

1ST READING 10-13-09
2ND READING 10-20-09
INDEX NO. _____

2009-119
George V. Morgan

ORDINANCE NO. 12304

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 603 TUNNEL BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN, FROM C-5 NEIGHBORHOOD COMMERCIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE AND R-2 RESIDENTIAL 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:

C-2: Lot 3 and an eastern portion of Lots 4 and 5 beginning at the northeast corner of Lot 4, thence 75 feet southwest along the east lines of Lots 4 and 5, to the north property line of Tax Map 147I-J-010 thence some 130 feet northwest along said line to a point, thence some 125 feet northeast to a point on the north line of Lot 4, being also known as the southwest corner of Lot 3, thence 144 feet along the north line of Lot 4 to its northeast corner, the point of beginning; said lots being located in Block 10, Arcadia Land Company's Addition to Chattanooga, Plat Book 6, Page 23, being part of the property described in Deed Book 8610, Page 778, ROHC. Tax Map 147I-J-008 (part).

R-2: The remaining western portions of the above said Lots 4 and 5, which are not being zoned C-2. Tax Map 147I-J-008(part).

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 and R-2 Residential Zone.

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

- 1) Use as vehicle repair facility only; and

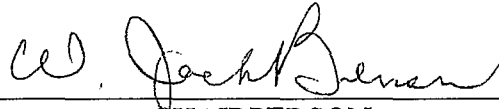
- 2) Per Section 38-183, item (5) of the Zoning Regulations, the area being used for outside storage of any vehicles must be screened by a sight-obscuring fence a minimum of eight feet high.

Approve R-2 for the remainder of lot to the rear of the building as shown on the attached map.

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

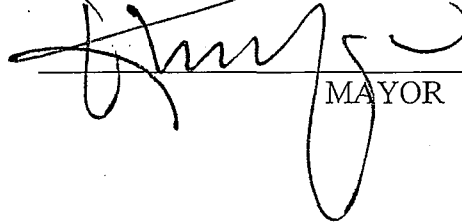
October 20, 2009.



CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2009

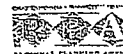
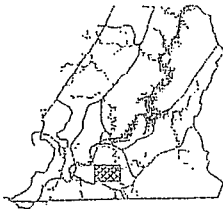


