

2021-0119
Outlook Masonry
c/o Melquiades Portugal
District No. 6
Alternate Version #2

ORDINANCE NO. 13709

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 5217 HUNTER ROAD AND 8627 HILLTOP DRIVE, FROM C-2 CONVENIENCE COMMERCIAL ZONE AND M-1 MANUFACTURING ZONE TO M-1 MANUFACTURING 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 5217 Hunter Road and 8627 Hilltop Drive, more particularly described herein:

Lot 3, Final Plat of the Resubdivision of Lot 2 Robert R. Guess Subdivision, Plat Book 36, Page 235, ROHC and Lot 3, Revised Lots 2 and 3, Harris and Thompson Subdivision, Plat Book 111, Page 93, ROHC, Deed Book 6209, Page 305 and Deed Book 11337, Page 752, ROHC. Tax Map Nos. 131-037 and 061.01.

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


SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be approved

subject to the following conditions:

1. There shall be a side and/or rear yard of not less than thirty (30') feet along the northern property line of 8627 Hilltop Drive where it abuts 5225 Hunter Road (Tax Map No. 131-061);
2. A Type A landscape buffer shall be constructed along the northern property line of 8627 Hilltop Drive where it abuts 5225 Hunter Road (Tax Map No. 131-061), except where a thirty (30') foot vegetative buffer exists. In that case, a thirty (30') foot vegetative buffer shall be maintained to supplement any other landscape screening required by City Code Section 38-595, along the northern property line of 8627 Hilltop Drive where it abuts 5225 Hunter Road (Tax Map No. 131-061);
3. No delivery truck or public access to Hunter Road; and
4. Approval of site plan attached.

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: September 7, 2021



CHAIRPERSON
APPROVED: DISAPPROVED:



