

**First Reading: December 12, 2017**  
**Second Reading: December 19, 2017**

2017-146  
Jeff Page  
District No. 1  
Planning Version

ORDINANCE NO. 13259

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 332 BROWNS FERRY ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO R-4 SPECIAL 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 property located at 332 Browns Ferry Road, more particularly described herein:

An unplatted tract of land located at 332 Brown's Ferry Road being the property described in Deed Book 9099, Page 539, ROHC. Tax Map 144N-D-024.

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

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

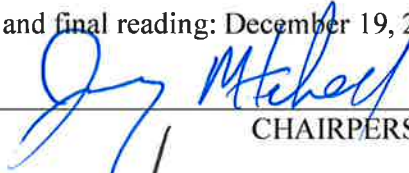
- 1) Office use only;
- 2) Except for the existing driveway and parking pad, no additional surface parking or paving shall be permitted between the structure and the Browns Ferry Road;

- 3) One monument sign, which shall be setback 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) No dumpster services for trash pick-up; and
- 5) Use of existing structure only and limited to one story.

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: December 19, 2017

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem

2017-0146 Rezoning from R-2 to R-4



Site Plan

Case # 2007-0196

Total Acres being requested for rezoning or special permit:

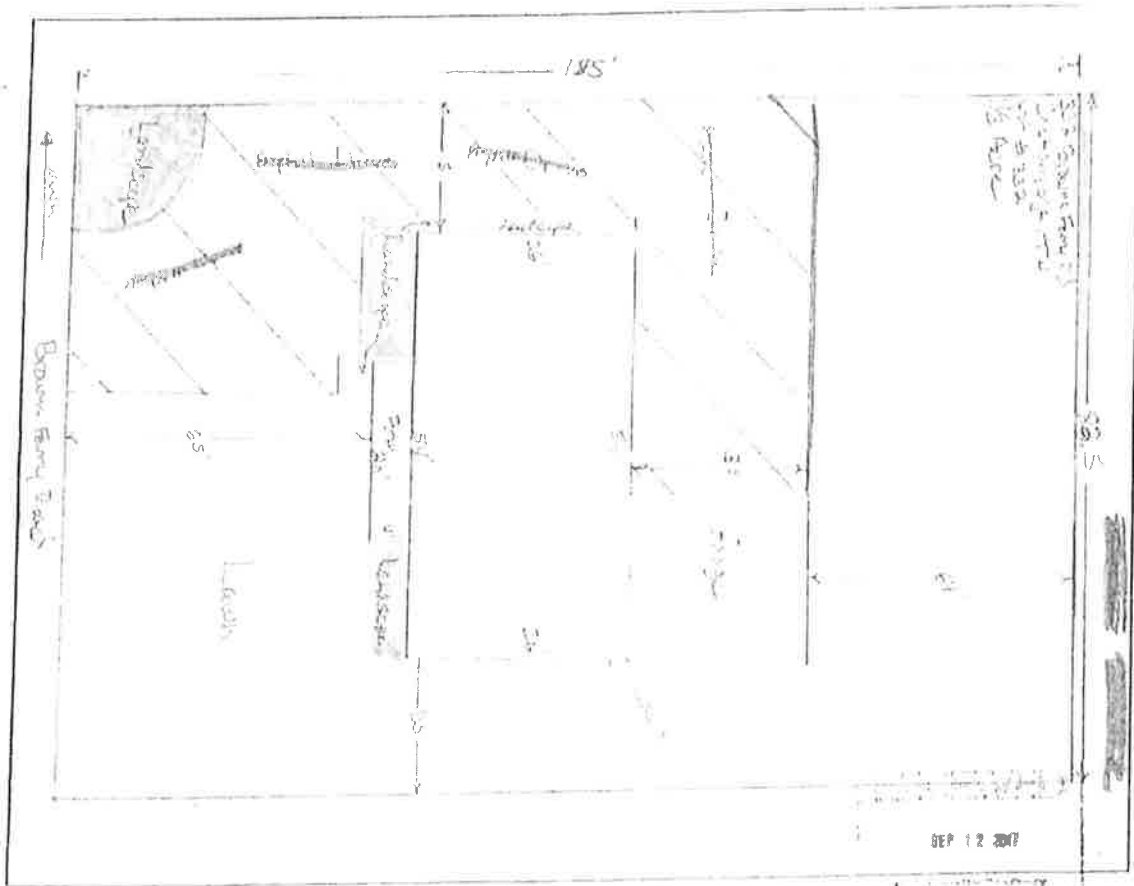
Total number of dwelling units (if applicable):

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



Date Received \_\_\_\_\_

Applicant Initial \_\_\_\_\_



Exempted structures  
Projected structures  
Landscaping  
Handicap Access  
Sewer