

1ST READING

2ND READING

INDEX NO.

2-9-10
2-16-10

2010-006

Fraternal Order of Firefighters
c/o Kevin M. Carpenter

ORDINANCE NO. 12349

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 4393, 4397, AND 4401 BONNY OAKS 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 to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone:

Two unplatted tracts of land located at 4397 and 4401 Bonny Oaks Drive and Lot 2, Final Plat of Hudson and Robbs Subdivision, Plat Book 44, Page 316, ROHC, Deed Book 6703, Page 307, and Tracts 1 and 2 of Deed Book 4547, Page 852, ROHC. Tax Map Nos. 128L-E-012 and 128L-E-015.

and as shown on the map attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-4 Special Zone.

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

- 1) Rezone Tax Map 128L E Parcels 12 and 15 only. Tax Map 128L E, Parcel 16 shall remain as R-1 Residential Zone.
- 2) Fraternal, professional, or hobby clubs only.
- 3) All lighting shall be directed down and away from adjacent residential uses.
- 4) Type "B" landscape shall be applied where the R-4 zone abuts an R-1 zone.

- 5) A minimum of a 100' of the existing wooded area as shown on the site plan shall be left undisturbed as measured from the rear property line abutting the existing easement. This 100' undisturbed wooded area would provide a natural buffer or transitional area.
- 6) A subdivision plat being submitted and recorded combining the lots.
- 7) Access shall be limited to Benton Drive only.

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

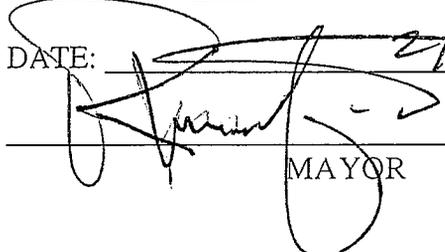
PASSED on Second and Final Reading

February 16, 2010.


CHAIRPERSON

APPROVED: DISAPPROVED:

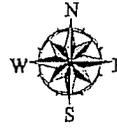
DATE: 2/16, 2010


MAYOR

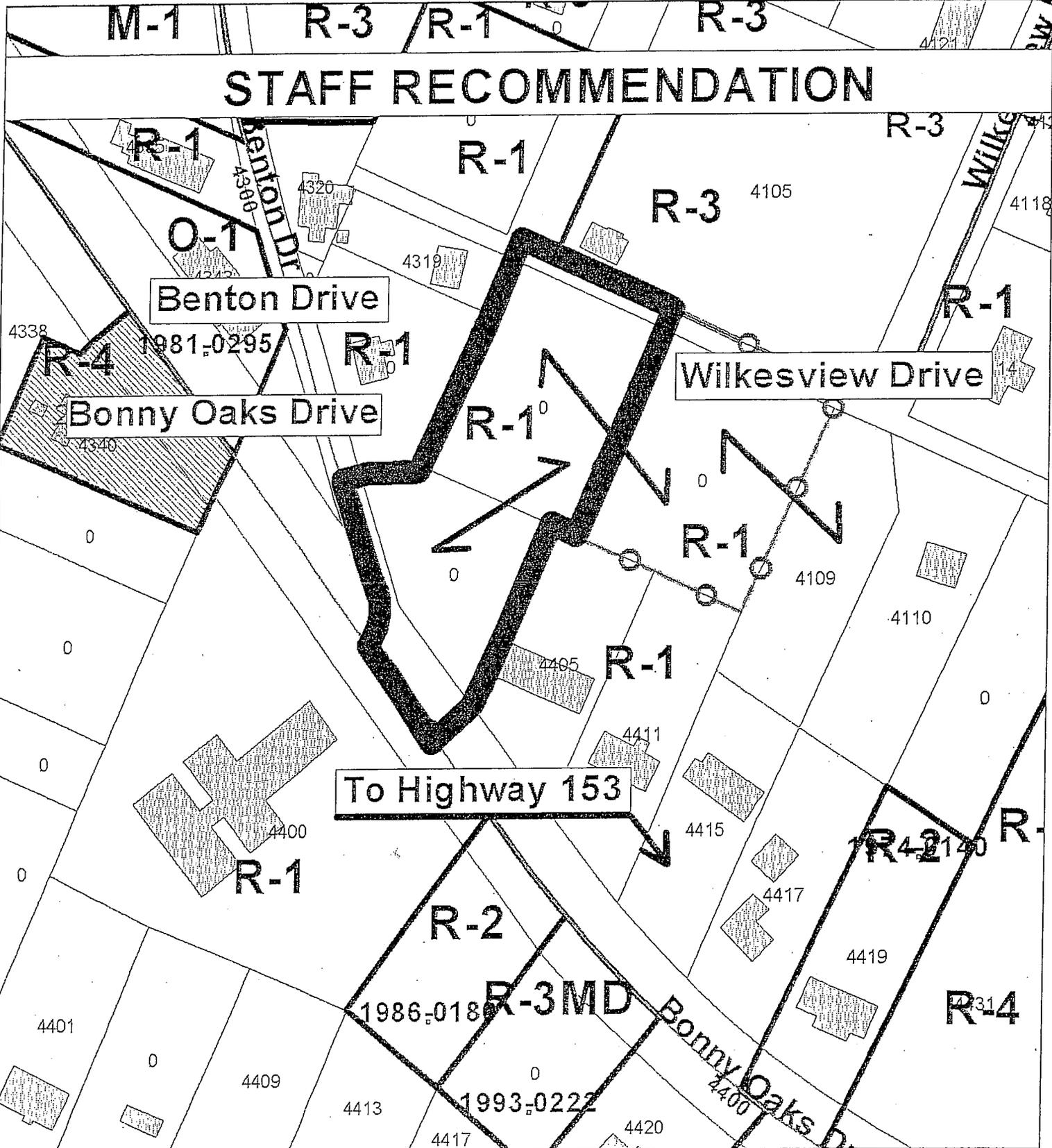
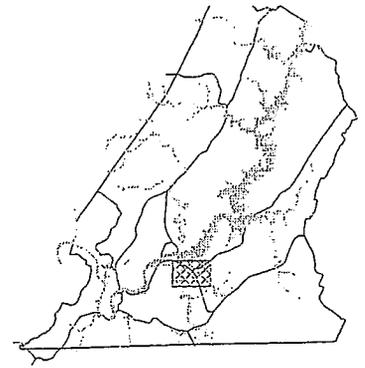
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CHATTANOOGA
CASE NO: 2010-0006
PC MEETING DATE: 1/11/2010
FROM: R-1
TO: R-4