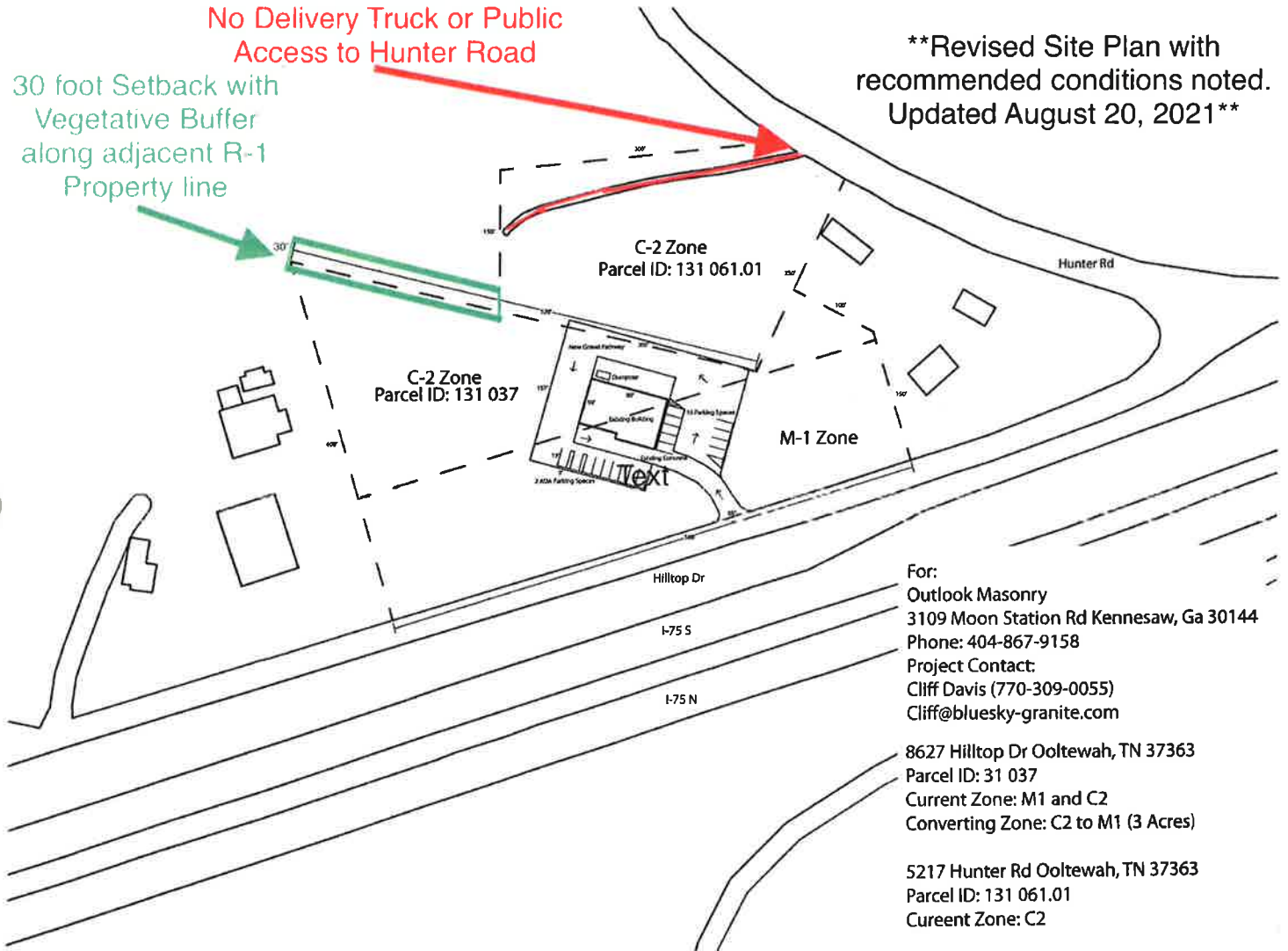
MAYOR

/mem/Alternate Version #2

No Delivery Truck or Public
Access to Hunter Road

**Revised Site Plan with
recommended conditions noted.
Updated August 20, 2021**

30 foot Setback with
Vegetative Buffer
along adjacent R-1
Property line



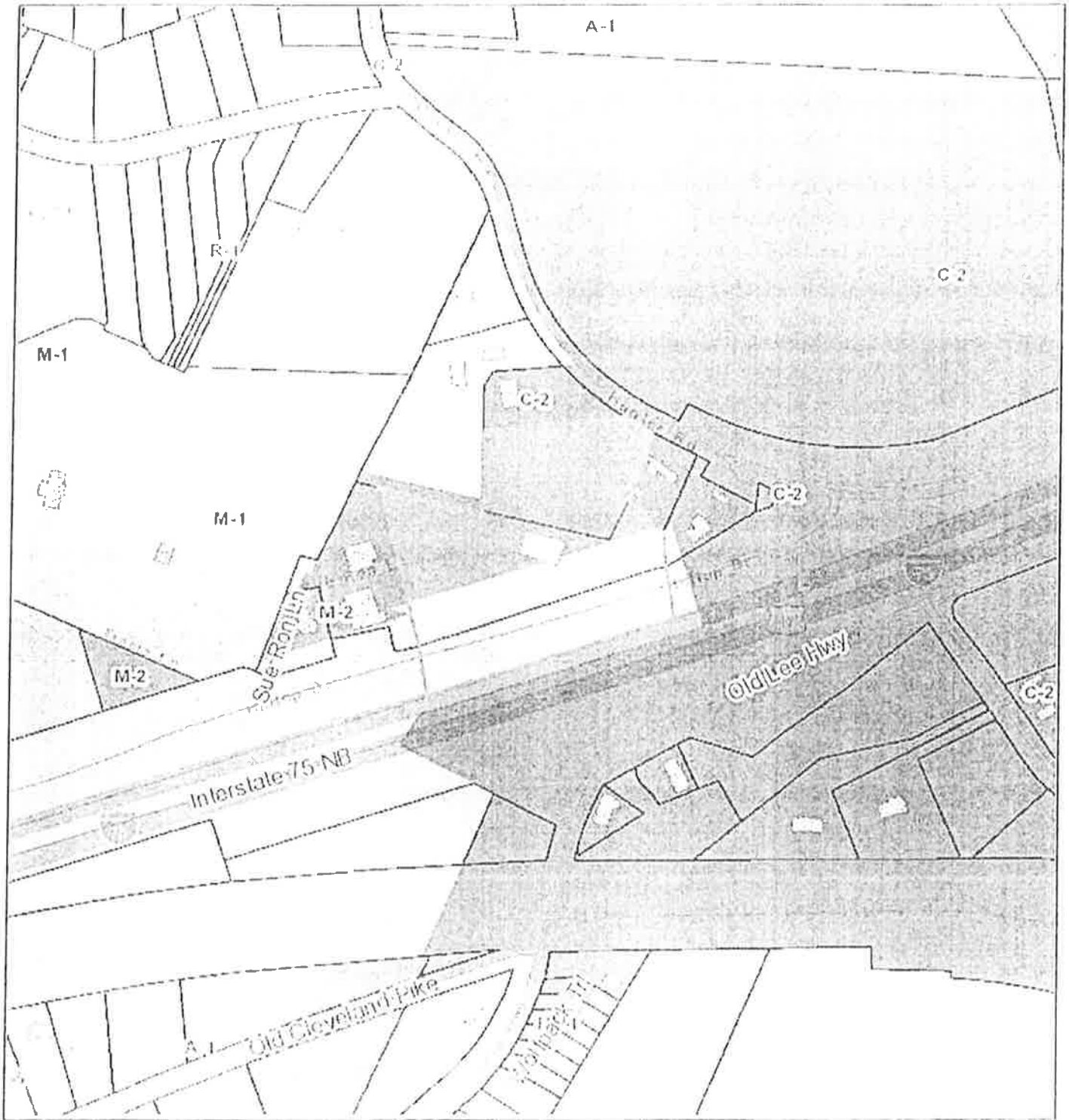
For:
Outlook Masonry
3109 Moon Station Rd Kennesaw, Ga 30144
Phone: 404-867-9158
Project Contact:
Cliff Davis (770-309-0055)
Cliff@bluesky-granite.com

8627 Hilltop Dr Ooltewah, TN 37363
Parcel ID: 31 037
Current Zone: M1 and C2
Converting Zone: C2 to M1 (3 Acres)

5217 Hunter Rd Ooltewah, TN 37363
Parcel ID: 131 061.01
Current Zone: C2

↑ Site Plan
↑ N Scale: 1/128"=1'-0"

