

First Reading 06/11/2013
Second Reading 06/18/2013

2013-062
Priority Partnership
District No. 5
Alternate Version

ORDINANCE NO. 12731

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 4976 AND 4980 HIGHWAY 58, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL 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 4976 and 4980 Highway 58, more particularly described herein:

All those parts of Lot 1A, Corrective Plat of the Resubdivision of Lots 1A, 1B, & 2, Bruno's Subdivision, Plat Book 75, Page 180, ROHC and Revised Lot 5, Corrective Plat Revised Lot 4 and Revised Lot 5, Bruno's - 58 Subdivision, Plat Book 54, Page 173, ROHC which are currently zoned R-1, being part of the property described in Deed Book 9827, Page 123, ROHC. Tax Map Nos. 129B-F-013(part) and 013.04 (part).

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

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

- 1) Access from Highway 58 only;
- 2) Preserve a 30' of landscape buffer as shown on site plan, along the rear property line (adjacent to the residential) wrapping around both the north and south;
- 3) No buildings or pavement or access to Swan Road within the landscape buffer;
- 4) Provide screening from the school, an opaque fence (not chain-link) 6' minimum height;
- 5) Use only as indoor storage facility;
- 6) Dumpster and business operations not allowed between 11:00 p.m. and 7:00 a.m.; and
- 7) All lighting directed away from any residential zone.

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

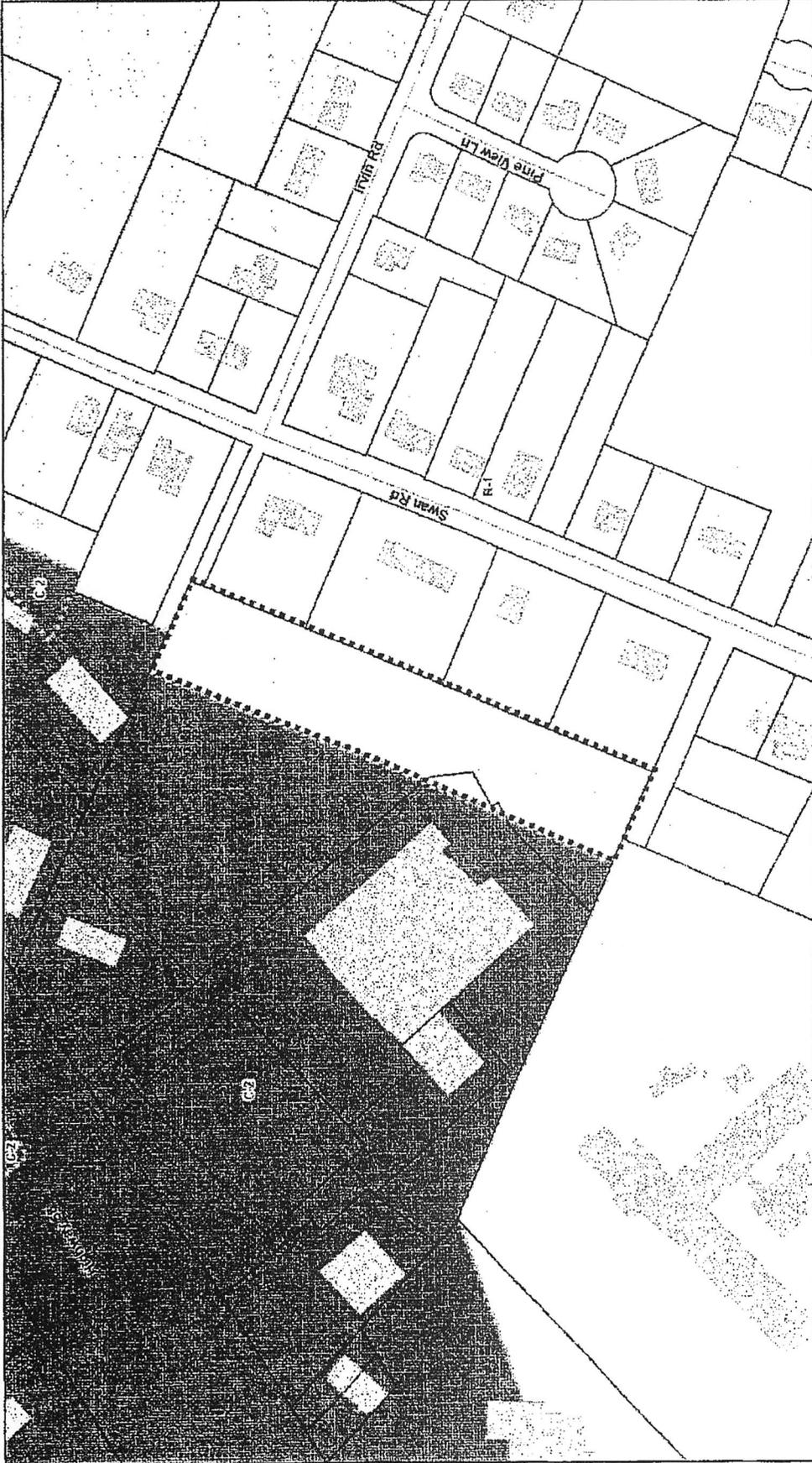
Passed on second and final reading June 18, 2013


