

1ST READING 10-11-11
2ND READING 10-18-11

2010-081
MAP Engineers, LLC/
Arthur Yother/Charles Clark
District No. 3

ORDINANCE NO. 12551

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1106 AND 1112 O'HENRY DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

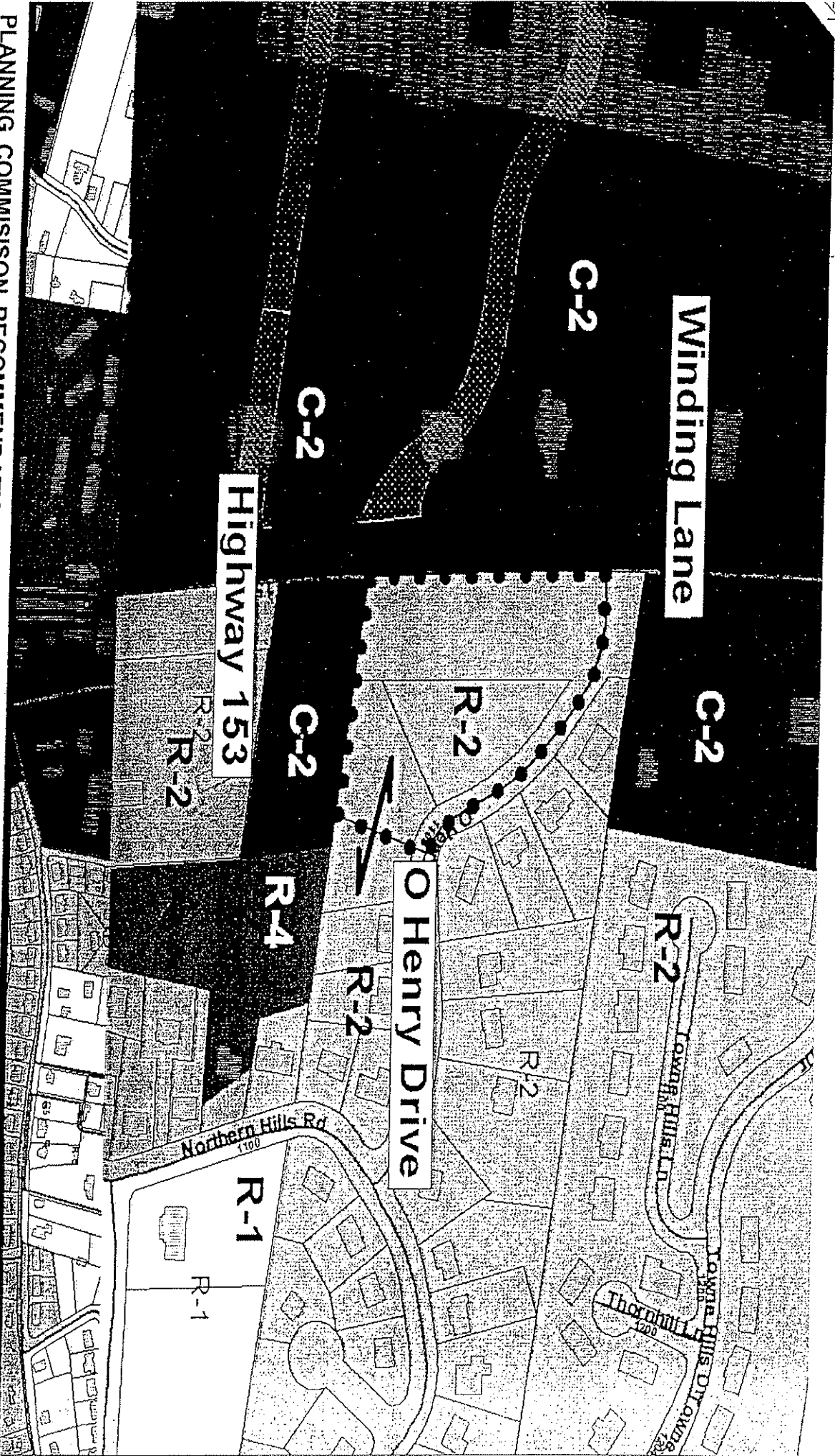
SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lots 52 thru 54, Northern Hills Subdivision, Plat Book 21, Page 51, ROHC, Deed Book 9045, Page 541 and Deed Book 5026, Page 53, ROHC. Tax Map Nos. 100I-D-028 and 030.

