

**First Reading: March 10, 2015**  
**Second Reading: March 17, 2015**

2015-019  
Hometown Folks, LLC  
c/o MAP Engineers/  
Walter and Sharon Willis  
District No. 6  
Planning Version

ORDINANCE NO. 12920

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 13 SOUTH MOORE ROAD AND 4850 BRAINERD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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 13 South Moore Road and 4850 Brainerd Road, more particularly described herein:

Lots 1, 2, 3 and 4, Block A, Hamilton Place, Plat Book 9, Page 46, ROHC, being the properties described in Deed Book 8268, Page 302, ROHC and Deed Book 5390, Page 471, ROHC. Tax Map Nos. 157J-R-012 and 013.

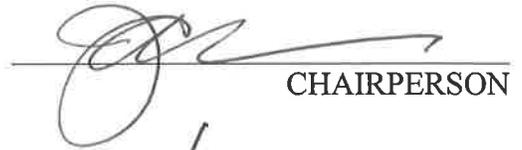
and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to C-2 Convenience Commercial Zone.

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

1. Site engineer to meet with Chattanooga Transportation Department and verify access points are acceptable to the City of Chattanooga.
2. "No Loitering" sign to be placed on property.
3. No predatory lending institutions, tattoo parlors, car lots, wrecker service, night clubs, adult oriented business, pawn stores, and liquor stores.
4. Construct and maintain a six (6) foot high vinyl coated chain-link fence (green) adjacent to the school property and the residential property.
5. Construct landscape buffers adjacent to the school and residential properties shall consist of a double row of evergreen hedges/shrubs plated at eight (8) feet on center and plantings staggered. The minimum height of the evergreen shrubs at the time of the planting shall be six (6) feet. In addition, there shall be a minimum two (2) inch caliper tree planted approximately every thirty-five (35) feet on center for the twenty (20) foot buffer adjacent to the residential property. The buffer to be fourteen (14) feet in width adjacent to the school and twenty (20) feet in width adjacent to the existing residential property to the south. The fourteen (14) foot buffer adjacent to the school shall consist of two rows of evergreen shrubs.
6. All exterior lighting shall be directed away from all residential properties.
7. Trash pickups to occur between the hours of 8:00 a.m. to 8:00 p.m.
8. No billboard to be allowed on the existing C-2 property or the R-1 property to be rezoned.
9. One pylon sign for the business onsite shall be limited to no more than twenty-four (24) feet in height.

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

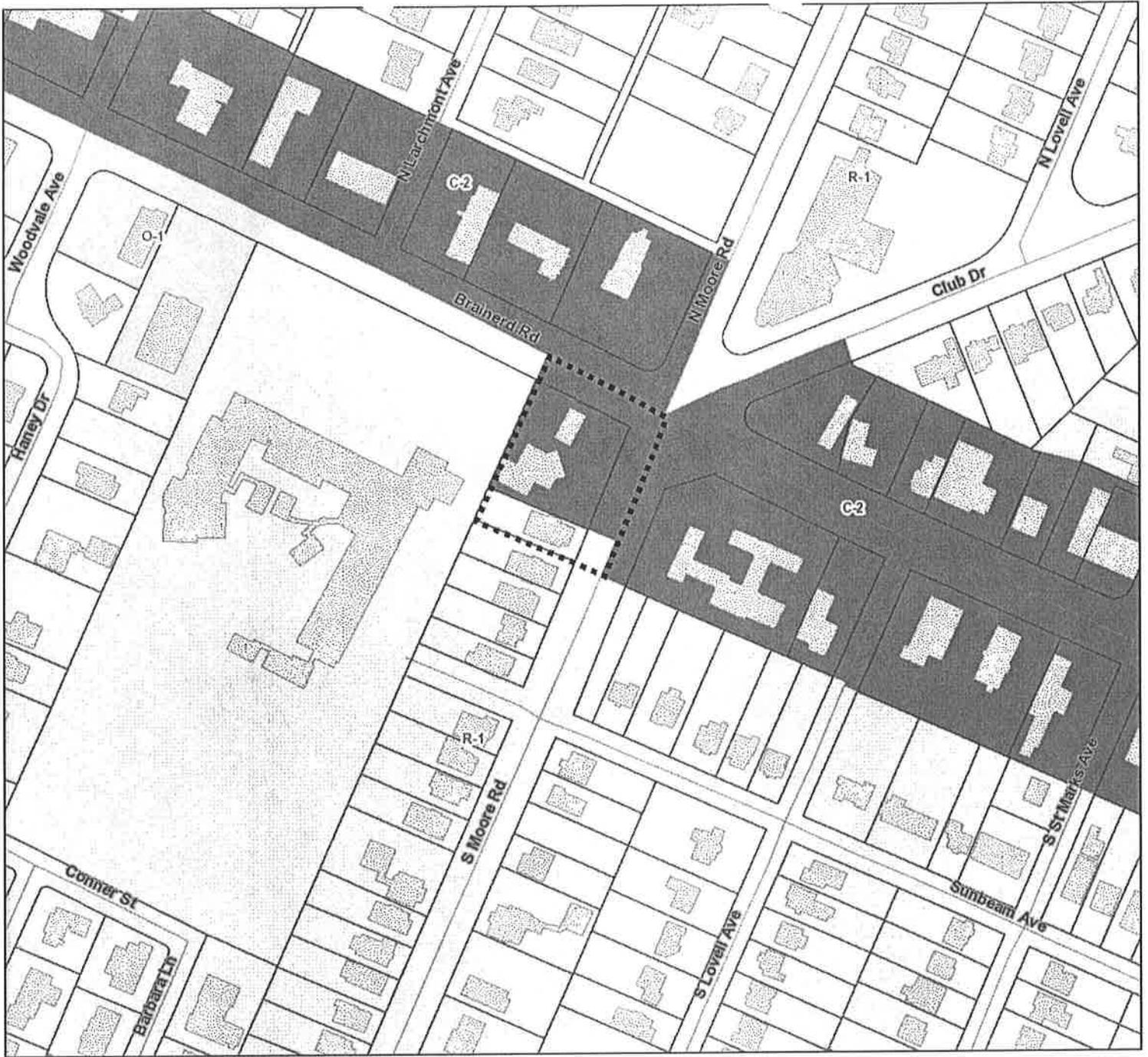
Passed on second and final reading: March 17, 2015

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem



## 2015-019 Rezoning R-1 and C-2 to C-2

PLANNING COMMISSION RECOMMENDATION FOR CASE 2015-019: Approve, subject to the list of conditions in the Planning Commission Resolution.



200 ft



Chattanooga Hamilton County Regional Planning Agency