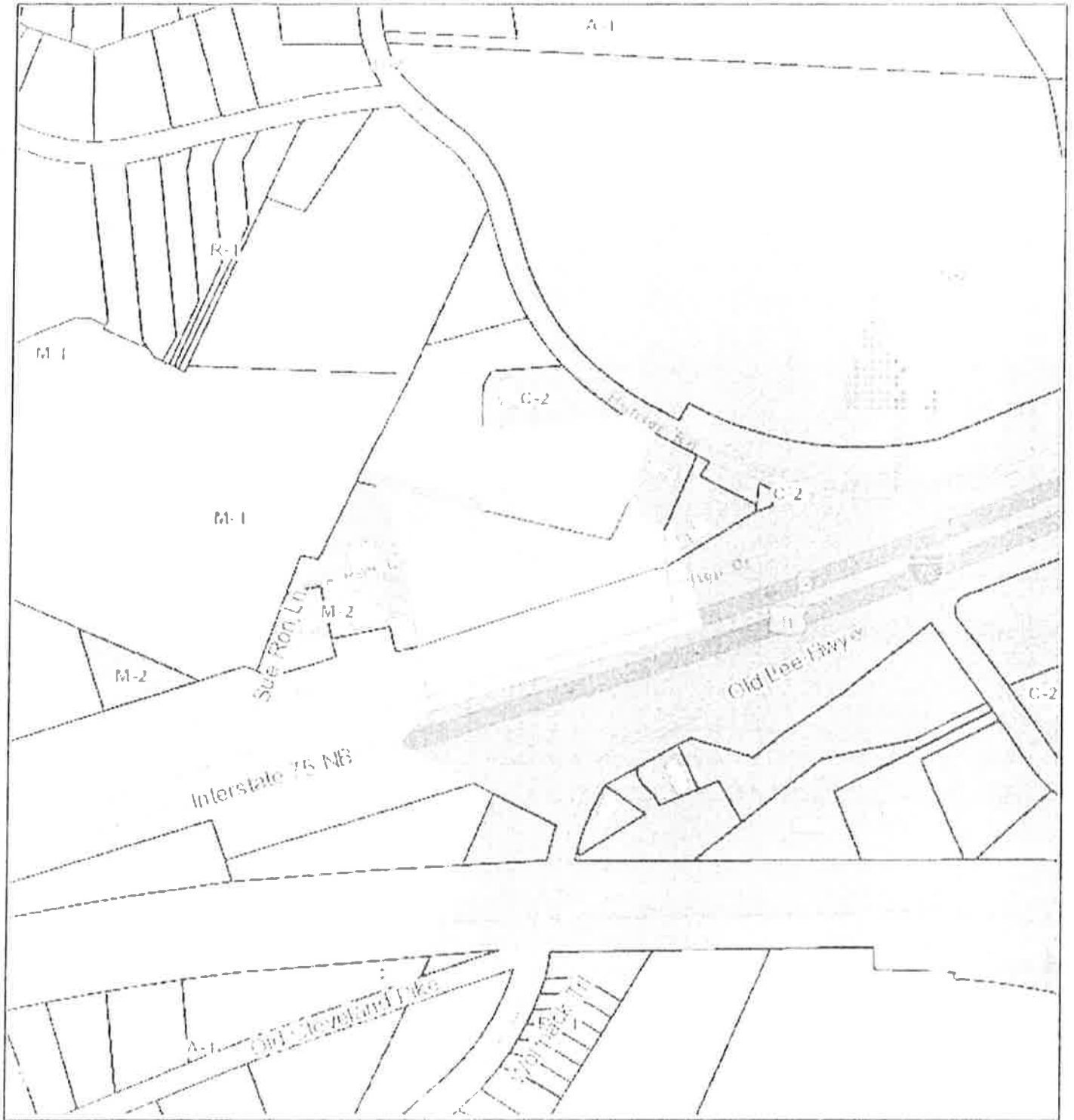
2021-0119 Rezoning from C-2 & M-1 to M-1