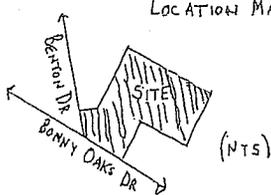
1 in. = 120.0 feet



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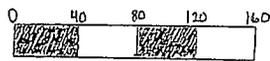
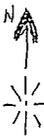
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LOCATION MAP



NOTES:

- A. CURRENT ZONING R-1
- B. LOT SIZE 1.9 AC
- C. PROPOSED BUILDING 4800 sq ft
- D. LANDSCAPE ORDINANCE *SCREENING TYPE C
- E. TRASH TO BE TAKEN OUT ON GARBAGE PICK UP DAYS (N/A DUMPSTER)



GRAPHIC SCALE

PROPERTY PLAN

SCALE 1" = 60' DEC. 5, 2009

TAX MAP NO. 128L E 012
 128L E 015
 128L E 016

CHATTANOOGA, TN

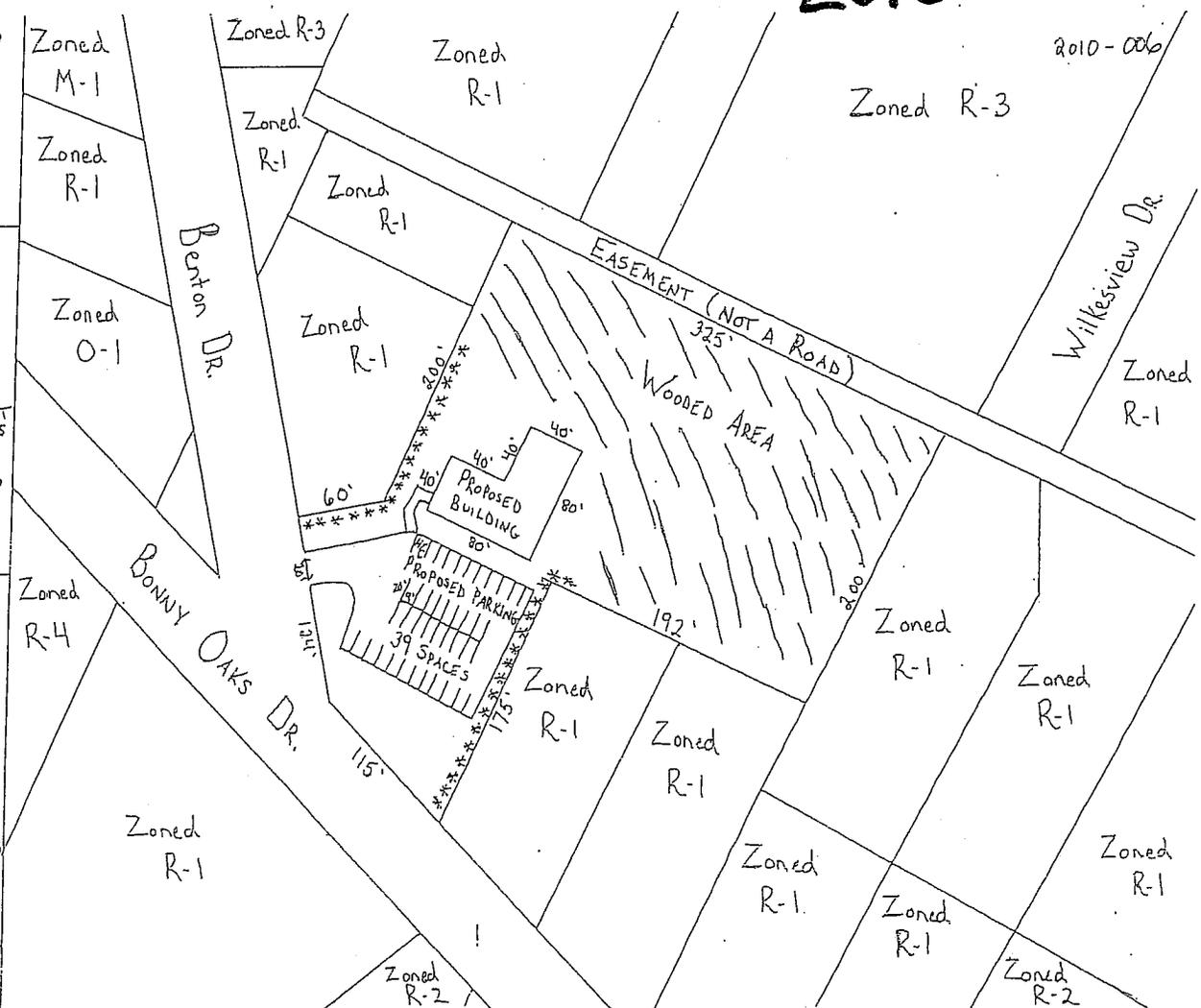
OWNER: ALICE BELL (423) 812-7958
 3522 RHONDA LN
 CHATTANOOGA, TN 37416

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