MAYOR

/mms



1 in. = 80.0 feet



1 in. = 80.0 feet



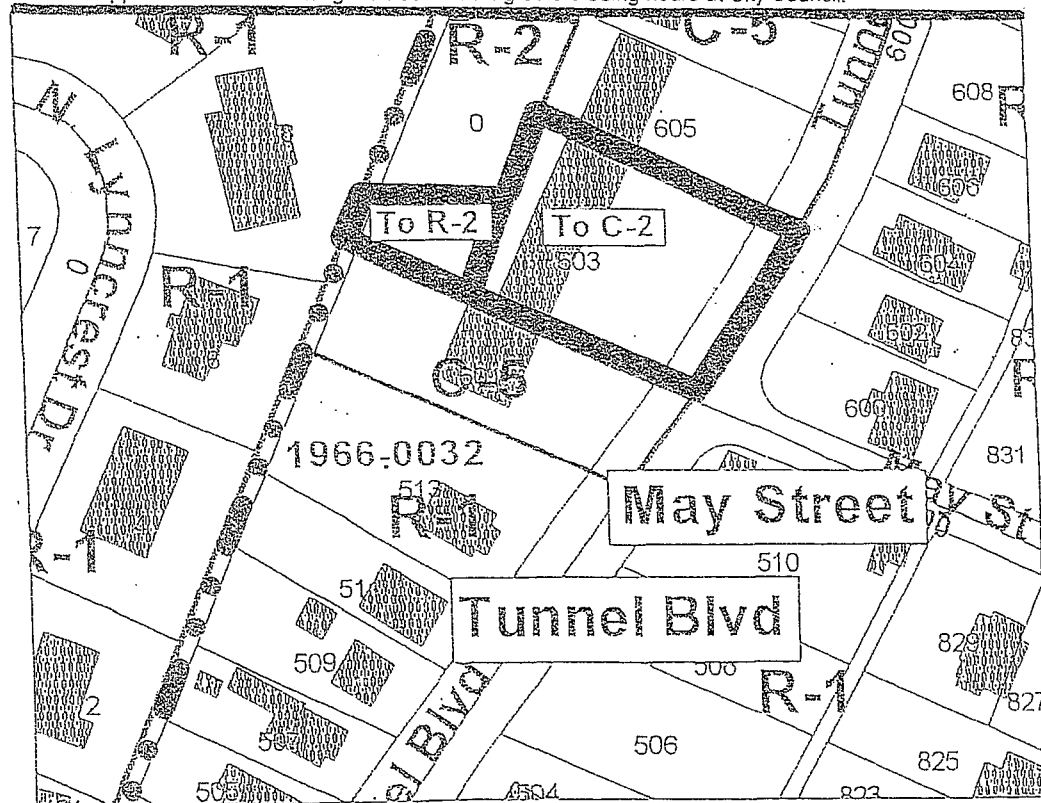
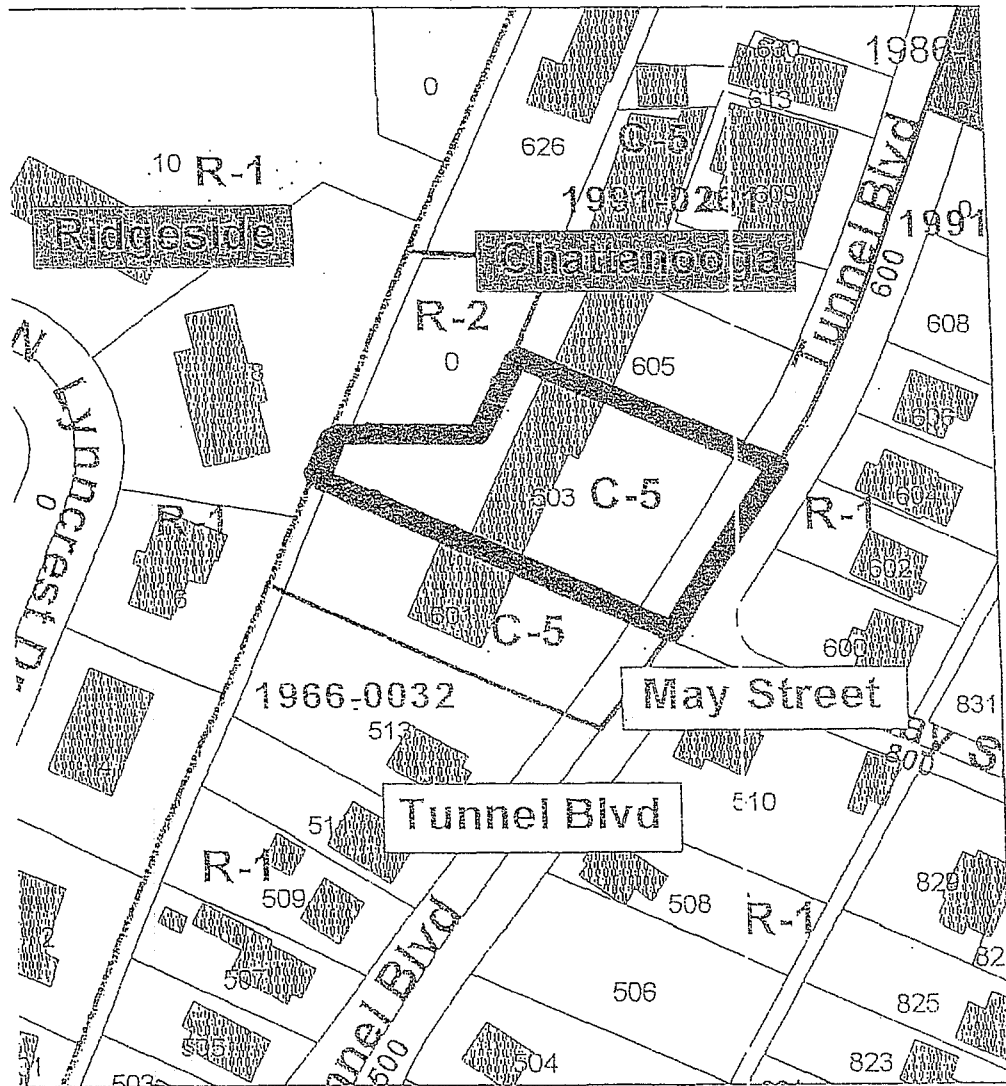
Staff Recommendation

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2009-119: Approve C-2 for the front portion of the site as shown on the attached staff recommendation map, subject to:

- 1) Use as vehicle repair facility only; and
- 2) Per Section 38-183, item (5) of the Zoning Regulations, the area being used for outside storage of any vehicles must be screened by a sight-obscuring fence a minimum of eight feet high.

