

First Reading: April 14, 2015
Second Reading: April 21, 2015

2015-034
Julie Gardenhire and Betty Silvers
District No. 6
Planning Version
Version 3

ORDINANCE NO. 12934

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7104 BONNY OAKS DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL 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 property located at 7104 Bonny Oaks Drive, more particularly described herein:

An unplatted tract of land located at 7104 Bonny Oaks Drive, being the property referenced in Deed Book 1747, Page 133, ROHC, and more particularly described by measurements from the Tax Assessor records beginning at the NE corner of the parcel and going parallel with Bonny Oaks Drive 223 feet to the southeast corner of Tax Map 139A-D-001, thence 475.2 feet west, thence 180 feet northeast, thence 287 feet east to the point of beginning. Tax Map No. 139A-D-001.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to O-1 Office Zone.

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

- (1) Retain use of existing home on-site and no additional structures are allowed;
- (2) No dumpster allowed;
- (3) Signs incident to the permitted uses, except that only one (1) sign shall be permitted for each structure, which sign shall be set back ten (10) feet from any property line. The sign shall not exceed forty-eight (48) square feet in area and shall not be more than four (4) feet in height. If illuminated the sign shall be indirectly lit in such a way that the light source cannot be seen from any public way or adjoining property. The lighting intensity shall not exceed twenty-five (25) foot-candles at the face of the sign. No flashing or intermittent lights will be permitted, and no internally illuminated signs shall be permitted;
- (4) Parking shall be located to the side or rear of the building. Paving of the front yard shall be limited only to approved access drives. All lighting in the parking lot shall be directed inward and shall not exceed twenty-five (25') foot candles at the base of the lighting standard; and
- (5) As required by City Code, all light fixtures shall have full cut-offs. The Applicant shall submit a lighting plan to the Land Development Office to ensure no light spillage into adjoining properties.

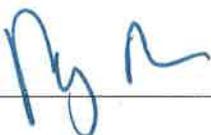
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: April 21, 2015



