

1ST READING

11-13-12

2ND READING

11-30-12

2012-137
Homebuilders Association/
Teresa Groves
District No. 5
Planning Version

ORDINANCE NO. 12668

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 3215, 3219, AND 3221 HARRISON PIKE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL 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 Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone properties located at 3215, 3219, and 3221 Harrison Pike, more particularly described herein:

Lot 3, Final Plat of Arbor Developments Inc. Subdivision, Plat Book 29, Page 8, ROHC, and two unplatted tracts of land located at 3215 and 3219 Harrison Pike being the properties described in Deed Book 2782, Page 205 and Deed Book 4673, Page 722, ROHC. Tax Map Nos. 128F-A-001.02, 002 and 003.

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special Zone to C-2 Convenience Commercial Zone.

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

- 1) Proposed use as event space on ground floor only;
- 2) Prohibit gas stations and drive-thru restaurants;

- 3) All outdoor audible musical use, whether live or recorded, will be prohibited with the exception that low level short duration bride processional music may be used between hours of 10:00 a.m. and 8:00 p.m.;
- 4) All outdoor lighting will be limited and directed to minimize intrusion into the surrounding residential area;
- 5) Vehicle ingress and egress will be limited to the existing access points at the side of the existing building's current paved parking area; and
- 6) A 40-foot deep landscape buffer along the rear property line (adjacent to the residential) shall be installed and maintained as shown on the site plan.

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

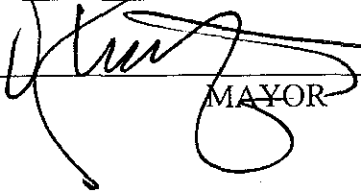
PASSED on Second and Final Reading

November 20, 2012.

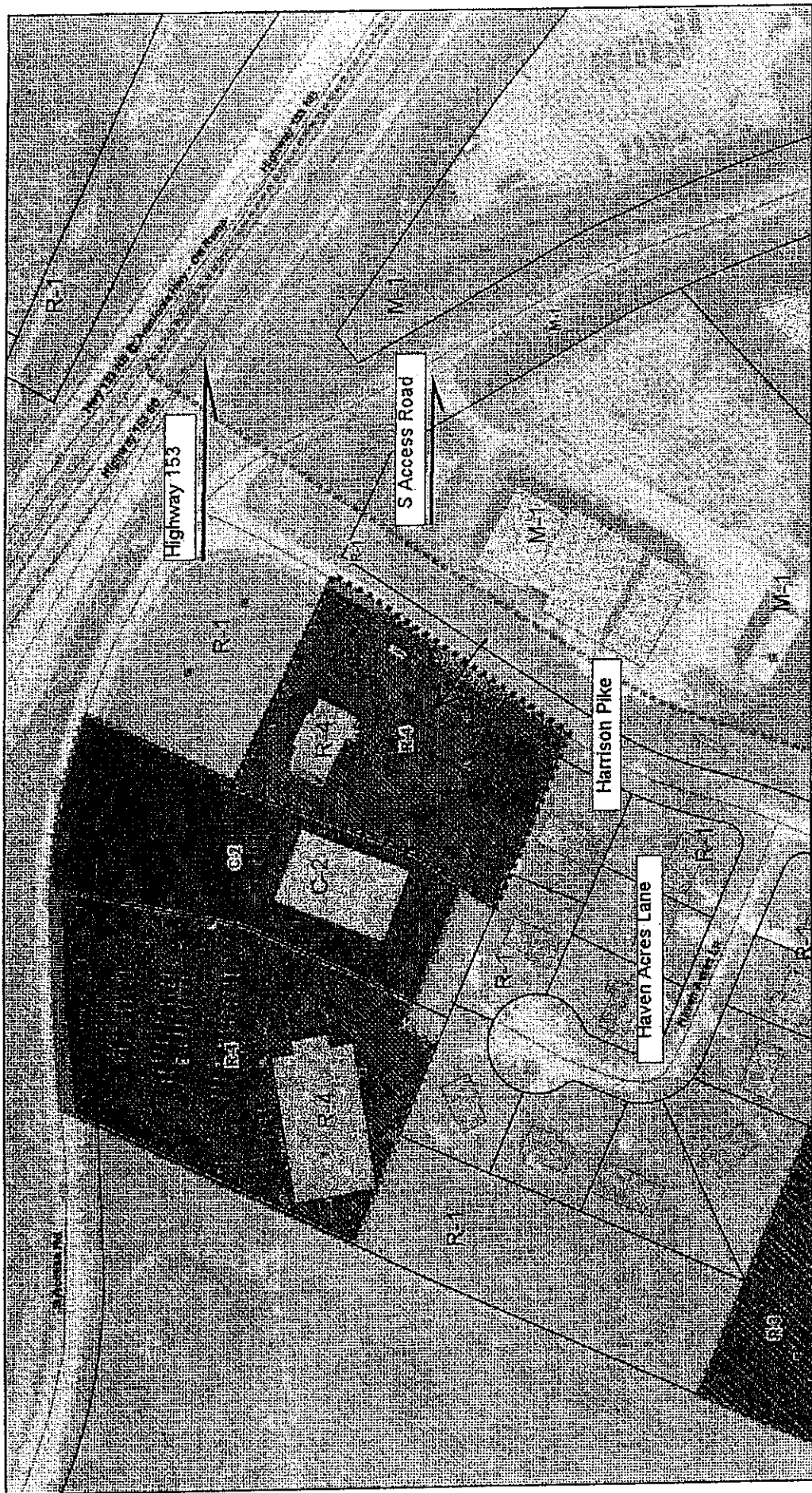

CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: Nov 27, 2012.