Approve R-2 for the remainder of lot to the rear of the building as shown on the attached staff recommendation map.

Note: Applicant is to have a neighborhood meeting before being heard at City Council.



Sept. CASE: 2009-119

ZONED R-1

R-1
Ridgeway
Chattanooga

R-2

2009-119 ZONED C-5

ZONED C-5

C-5

FABRIC CARE
COIN LAUNDRY

C-5

C-5

ASPHALT
PARKING
AREA

C-5

THAMMELI BLVD. BLVD

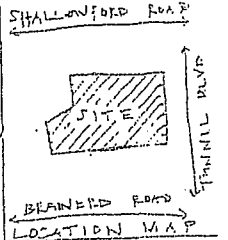
R-1

R-1

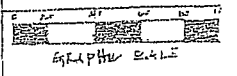
FRANK'S
ONE STOP
GROCERY

ZONED C-2

R-1



- NOTES:
- A. EXISTING ZONING: C-5; WANTING TO CHANGE TO C-2, WITH ALL THE IN THE AREA
 - B. USE EXISTING BUILDING
 - C. USE EXISTING BUILDING
 - D. RETAINING WALL WITH FENCE
 - E. FENCE
 - F.



PROPERTY PLAN
SCALE 1" = 20'
JULY 22, 2009
TAX MAP NO. 147E J DUP
BRainerd, TN.
FR: GEORGE MOLEMAN
605 TANNELL BLVD
CHATTANOOGA, TN 37411
PHONE: 423-678-6171
PROJECT CONTACT IS SAME
AS ABOVE
GEORGE MOLEMAN