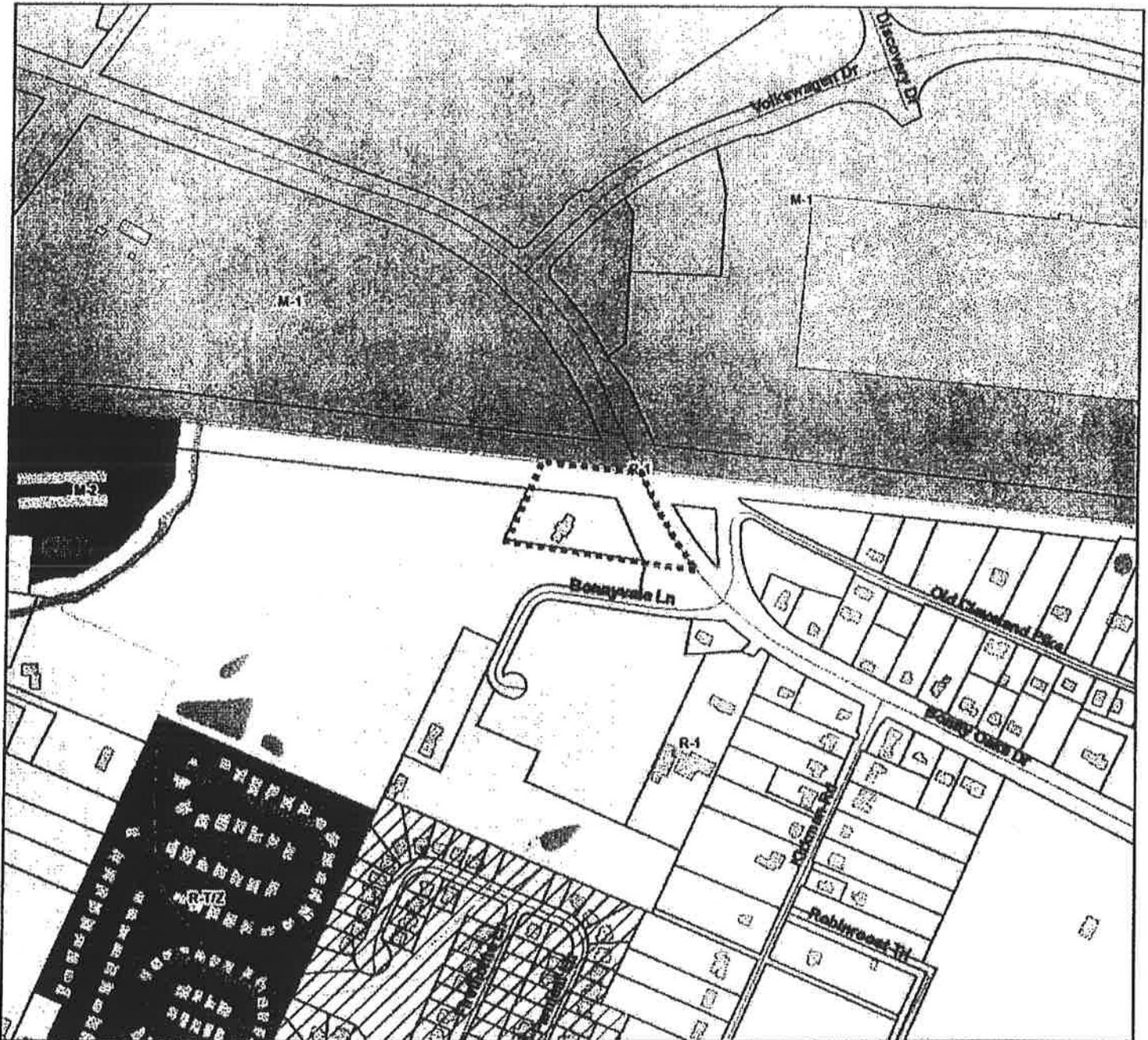
 CHAIRPERSON

APPROVED: DISAPPROVED:



 MAYOR

/mem



2015-034 Rezoning from R-1 to O-1

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-034:

Approve, subject to: 1) Use existing building only; and 2) No Dumpster.