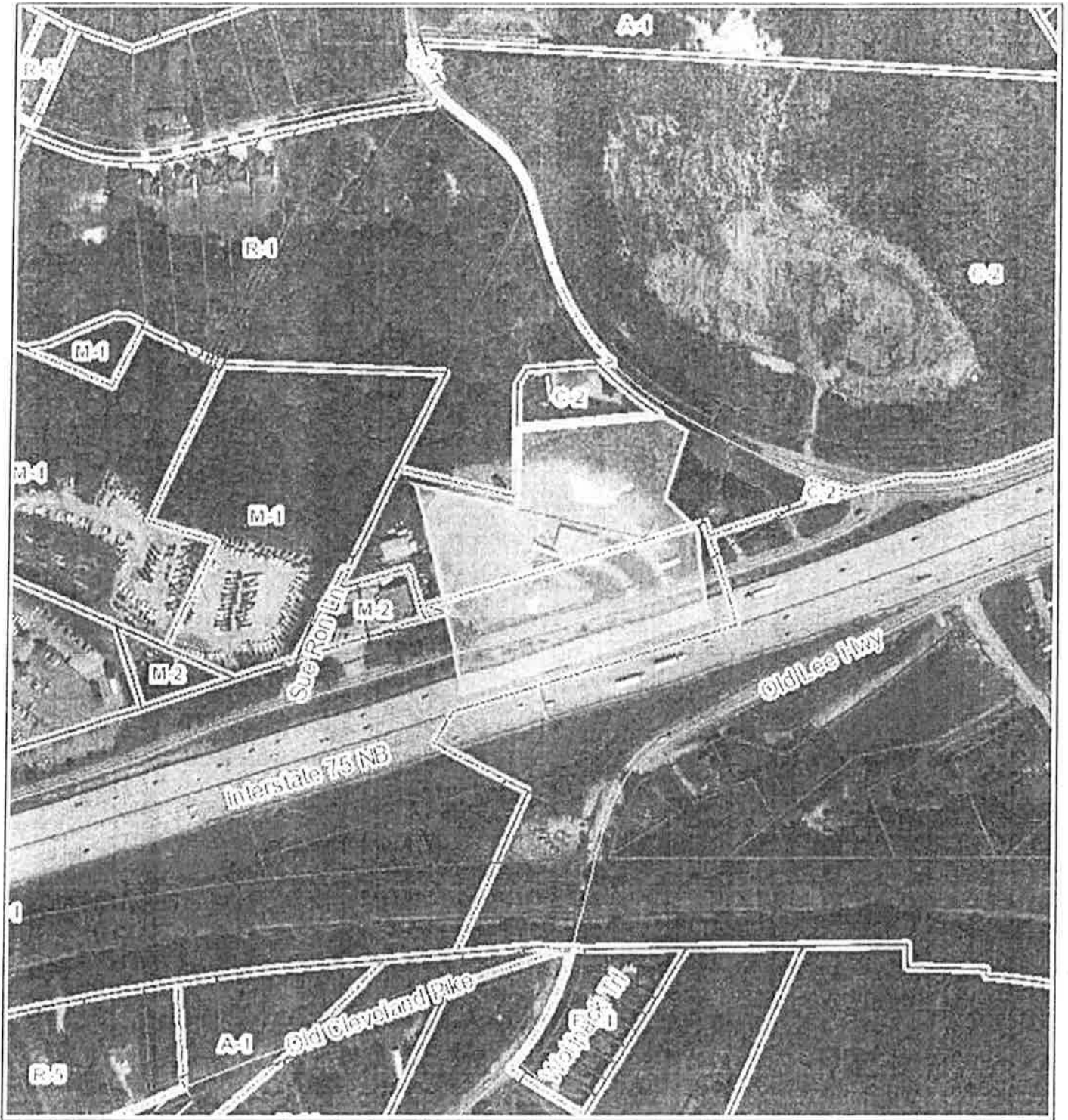
PLANNING COMMISSION RECOMMENDATION
FOR CASE NO. 2021-0119: Approve