Sept. Case; 2009-119

2009-119 ZONED C-5
C-5

ZONED R-1

R-1 Ridge Side
Chattanooga

R-2

ZONED C-5

FABRIC CARE
COIN LAUNDRY

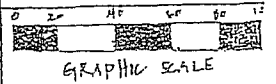
C-5

SHALLOWFORD ROAD

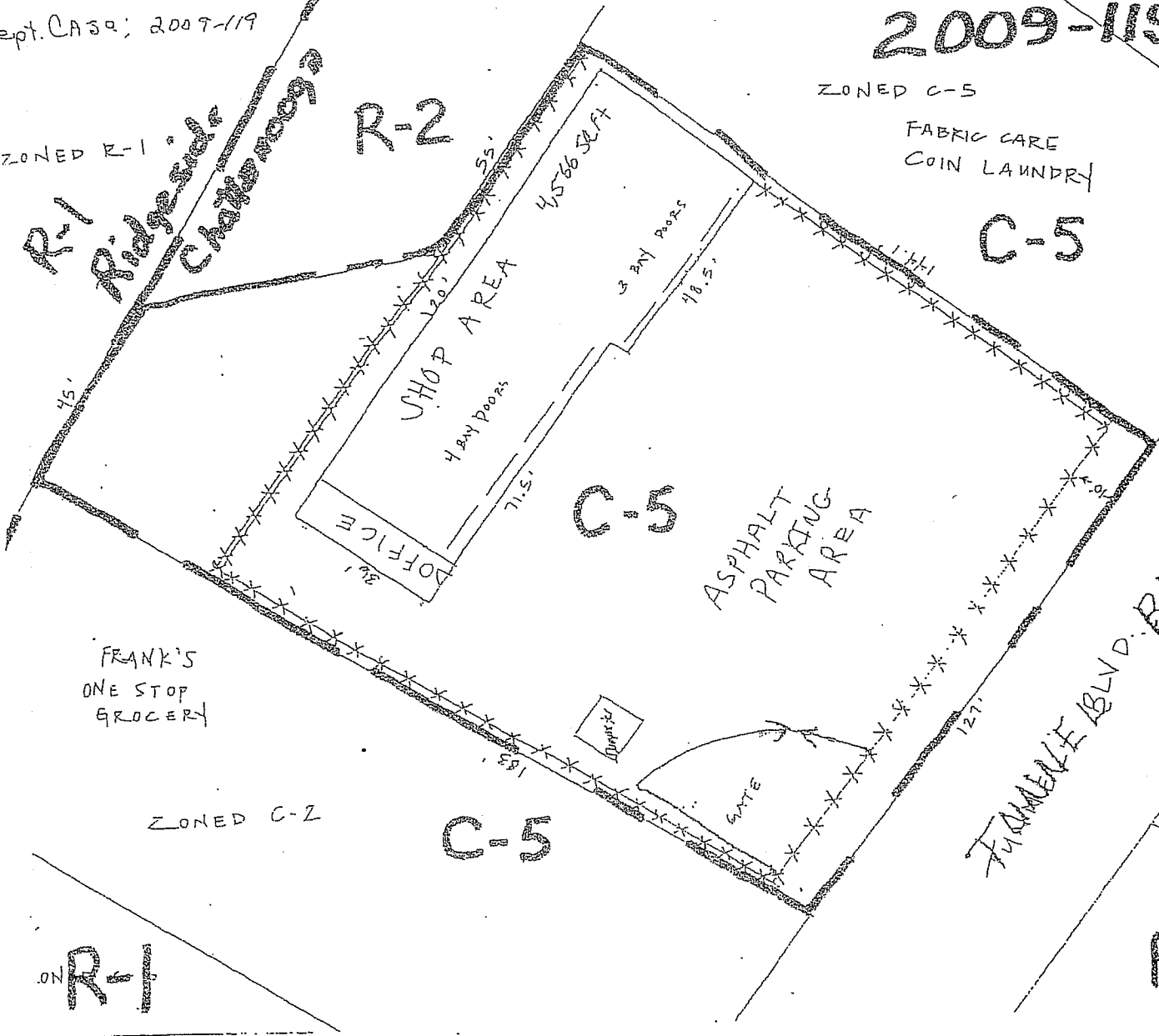


BRAINERD ROAD
LOCATION MAP

- NOTES:
- A. CURRENT ZONING: C-5; WANTING TO CHANGE TO C-2, WITH CONDITIONS FOR AUTO RETAIL
 - B. ~~40' AC~~
 - C. USE EXISTING BUILDING
 - D. RETAINING WALL WITH FENCE
 - E. FENCE
 - F.



PROPERTY PLAN
SCALE 1" = 20'
JULY 22, 2009
TAX MAP NO. 147E J 008
BRAINERD, TN.
FOR: GEORGE MORGAN
603 TUNNEL BLVD
CHATTANOOGA, TN 37411
PHONE: 423-698-6171
PROJECT CONTACT IS SAME
AS ABOVE
GEORGE JZSG.COM/CAST.NH



