FST READING	9-24-09
2ND READING	10-1-09
MDEX NO.	

2009-090 Gurdeep K. Madan, Broker

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 3467 WILCOX BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN, FROM C-5 NEIGHBORHOOD COMMERCIAL 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 to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lot 14, Corrective Plat of Lots 14 and 15, Hillsboro Heights Number 2, Plat Book 38, Page 143, Deed Book 7632, Page 836, ROHC. Tax Map 147B-D-013.

and as shown on the maps and drawings attached hereto and made a part hereof by reference, from C-5 Neighborhood Commercial Zone to C-2 Convenience Commercial Zone.

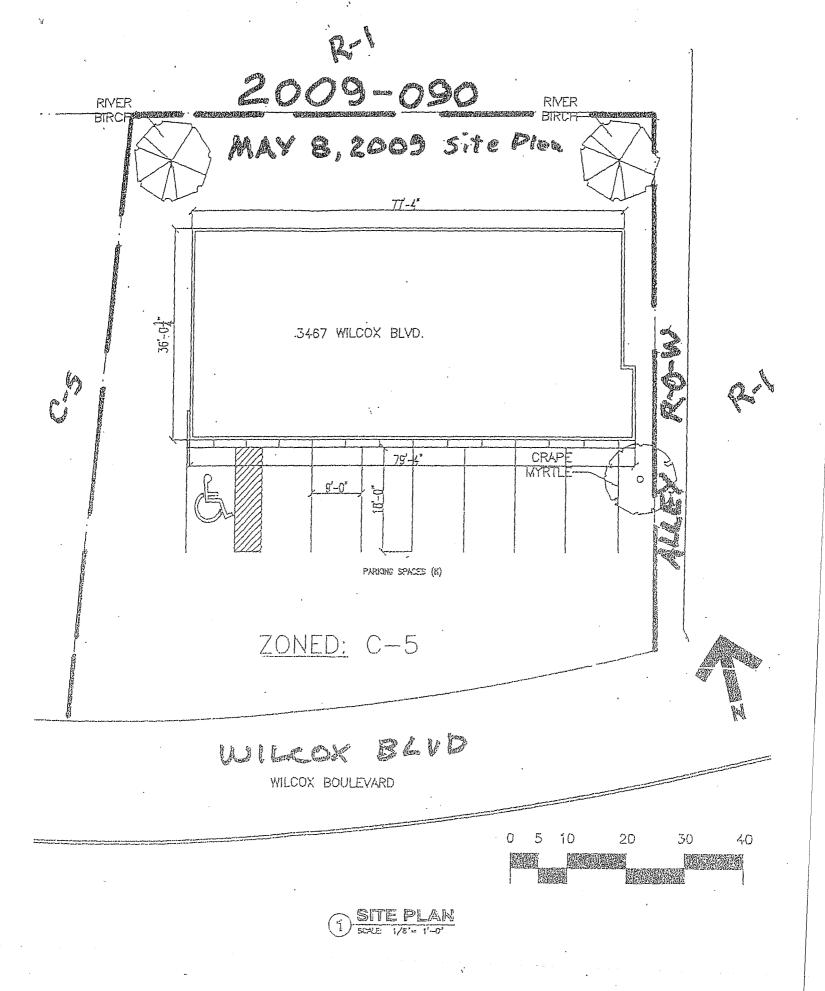
SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to:

- 1. Only those uses listed under "Principal Uses Permitted" of the C-5 Neighborhood Commercial Zone shall be permitted. Beer sales shall be permitted in a grocery store or other permitted uses within the C-5 Neighborhood Commercial Zone for off premises consumption only.
- 2. A 20-foot Type B landscape buffer as described in the landscape requirements of the Chattanooga Landscape Ordinance shall be required where the proposed C-2 Zone abuts a residential zone.

- 3. All lighting shall be directed down and away from residential properties.
- 4. Dumpster service shall be limited to 8am to 6pm.
- 5. Signage visible from the street shall be attached to the structure that reads: "No loitering, gambling, use of drugs or consumption of alcoholic beverages are allowed on the property."
- 6. Outdoor sales and street vendors are prohibited.
- 7. The sale of adult-oriented material (adult books, adult tapes) and drug paraphernalia is prohibited.
- 8. External speakers or other outdoor sound amplification equipment is prohibited.
- 9. Security cameras shall be installed in appropriate locations.
- 10. If this property is ever sold or lost to any third party, the permitted uses set forth in these conditions shall apply to any new property owner and future uses of this property shall comply with the conditions of this rezoning ordinance.

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

PASSED on Second and Fi	nal Reading			
October 6	, 2009.	CU, Coch	RPERSON	
		APPROVED: X	_ DISAPPROVED: _	
		DATE:		_, 2009
		1 him	150	~ ~
/add			MAYOR	



CHATTANOUGA - MAMILIUN COUNTY KEGIUNAL PLANNING AGENCY CHATTANOOGA CASÉ NO: 2009-0090 PC MEETING DATE: 8/10/2009 FROM: C-5 1 in. = 100.0 feet TO: C-2 1706 1703 1704 702 0 1990-018 1606 Parkway Wilcox Blvd Blvd Wilco 和多数203 Tunnel 0 1537 3502 1990,0009 153 2000,01% PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2009-090: Deny 1416 1414