

1ST READING  
2ND READING  
INDEX NO.

12-14-10  
1-4-11  
\_\_\_\_\_

2010-145  
Passpointe Engineering (Jan Pass)

ORDINANCE NO. 12458

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF THE PROPERTY LOCATED AT 331 STRINGER STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE AND C-2 CONVENIENCE COMMERCIAL ZONE TO O-1 OFFICE ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone:

Parts of Lots 8 and 9, Block 8, Thompson and Carter's Addition,  
Plat Book 2, Page 17, ROHC, Deed Book 6820, Page 35, ROHC.  
Tax Map No. 135C-L-013.

and as shown on the map and drawings attached hereto and made a part hereof by reference, from R-1 Residential Zone and C-2 Convenience Commercial Zone to O-1 Office Zone.

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

- 1) Use as surface parking only;
- 2) Applicant must attend a pre-submittal meeting with the City of Chattanooga's Land Development Office prior to final legislative action at the City Council;
- 3) Access to be approved by City of Chattanooga Traffic Engineer;
- 4) Lighting to be directed down away from residential areas; and
- 5) Access point on Stringer Street being gated after business hours.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

(2) weeks from and after its passage.

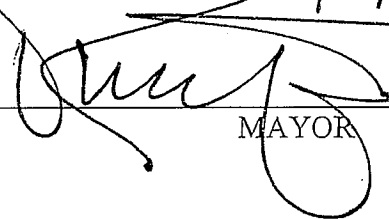
PASSED on Second and Final Reading

January 4, 2011

  
\_\_\_\_\_  
CHAIRPERSON

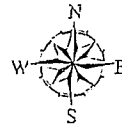
APPROVED:  DISAPPROVED: \_\_\_\_\_

DATE: 1/5/11

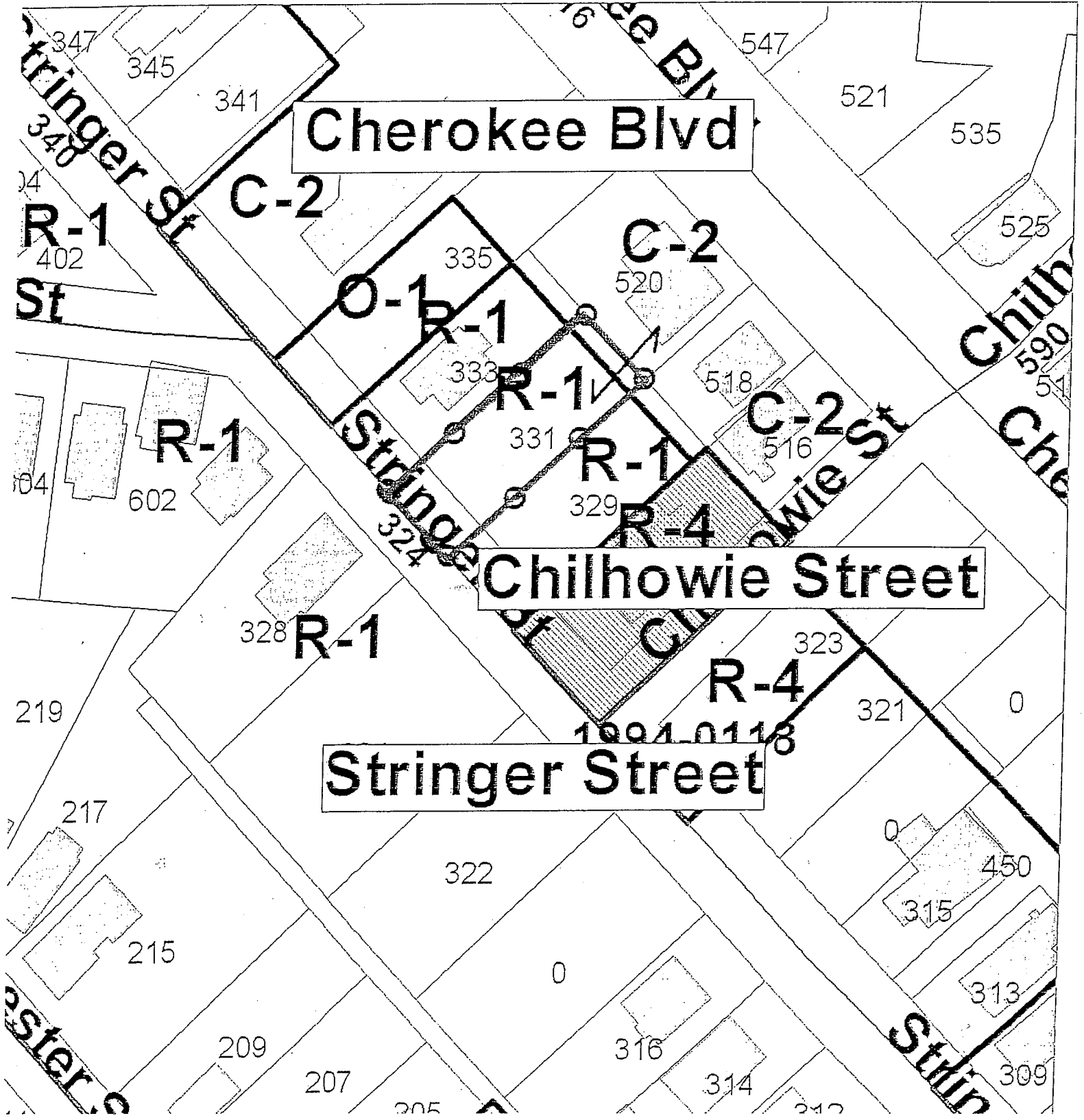
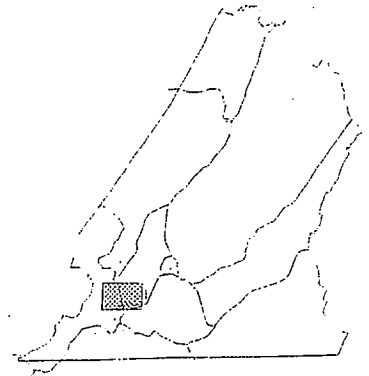
  