CHAIRPERSON

APPROVED: DISAPPROVED:


MAYOR

/mms



2013-062 Rezoning from R-1 to C-2

200 ft

Chattanooga-Hamilton County
IRPA
 Regional Planning Agency

Chattanooga Hamilton County Regional Planning Agency

PROPERTY PLAN PROPOSED CHANGE OF BOUNDRY R-1 TO C-2

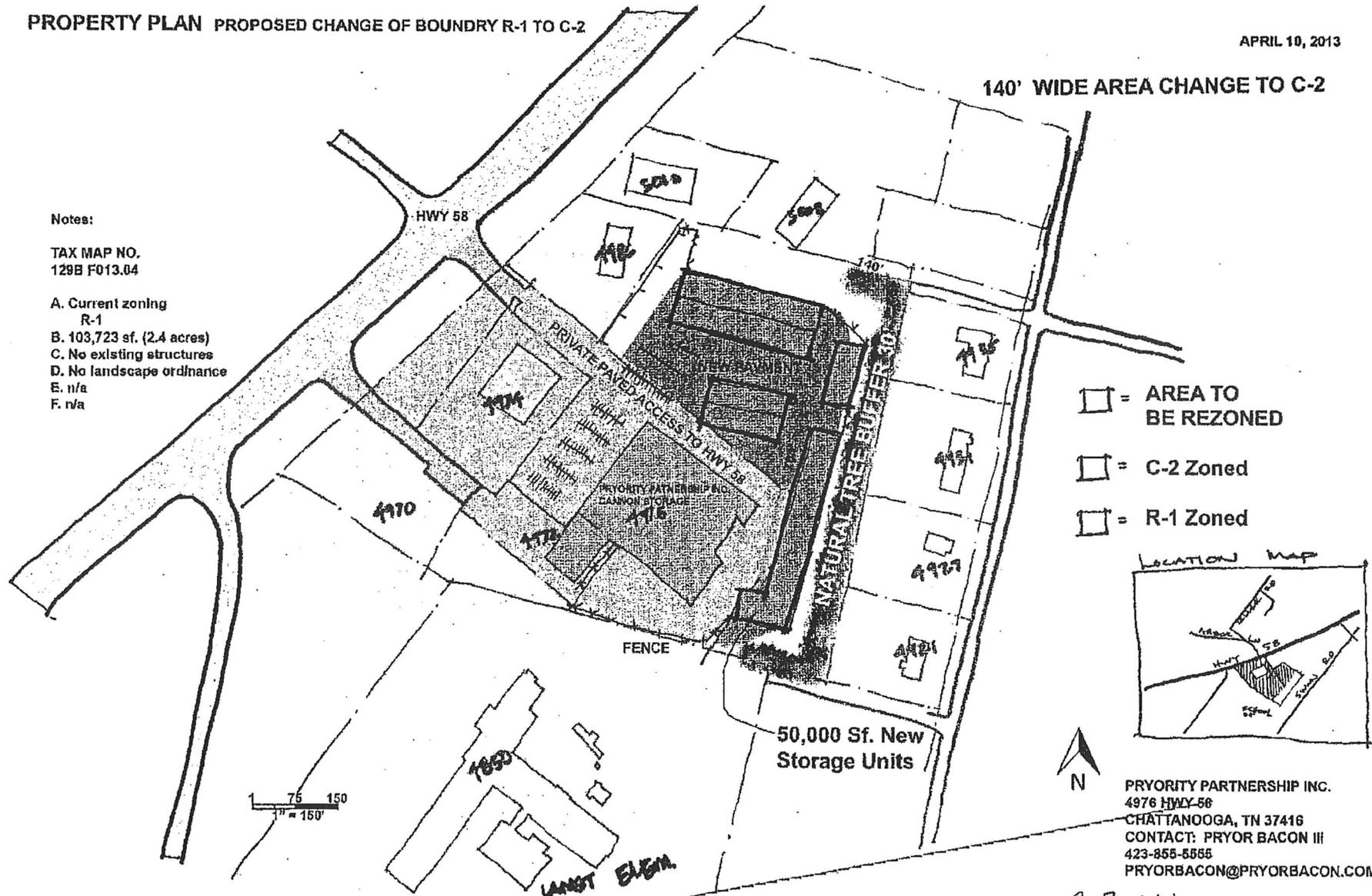
APRIL 10, 2013

140' WIDE AREA CHANGE TO C-2

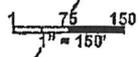