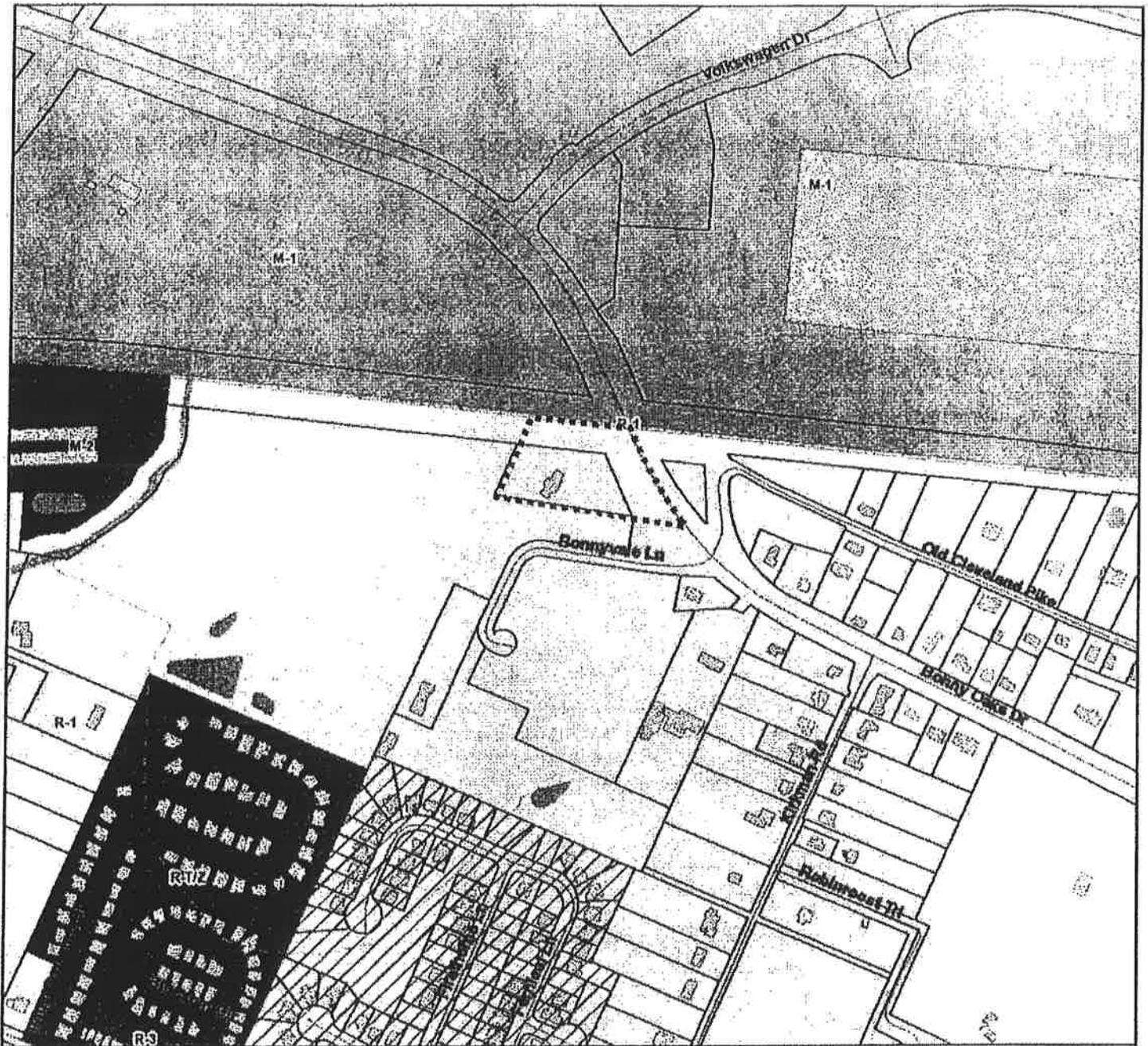


461 R



Chattanooga Hamilton County Regional Planning Agency





2015-034 Rezoning from R-1 to O-1

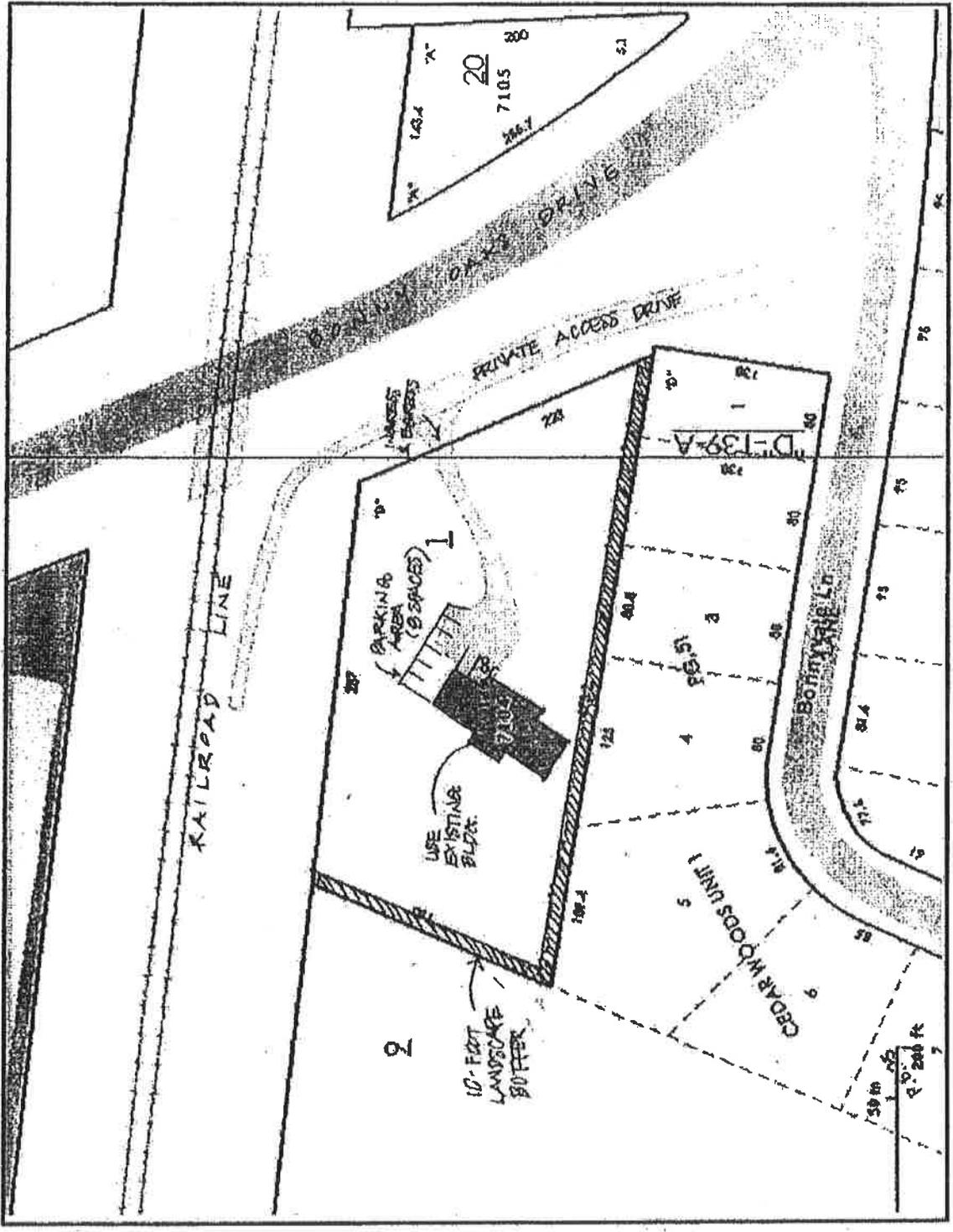


Chattanooga Hamilton County Regional Planning Agency



461 ft





Site Plan

Case # 2015-034

Total Acres being requested for rezoning or special permit: 1.6

Total number of dwelling units (if applicable): 5

Identify all items on the site plan that are listed in the RPA Site Plan Policy



0 100

Date Received 1-26-15

Applicant Initial _____