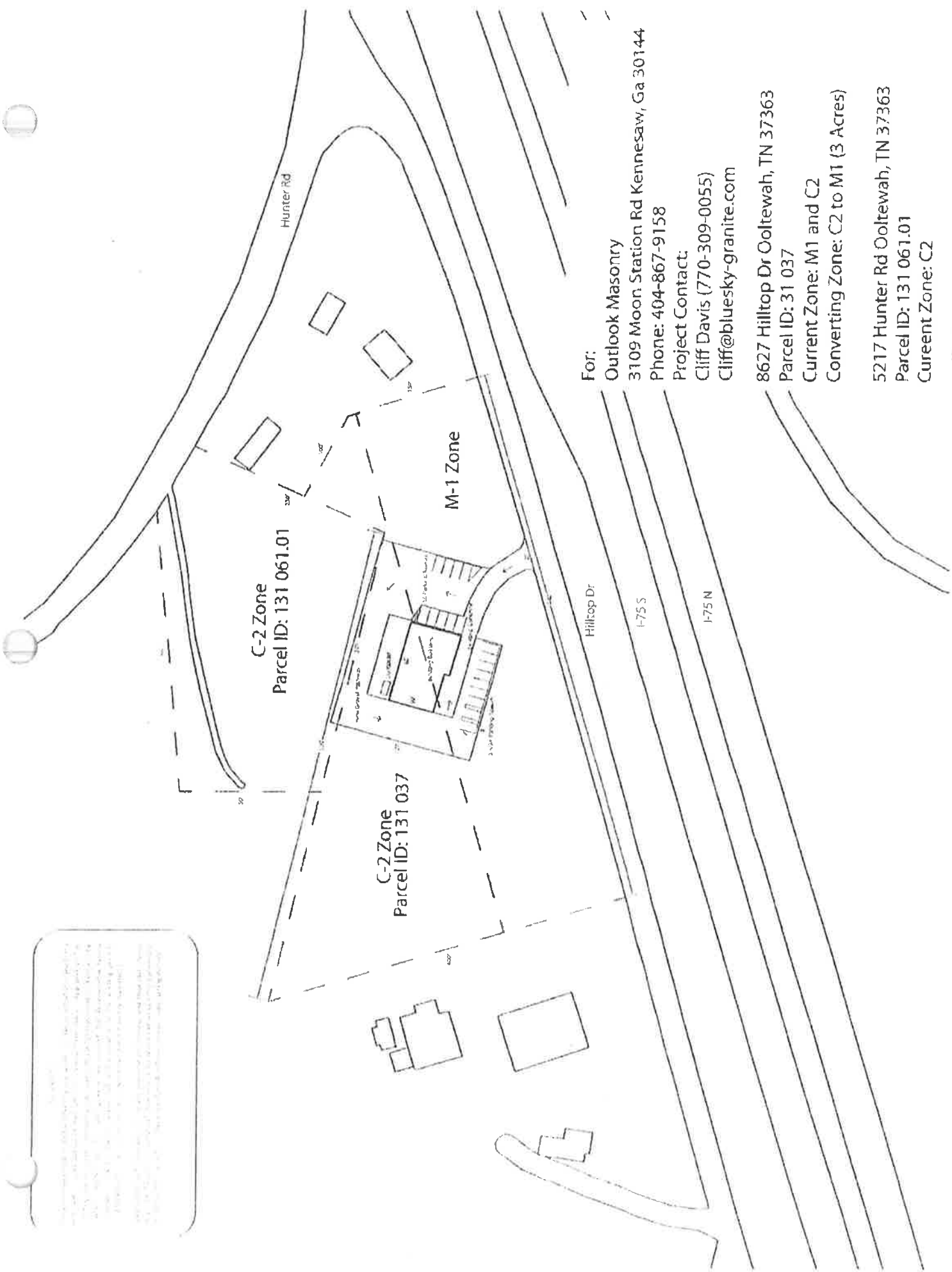
2021-0119 Rezoning from C-2 & M-1 to M-1



2021-0119 Rezoning from C-2 & M-1 to M-1



This plan is a preliminary site plan for the proposed development. It is not intended to be used for any other purpose. The plan is subject to change without notice. The plan is not a guarantee of any kind. The plan is not a warranty of any kind. The plan is not a representation of any kind. The plan is not a statement of any kind. The plan is not a contract of any kind. The plan is not a binding agreement of any kind. The plan is not a legal document of any kind. The plan is not a legal opinion of any kind. The plan is not a legal advice of any kind. The plan is not a legal representation of any kind. The plan is not a legal service of any kind. The plan is not a legal document of any kind. The plan is not a legal opinion of any kind. The plan is not a legal advice of any kind. The plan is not a legal representation of any kind. The plan is not a legal service of any kind.



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Site Plan
 Scale: 1/128"=1'-0"