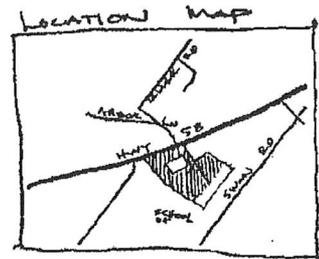
Notes:

TAX MAP NO.
129B F013.04

- A. Current zoning R-1
- B. 103,723 sf. (2.4 acres)
- C. No existing structures
- D. No landscape ordinance
- E. n/a
- F. n/a

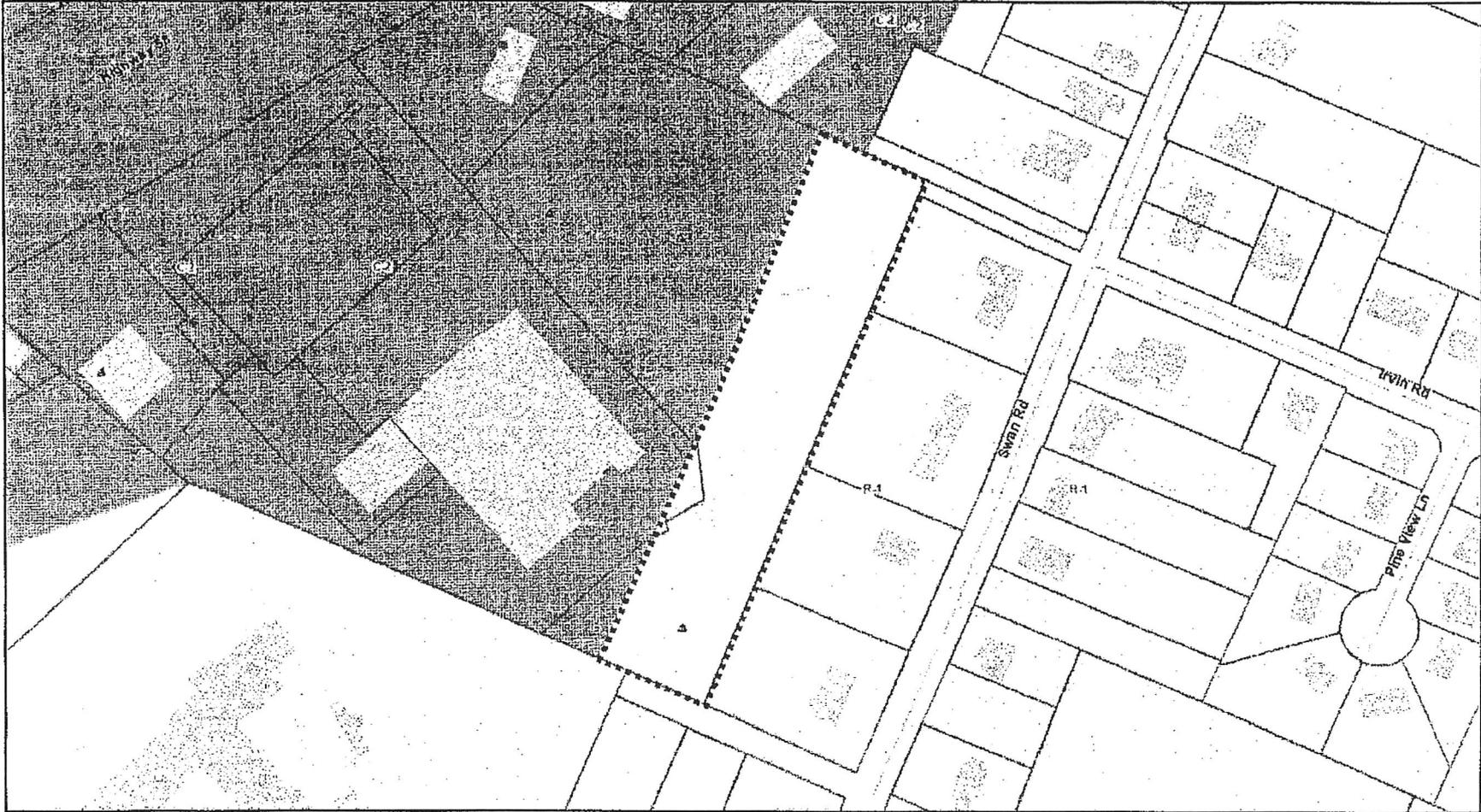


- = AREA TO BE REZONED
- = C-2 Zoned
- = R-1 Zoned



PRYOR PARTNERSHIP INC.
 4976 HWY 56
 CHATTANOOGA, TN 37416
 CONTACT: PRYOR BACON III
 423-855-5555
 PRYORBACON@PRYORBACON.COM