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

SECTION 2. BE IT FURTHER ORDAINED, That this petition be approved subject to a proposed grading plan being submitted and reviewed by the Land Development Office.

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



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-081: Approve, subject to a proposed grading plan being submitted and reviewed by the Land Development Office.

Winding Lane

C-2

C-2

C-2

Highway 153

C-2

R-4

O Henry Drive

R-2

R-2

R-1

Northern Hills Rd
1100

R-2
R-2

R-2

Lower Hills Drive

Thornhill Drive
1200

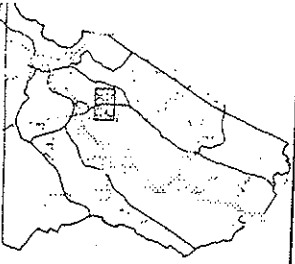
2010-0081 R-2 to C-2





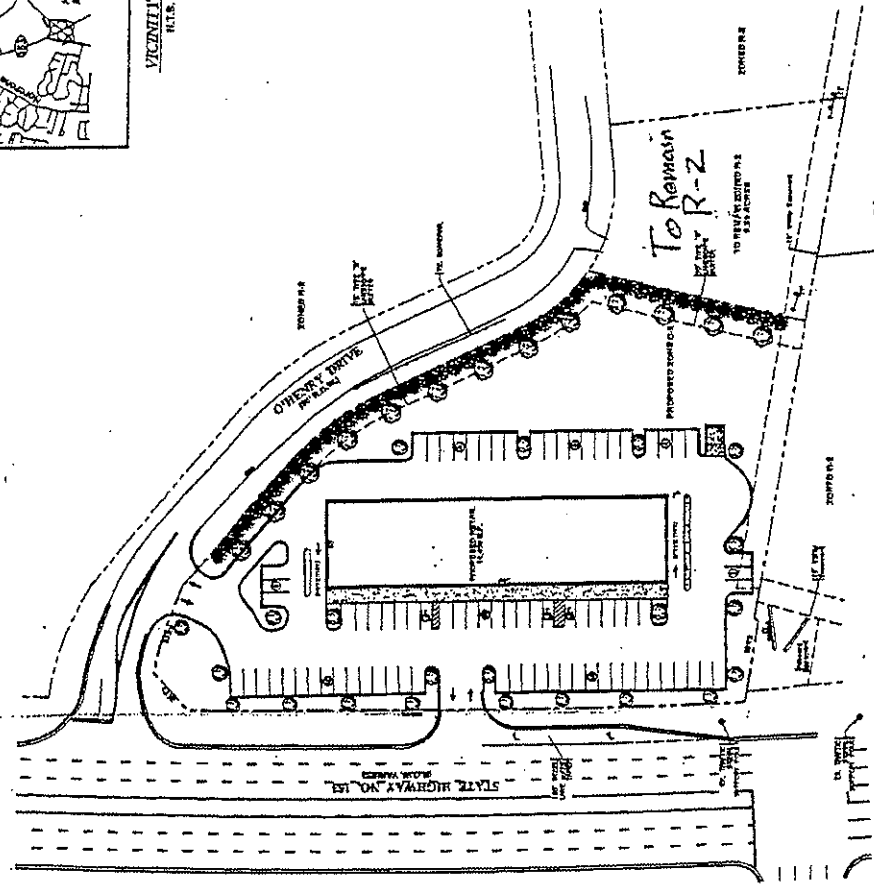
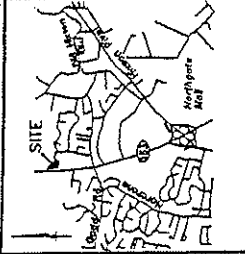
1 in. = 200.0 feet



