

First Reading: October 14, 2014
Second Reading: October 21, 2014

2014-099
David Harris
District No. 4
Planning Version

ORDINANCE NO. 12866

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3326 JENKINS ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL 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 property located at 3326 Jenkins Road, more particularly described herein:

Lot 2 of H Crocketts Addition to Jenkins Road, Plat Book 95, Page 128, ROHC, being the property described in Deed Book 9453, Page 946, ROHC. Tax Map No. 149C-B-010.09.

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

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

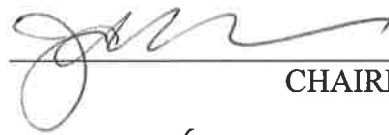
- 1) No drive-thru services;

2) Limit permitted uses to drug store, pharmaceutical space and retail, medical or professional office buildings; and

3) Limit building height to two (2) stories.

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: October 21, 2014



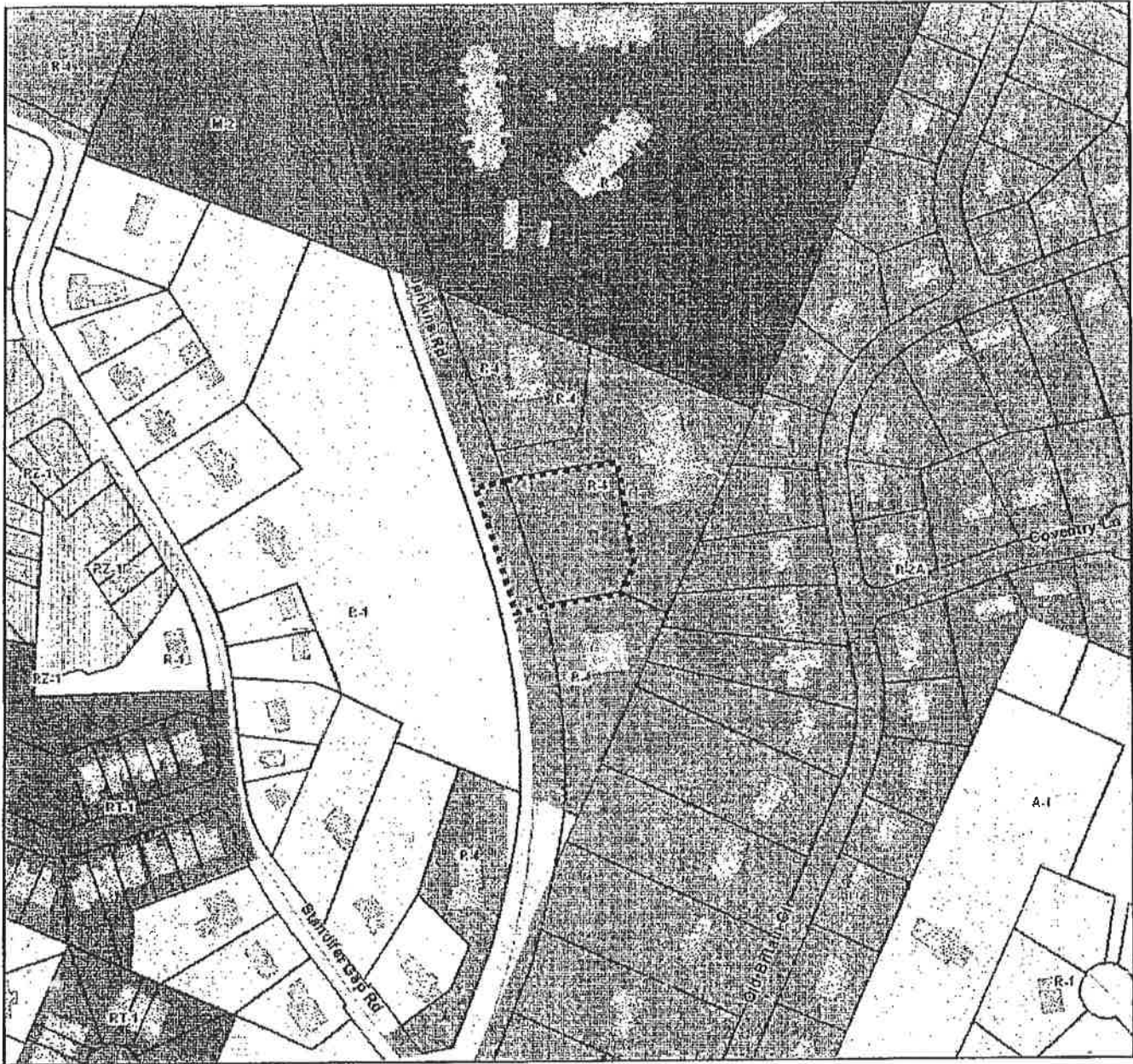
CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem



2014-099 Rezoning from R-4 to C-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-099:

Approve, subject to: 1) No drive-thru, 2) Limit permitted uses to drug store, pharmaceutical space and retail, medical or professional office buildings; and 3) Limit building height to two stories.