MAYOR

/mms



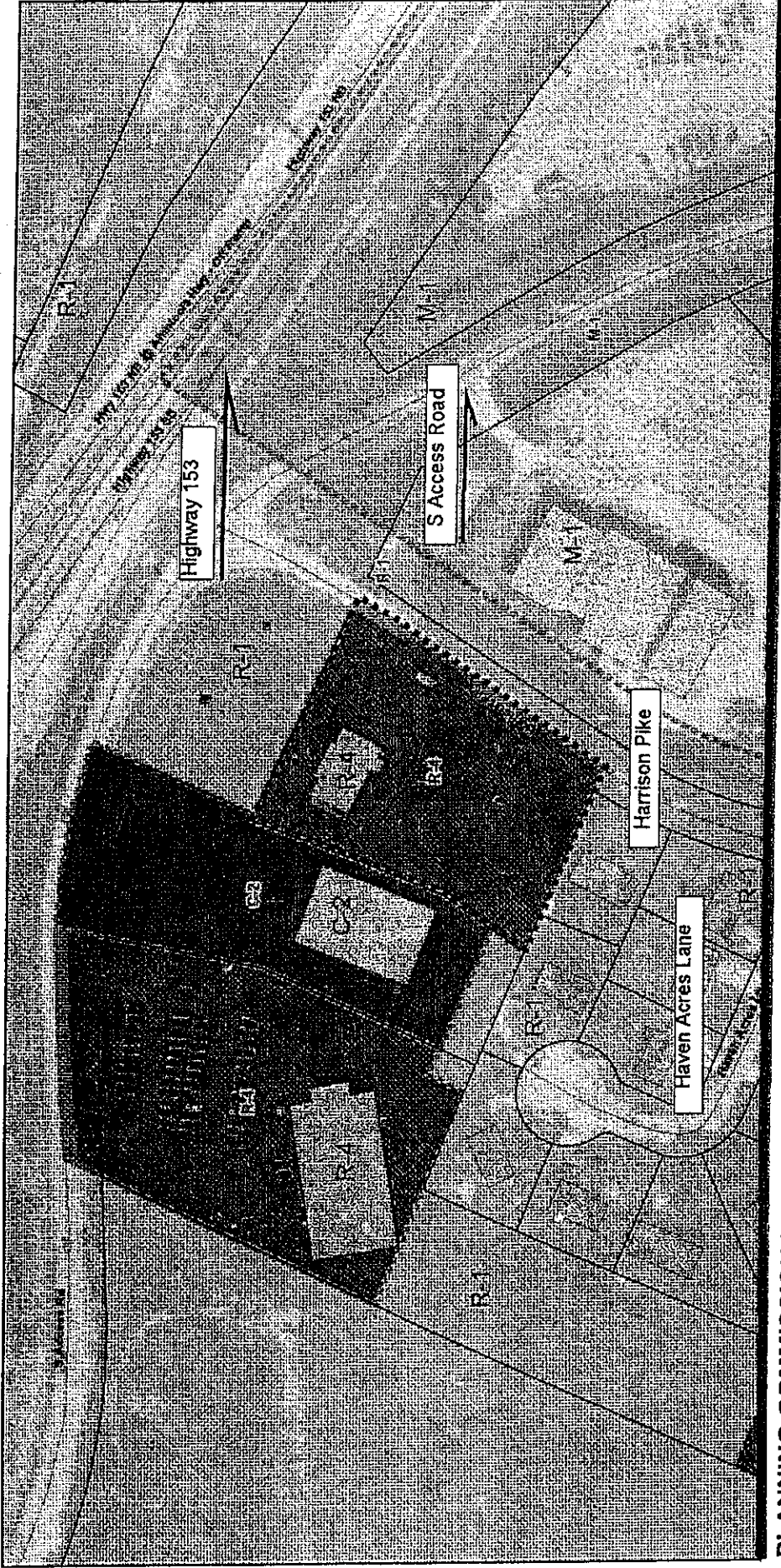
2012-0137 R-4 to C-2



150 ft

Chattanooga-Hamilton County
RPA
 Regional Planning Agency

Chattanooga Hamilton County Regional Planning Agency



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2012-137: Approve, subject the conditions in the Planning Commission Resolution.

2012-0137 R-4 to C-2



150 ft



Chattanooga Hamilton County Regional Planning Agency