\_\_\_\_\_  
MAYOR

/mms

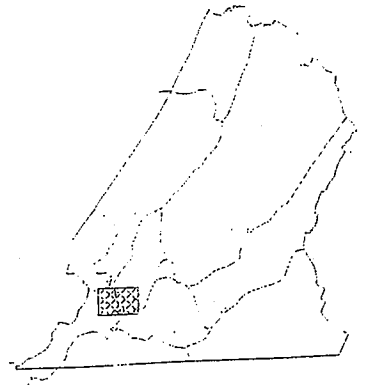
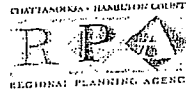
CHATTANOOGA  
CASE NO: 2010-0145  
PC MEETING DATE: 11/8/2010  
FROM: R-1 & C-2  
TO: O-1



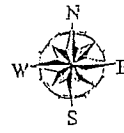
1 in. = 70.0 feet



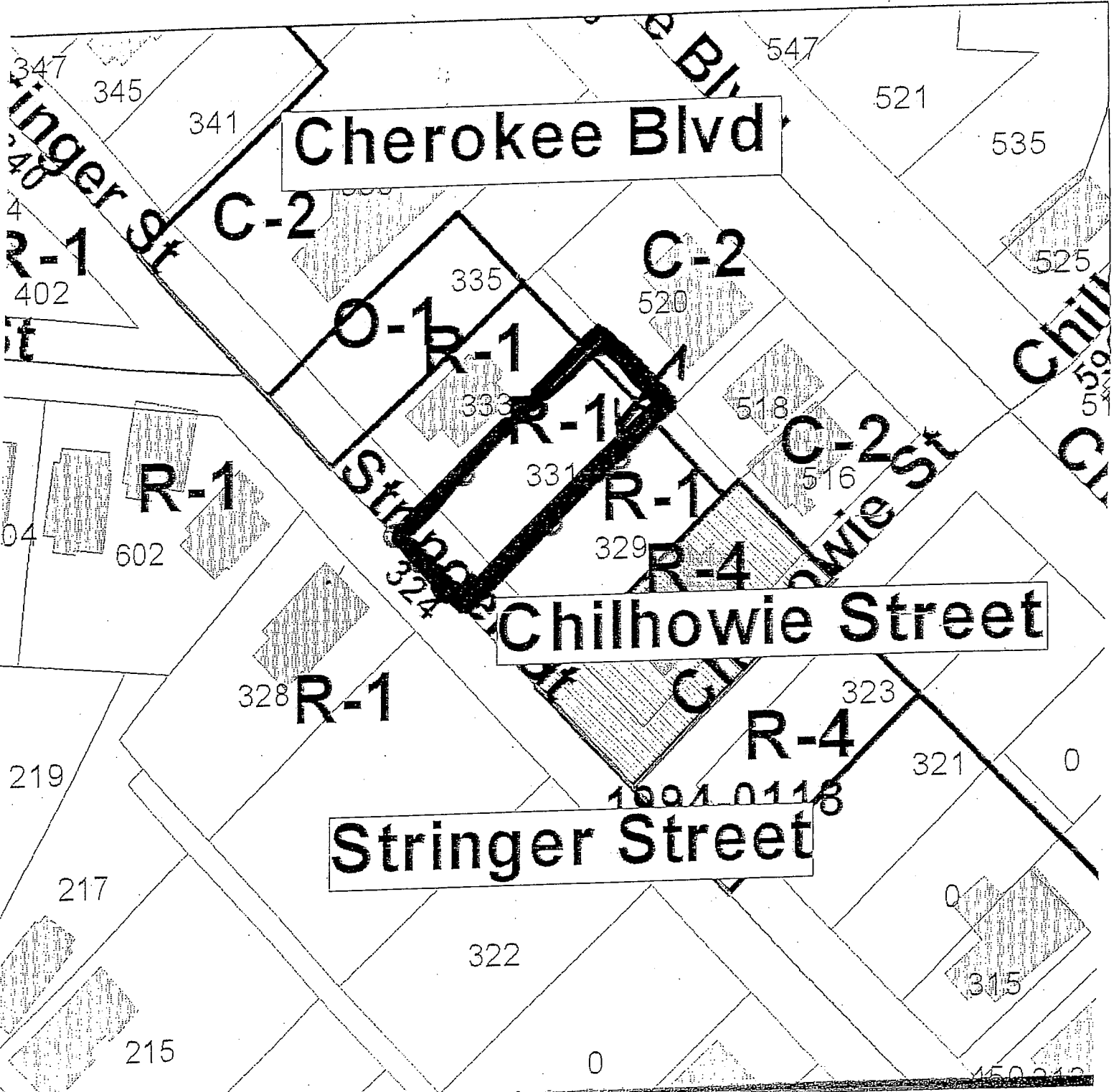
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2010-0145  
PC MEETING DATE: 11/8/2010  
FROM: R-1 & C-2  
TO: O-1