2013-061



2013-062 Rezoning from R-1 to C-2



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-062: Approve, subject to: 1) Preserve a 30' of landscape buffer as shown on the site plan, along the rear property line (adjacent to the residential wrapping around both the north and south; 2) No buildings or pavement within the buffer; 3) Provide screening from the school, an opaque fence (not chain-link) 6' minimum height; and 4) Access from Highway 58 only.

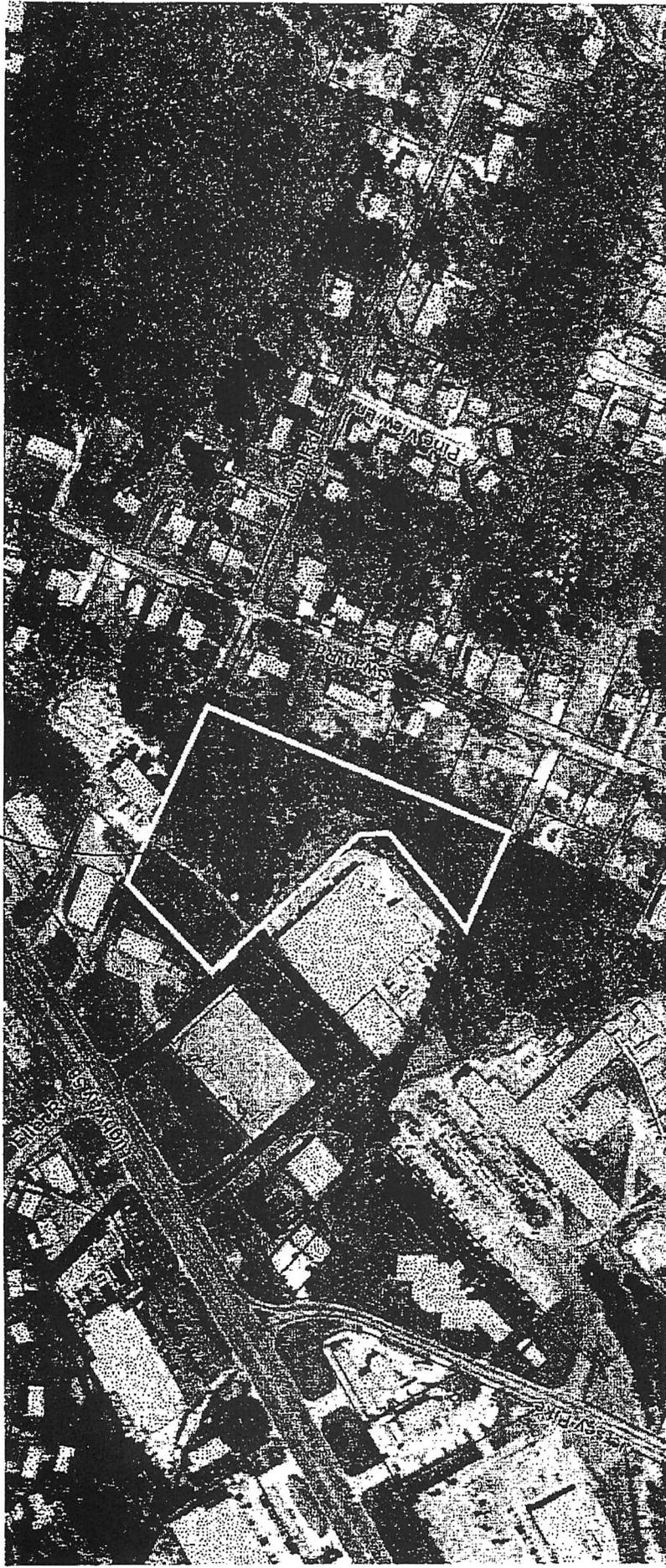
Chattanooga Hamilton County Regional Planning Agency



175 ft



Area of
proposed storage units



PROPERTY PLAN PROPOSED CHANGE OF BOUNDRY R-1 TO C-2

APRIL 10, 2013

140' WIDE AREA CHANGE TO C-2

Notes:

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129B F013.04**

A. Current zoning

R-1

B. 103,723 sf. (2.4 acres)

C. No existing structures

D. No landscape ordinance

E. n/a

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