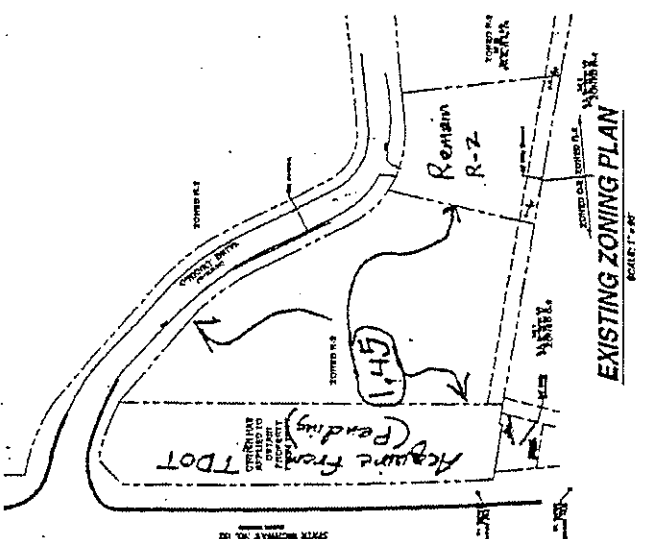
Chattanooga - Hamilton County Regional Planning Agency



		HIGHWAY 153 / O'HENRY DRIVE FOR: ALL POINTS DEVELOPMENT (TOM COPPER) P.O. BOX 594 SIGNAL MOUNTAIN, TN 37377 PHONE: (423) 898-4756	ZONING PLAN	ALL RIGHTS RESERVED THIS PLAN IS THE PROPERTY OF MAP ENGINEERS LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MAP ENGINEERS LLC.
	MAP ENGINEERS LLC 200 W. HENRY DRIVE MEMPHIS, TN 38103			



SITE ANALYSIS	
PROPERTY ADDRESS:	1108 & 1112 O'HENRY DRIVE
TAX MAP ID:	1001-0-026, 030 & 031
SITE ZONE:	R-2
ACREAGE:	1.98 ACRES
PROPOSED TOTAL ACREAGE:	2.78 ACRES
PROPOSED ACREAGE TO BE RECOVERED:	2.84 ACRES
PROPOSED ACREAGE TO RETAIN CURRENT ZONE:	0.84 ACRES
BUILDING SQUARE FOOTAGE:	14,400 S.F.
PROPOSED NO. PARKING:	73 SPACES
TOTAL PARKING:	88 SPACES
PROPOSED SITE ZONING:	O-2