ON R-1

FRANK'S ONE STOP GROCERY
FRANK'S

R-1

R-1

PLANNING AGENCY



CHATTANOOGA

CASE NO: 2009-0119

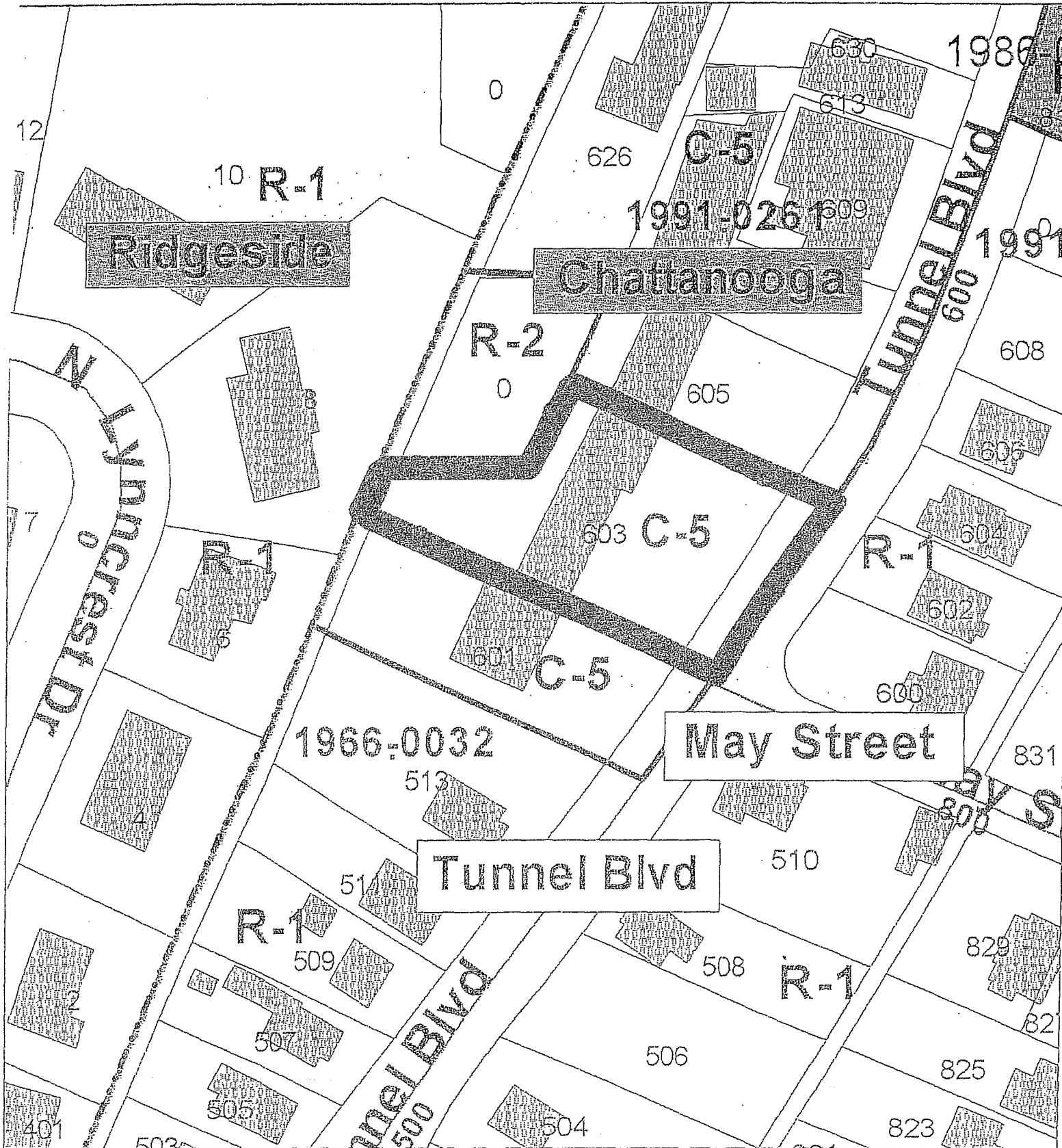
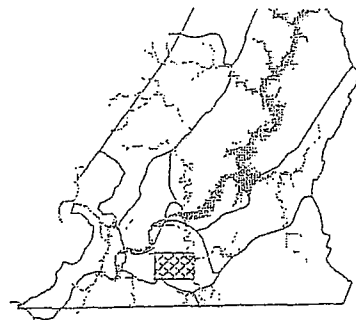
PC MEETING DATE: 9/14/2009

