
1-19-08  
\_\_\_\_\_

2008-013  
Edward E. Capehart, Sr.

ORDINANCE NO. 12083

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 812 AIRPORT ROAD, 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 Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lot 1 of the Mae Willis Property, Plat Book 35, Page 200, ROHC, Deed Book 8093, Page 614, ROHC. Tax Map 148P-E-009.01.

from R-1 Residential Zone to C-2 Convenience Commercial Zone.

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

1. Type C screening/buffering to be located along the northern property line where the site abuts the adjacent manufactured home park. Type C screening is a 10' landscaped yard;
2. A revised site plan indicating the required screening and buffering to be located between the site and the existing manufactured home park; and
3. All lighting should be directed away from residential uses.

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

PASSED on Second and Final Reading

February 19, 2008.

Linda Bennett  
(Vice) CHAIRPERSON

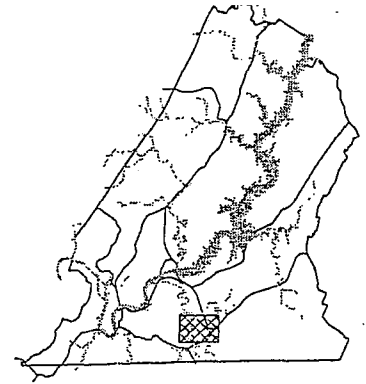
APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

DATE: Feb 25, 2008

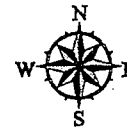
[Signature]  
MAYOR

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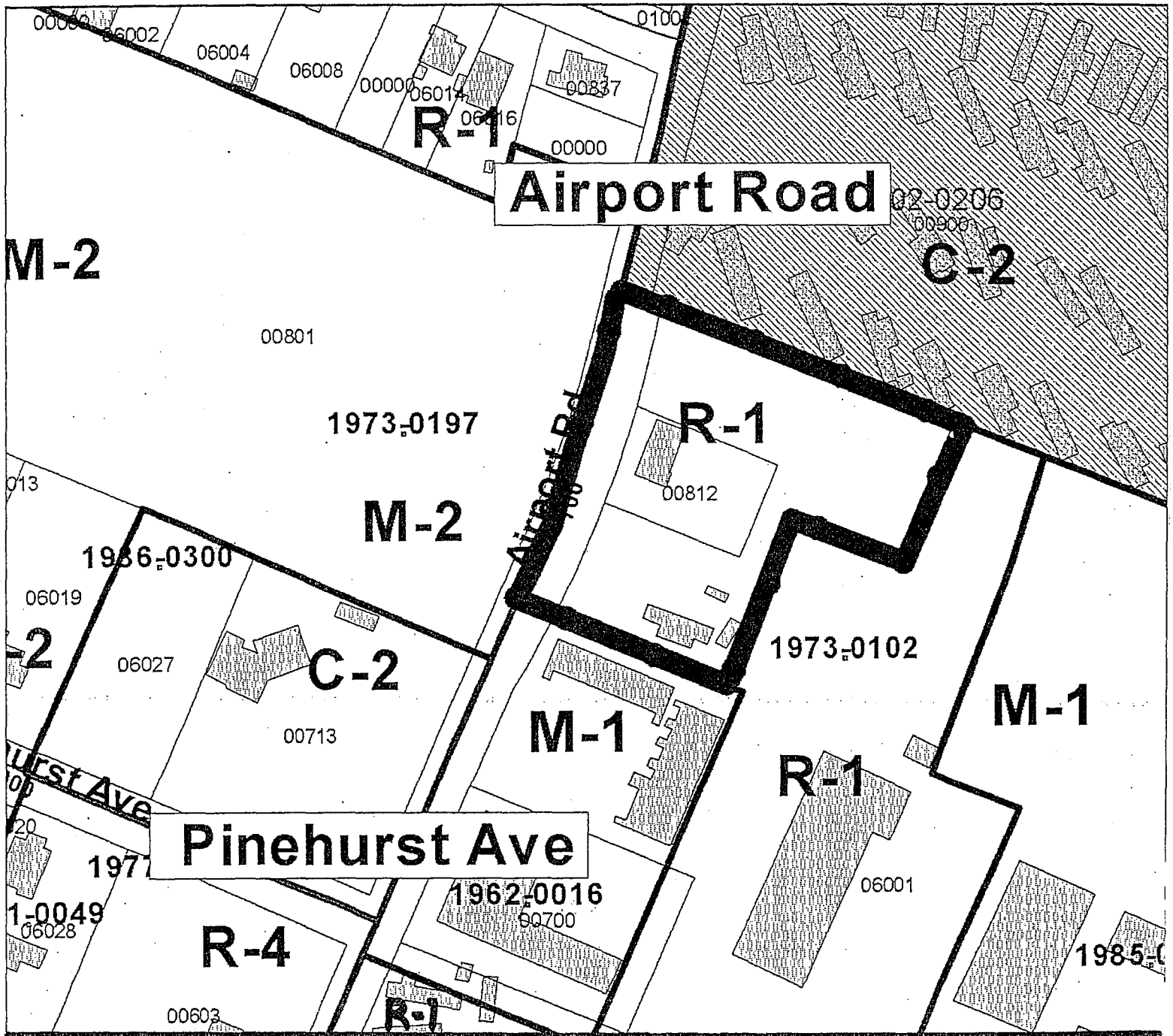
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2008-0013  
PC MEETING DATE: 1/14/2008  
FROM: R-1  
TO: M-1