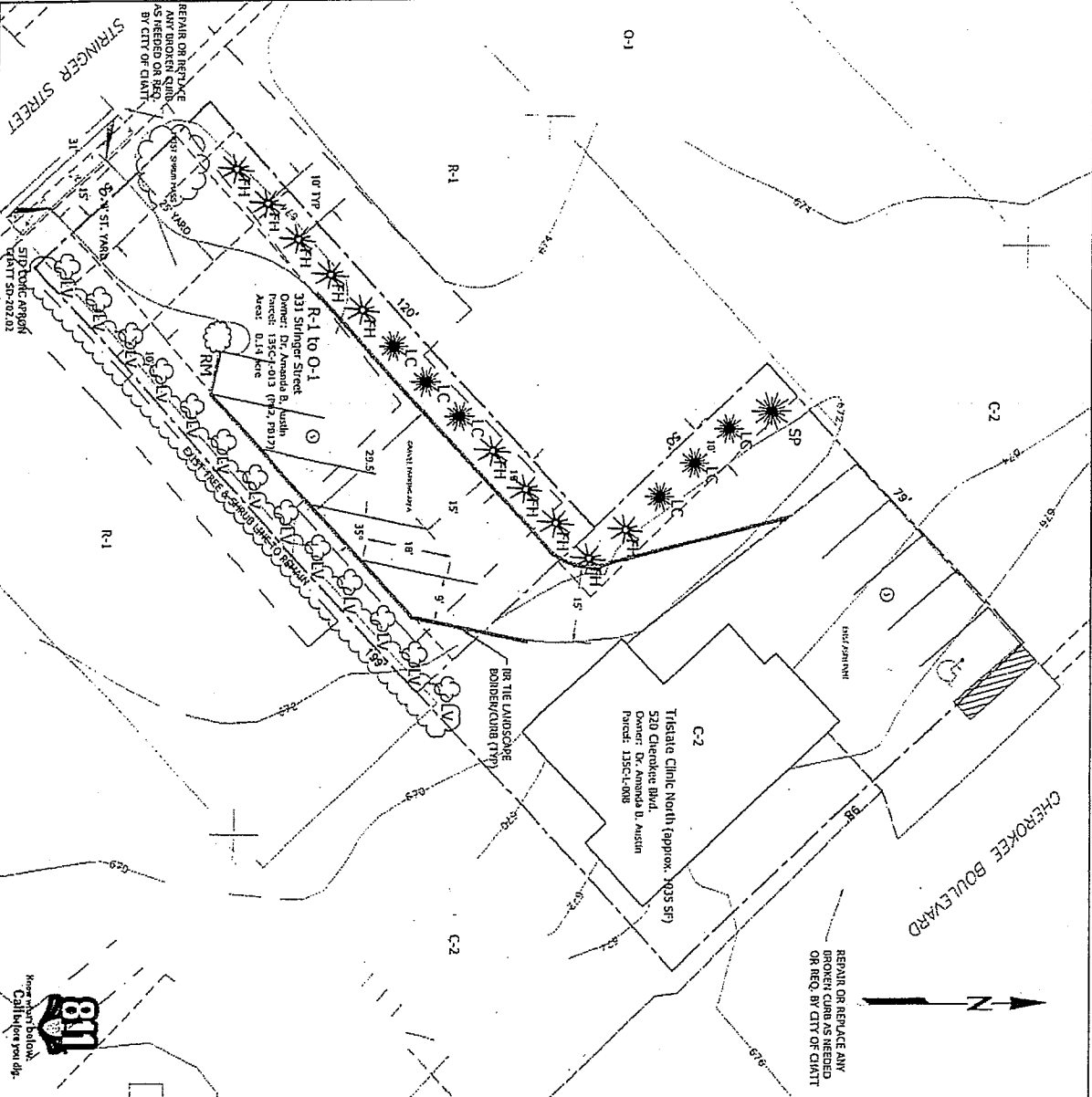


1 in. = 70.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-145: Approve, subject to conditions as listed in the Planning Commission Resolution

2010-145



**REPAIR OR REPLACE ANY BROKEN CURBS AS NEEDED OR REQ. BY CITY OF CIANT**

**BR THE LANDSCAPE BORDER/CURB (TYP)**

**331 Stringer Street**  
Owner: Dr. Amanda H. Austin  
Parcel: 135C1-013

**320 Cherokee Blvd.**  
Owner: Dr. Amanda H. Austin  
Parcel: 135C1-008

**Tristate Clinic North (approx. 1035 SF)**  
Owner: Dr. Amanda H. Austin  
Parcel: 135C1-008

**REPAIR OR REPLACE ANY BROKEN CURBS AS NEEDED OR REQ. BY CITY OF CIANT**

**Notes:**

1. The installation of trees shall be in accordance with the following specifications:
  - a. Species: All trees shall be native to the area and shall be of a species that is recommended by the Tennessee Department of Transportation (Tennessee DOT) for use in the area.
  - b. Size: All trees shall be a minimum of 2 1/2" diameter at breast height (DBH) and a minimum of 6' height at the time of planting.
  - c. Health: All trees shall be healthy and free from any signs of disease or insect damage.
  - d. Planting: All trees shall be planted in accordance with the Tennessee DOT specifications for tree planting.
  - e. Watering: All trees shall be watered regularly for the first year after planting.