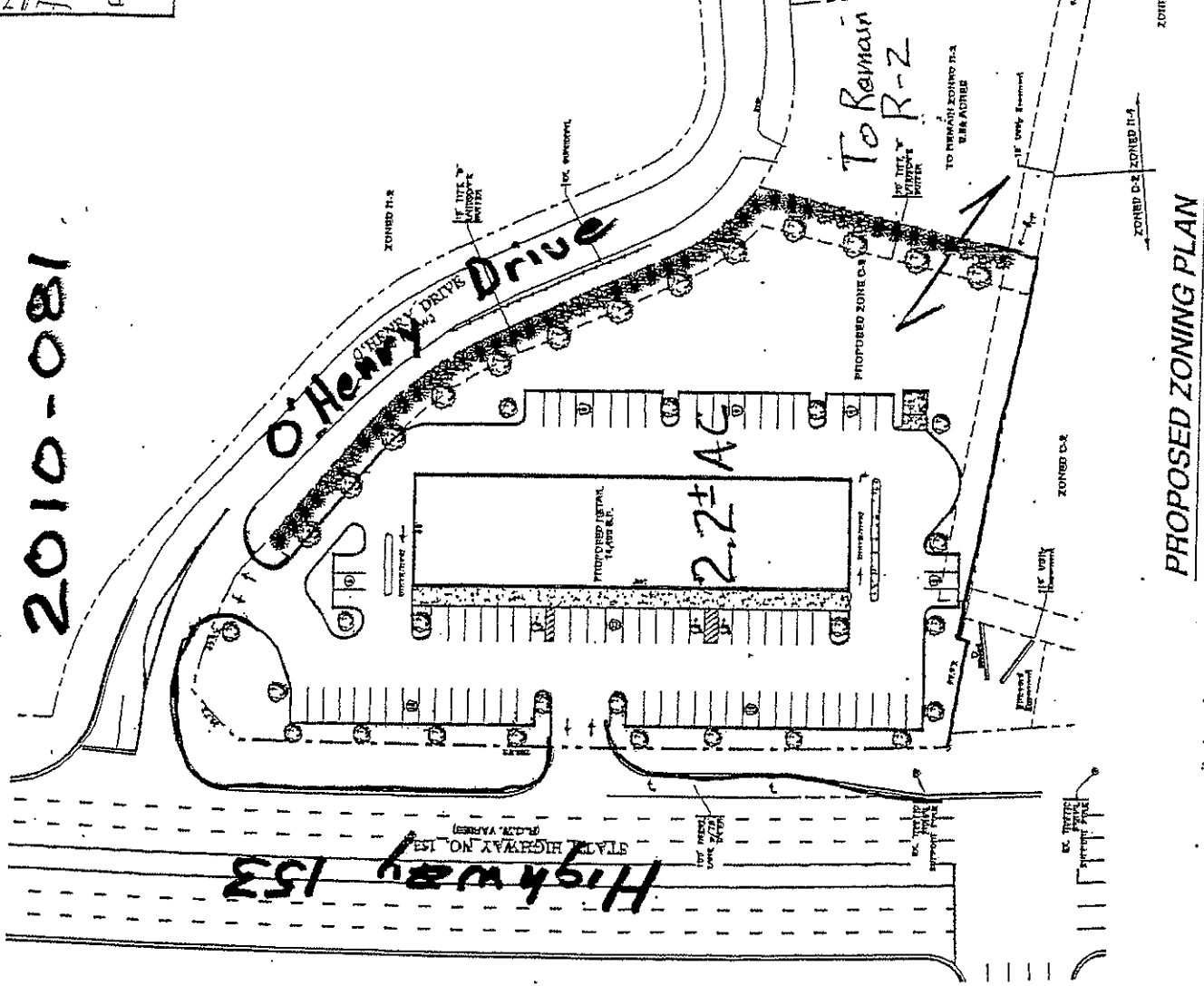
180-081



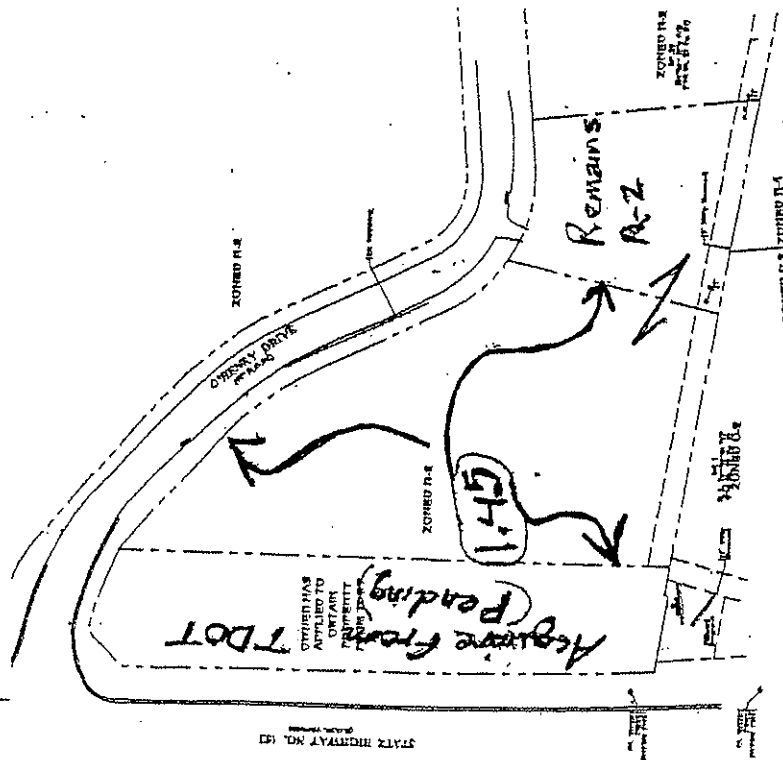
SITE ANALYSIS

PROPERTY ADDRESS: 1106 & 1112 O'HENRY DRIVE
 TAX MAP ID: 1001-D-028, 030 & 031
 SITE ZONED: R-2
 ACREAGE: 1.9± ACRES
 PROPOSED TOTAL ACREAGE: 2.7± ACRES
 PROPOSED ACREAGE TO BE REZONED: 2.2± ACRES
 PROPOSED ACREAGE TO RETAIN CURRENT ZONE: 0.5± ACRES
 BUILDING SQUARE FOOTAGE: 14,400 S.F.
 PROPOSED HC PARKING: 3 SPACES
 PROPOSED REGULAR PARKING: 79 SPACES
 TOTAL PARKING: 82 SPACES
 PROPOSED SITE ZONING: C-2

2010-081



PROPOSED ZONING PLAN



EXISTING ZONING PLAN

SCALE: 1" = 60'