1 in. = 120.0 feet

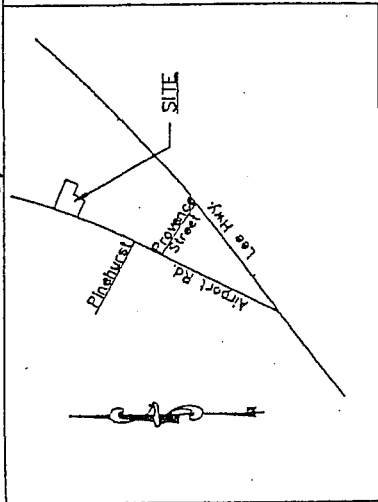


**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2008-013: Deny M-1, Approve C-2, subject to:**

- 1) Type C screening/buffering to be located along the northern property line where the site abuts the adjacent manufactured home park. Type C screening is a 10' landscaped yard;
- 2) A revised site plan indicating the required screening and buffering to be located between the site and the existing manufactured home park; and
- 3) All lighting should be directed away from residential uses.

2008-013

2008-013



Vicinity Map  
(not to scale)

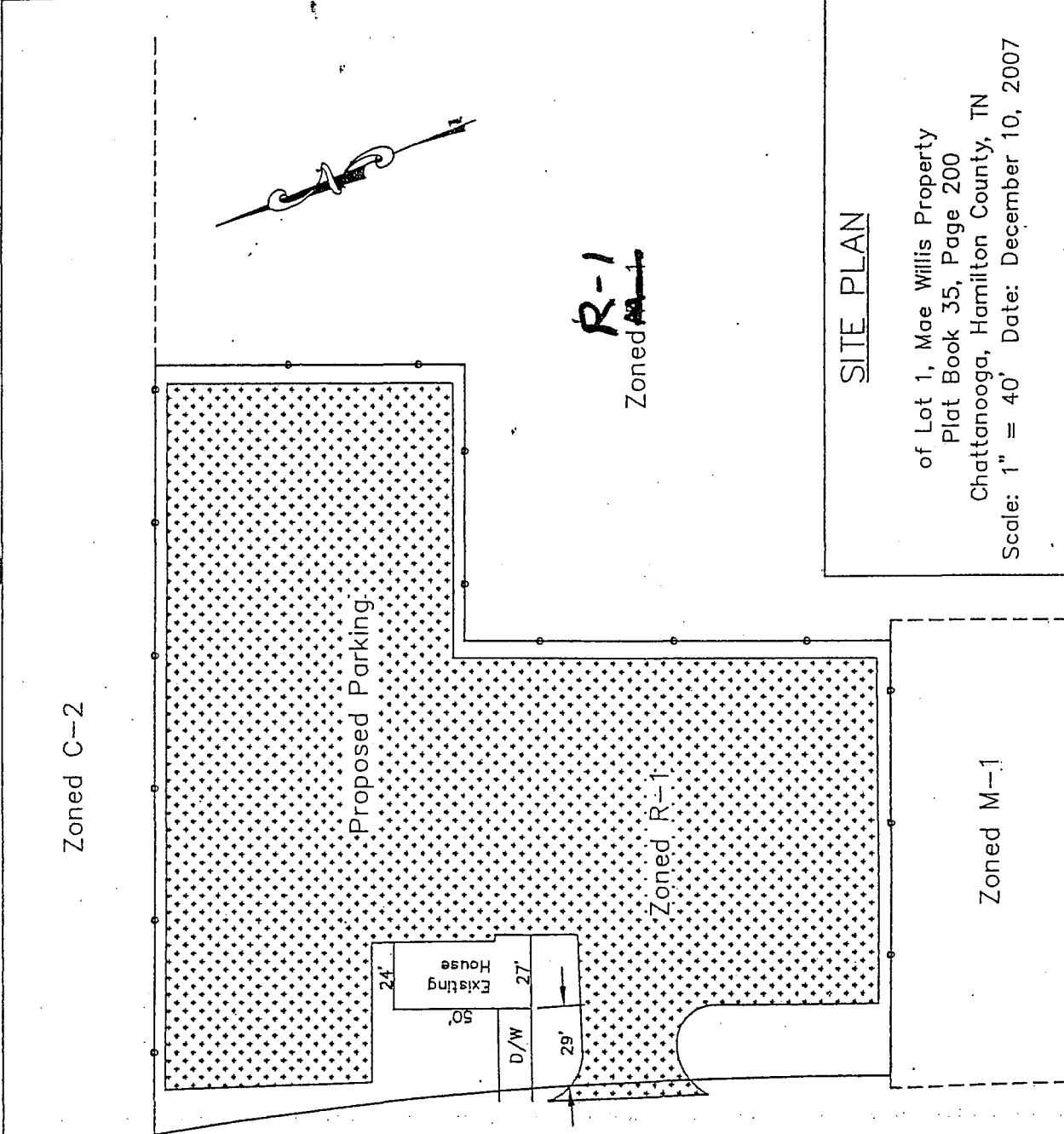
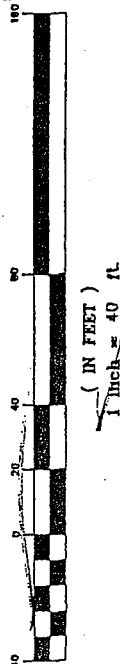
NOTES:

1. Current Zoning: R-1
2. 1.22 Acres
3. Use Existing House.
4. No Landscape Ordinance.
5. Existing Fence.
6. Tax Map 148 P E 009.01.
7. Deed Book 8093, Page 614.
8. Trash to be taken out on Garbage pickup days. (Dumpster N/A).

OWNER / CONTACT INFORMATION

Edward E. Capehart, Sr.  
 2138 Chapman Rd.  
 Chattanooga, TN 37421  
 Phone: 423-899-8800  
 Fax: 423-485-7982  
 E-mail: Prestigecars@comcast.net

GRAPHIC SCALE



SITE PLAN

of Lot 1, Mae Willis Property  
 Plat Book 35, Page 200  
 Chattanooga, Hamilton County, TN  
 Scale: 1" = 40' Date: December 10, 2007