  - f. Protection: All trees shall be protected from damage by vehicles, equipment, and other factors.
  - g. Maintenance: All trees shall be maintained in good health throughout the life of the project.
2. The contractor shall provide a detailed planting schedule to the City of Chattanooga.
3. The contractor shall provide a detailed maintenance schedule to the City of Chattanooga.
4. The contractor shall provide a detailed irrigation schedule to the City of Chattanooga.
5. The contractor shall provide a detailed watering schedule to the City of Chattanooga.
6. The contractor shall provide a detailed fertilization schedule to the City of Chattanooga.
7. The contractor shall provide a detailed pruning schedule to the City of Chattanooga.
8. The contractor shall provide a detailed removal schedule to the City of Chattanooga.
9. The contractor shall provide a detailed replacement schedule to the City of Chattanooga.
10. The contractor shall provide a detailed record of all trees planted and maintained.

**Legend:**

- Tree Planting - Cedars
- Tree Planting - Deciduous

**Scale:** 1" = 20'

**North Arrow:** N

**Site Location:** VACANT PLOT #115

DATE: 10/15/10	SCALE: 1" = 20'	PROJECT: SITE & PLANTING PLAN	
PROJECT: Tristate Clinic North - Parking Addition	CLIENT: Dr. Amanda H. Austin	DESIGNER: CS1.0	