FROM: C-5

TO: C-2



1 in. = 80.0 feet

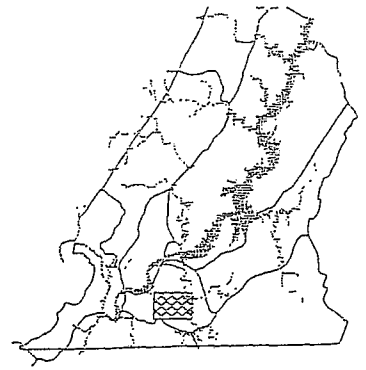




CHATTANOOGA
CASE NO: 2009-0119
PC MEETING DATE: 9/14/2009
FROM: C-5
TO: R-2 & C-2



1 in. = 80.0 feet



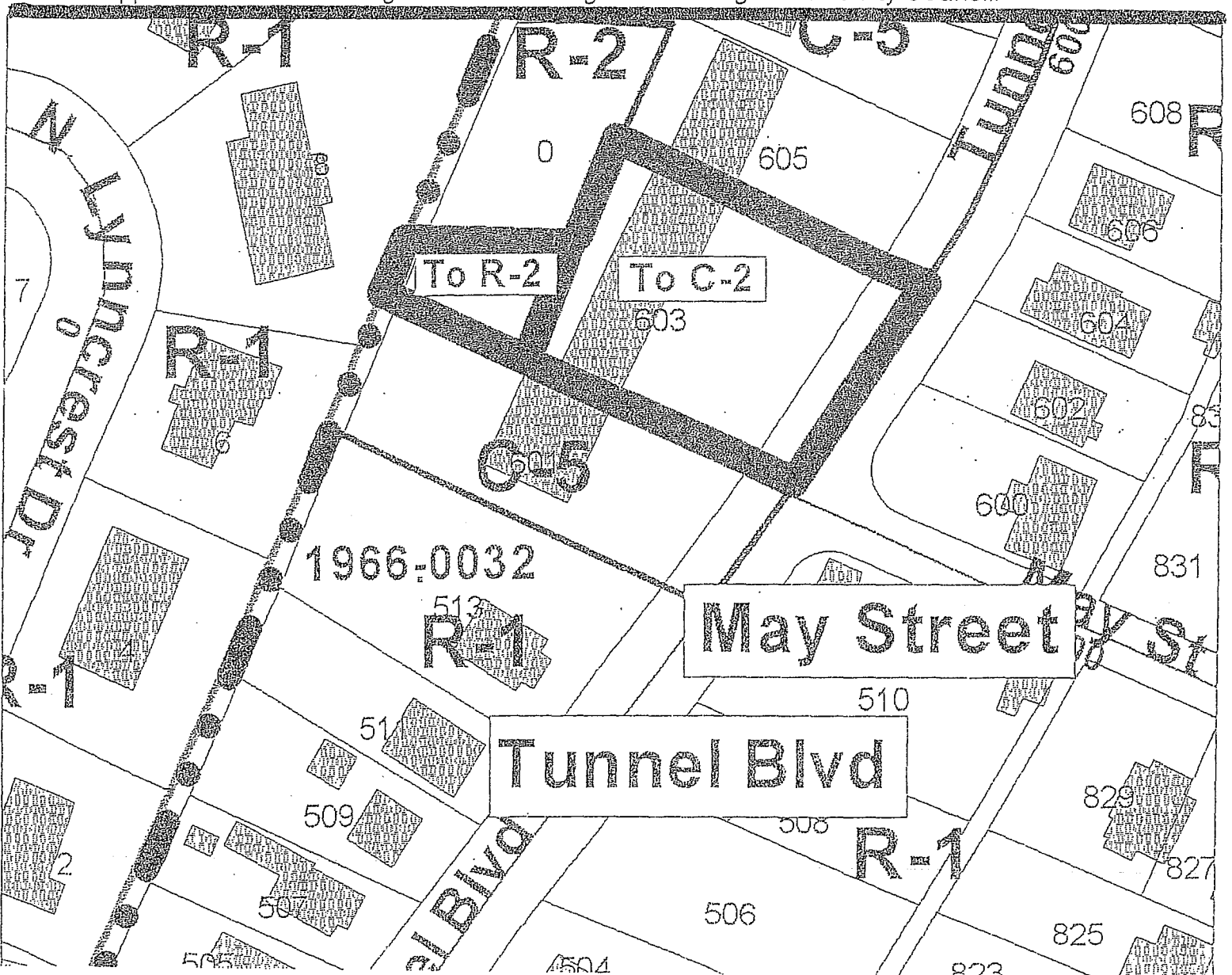
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Sept. CASE; 2009-119

ZONED R-1

R-1
Ridge-side
Chattanooga

R-2

2009-119 ZONED C-5
C-5

ZONED C-5

FABRIC CARE
COIN LAUNDRY

C-5

C-5

ASPHALT
PARKING
AREA

SHOP AREA
4 ANY DOORS
71.5'

C-5

TUNNEL BLVD. BLVD.

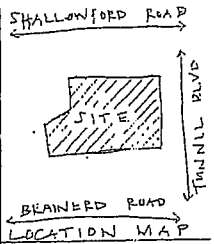
R-1

R-1

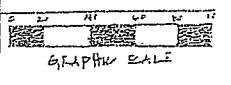
FRANK'S
ONE STOP
GROCERY

ZONED C-2

R-1



- NOTES:
- A. CURRENT ZONING: C-5; WANTING TO CHANGE TO C-2, WITH CONDITIONS: 1. 10' AUTO EGRESS
 - B. 6' 6" ASH
 - C. USE EXISTING BUILDING
 - D. RETAINING WALL WITH FENCE
 - E. FENCE ***
 - F.



PROPERTY PLAN
SCALE 1" = 20'
JULY 22, 2009
TAX MAP NO. 1492 J 009
BRAINERD, TN
FOR: GEORGE MOLLAN
605 TUNNEL BLVD
CHATTANOOGA, TN 37411
PHONE: 423-698-6171
PROJECT CONTACT IS SAME AS ABOVE
GEORGE 1250 LAKESHORE