250 ft

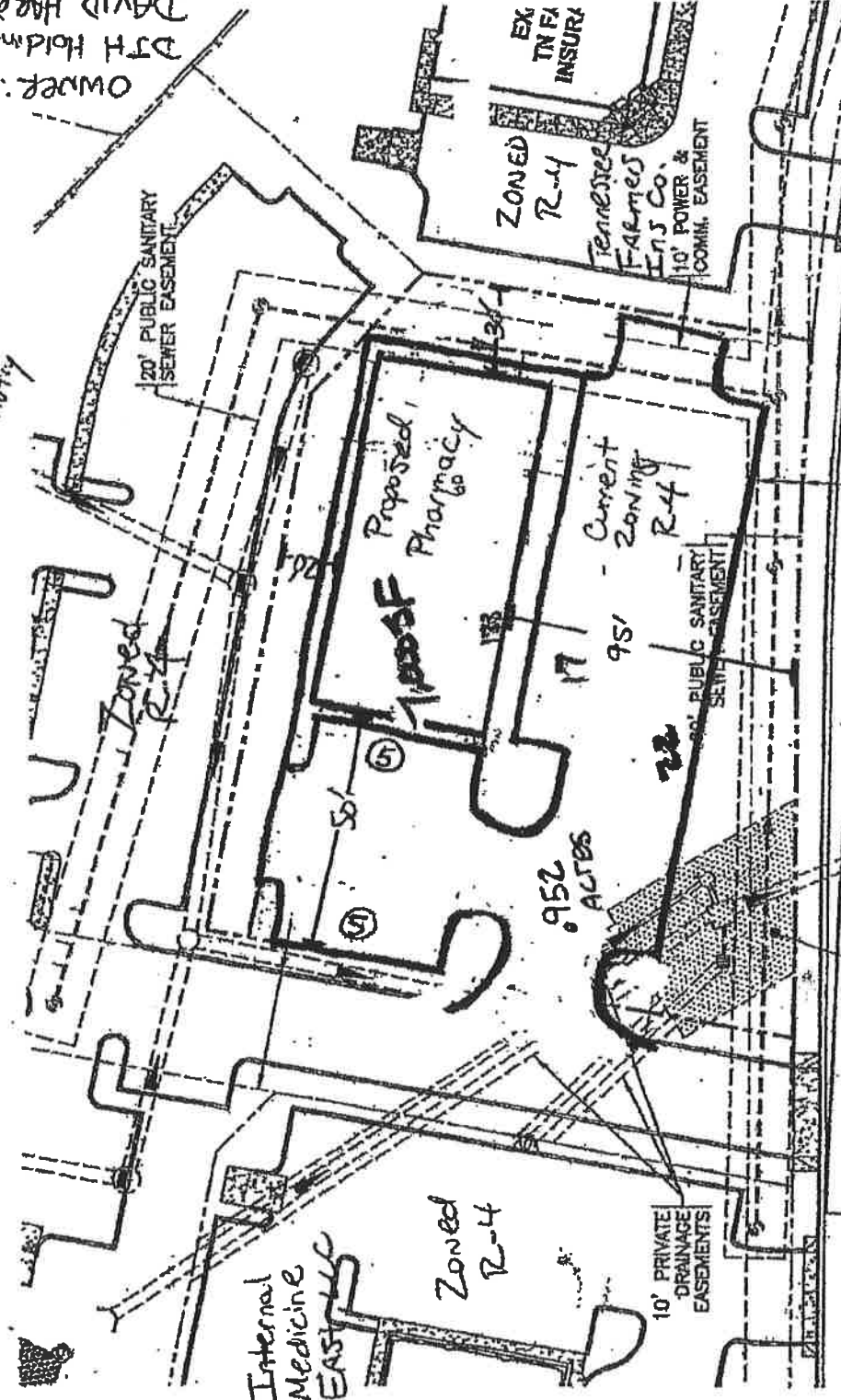
Chattanooga Hamilton County Regional Planning Agency

RPA

River City Dentistry

Chattanooga Pediatrics

Family Dentistry



RECEIVED

AUG 8 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services

JENKINS ROAD

Parking Spaces

45 Pgd - Revised = 49

2014-099

3326 Jenkins

13-100

1" = 50'

Property Tax MAP - 149 C B 010.09

5dov!dhoris!@gmail.com 423-593-3231

OWNER:
DTH Holdings, LLC
DAVID HARRIS
3328 Jenkins Road
Suite 700
Chattanooga, TN 37421

ZONED R-4

Tennessee
Farmers
Ins Co.
10' POWER &
COMM. EASEMENT

EX
TN FA
INSUR

20' PUBLIC SANITARY
SEWER EASEMENT

15' POWER &
COMMUNICATION
EASEMENT

10' PRIVATE
DRAINAGE
EASEMENTS

20' PUBLIC SANITARY
SEWER EASEMENT

952
ACRES

Current
Zoning
R-4

Proposed
Pharmacy
1000 SF

Internal
Medicine
EAST

Zoned
R-4