2003-042

ORDINANCE NO. 745

"AN ORDINANCE TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE TO REZONE THE PROPERTY OF KEN GRIMES FROM R-1 RESIDENTIAL DISTRICT TO O-1 OFFICE DISTRICT A TRACT OF LAND LOCATED AT 1509 MAXWELL ROAD."

WHEREAS, on March 10, 2003, Ken Grimes petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Mayor and Council of the City of East Ridge the rezoning from R-1 Residential District to C-2 General Commercial District, a tract of land located at 1509 Maxwell Road, more particularly described as follows:

> **The southern 50 feet of Lot 11, Maxwell Subdivision of Lots Fifteen and Twenty-two, Fruitlands, Plat Book 16, Page 49, ROHC, Deed Book 6497, Page 157, ROHC which is currently zoned R-1. Tax Map 169J-H-021 (part).**

WHEREAS, the Hamilton County Regional Planning Commission recommended denial of C-2 General Commercial District, but approval of O-1 Office District.

WHEREAS, the property owners have properly advertised in a paper of general circulation in the City of East Ridge that they will make application to the City Council of the City of East Ridge to approve the recommendation of the Planning Commission; and

WHEREAS, notices of the hearing before the City Council of the City of East Ridge have been served upon all property owners in the City within a distance of 100 yards from the affected property; and

WHEREAS, a public hearing was held on April 10, 2003, at which time all interested parties were given an opportunity to be heard.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AS FOLLOWS:

Section 1. That the zoning regulations and the zoning map of the City of East Ridge, Tennessee, be and the same hereby are amended to rezone from R-1 Residential District to O-1 Office District, a tract of land located at 1509 Maxwell Road, more particularly described as follows:

The southern 50 feet of Lot 11, Maxwell Subdivision of Lots Fifteen and Twenty-two, Fruitlands, Plat Book 16, Page 49, ROHC, Deed Book 6497, Page 157, ROHC which is currently zoned R-1. Tax Map 169J-H-021 (part).

Section 2. That a privacy fence six feet in height will be installed along the southern side lot line adjacent to the R-1 property and across the rear lot line.

Section 3. That this ordinance take effect from and after its passage, the public welfare of the City requiring it.

Passed on First Reading April 10, 2003

Passed on Second Reading April 24, 2003

Fred Pruett

Fred Pruett, Mayor

ATTEST:

David Mays

David Mays, City Manager

APPROVED AS TO FORM:

J. Cris Helton, City Attorney

Chattanooga - Hamilton County Regional Planning Commissic

EAST RIDGE

PC MEETING DATE: MARCH 10, '03
CASE NO: 2003-042
FROM: R-1
TO: C-2

CHATTANOOGA - HAMILTON COUNTY
R·P·A
REGIONAL PLANNING AGENCY

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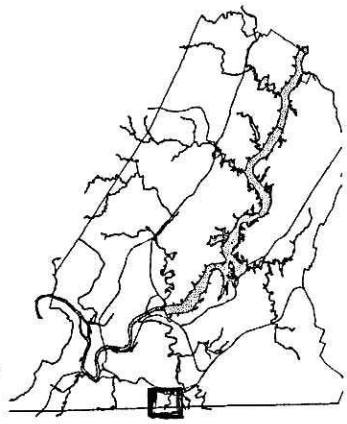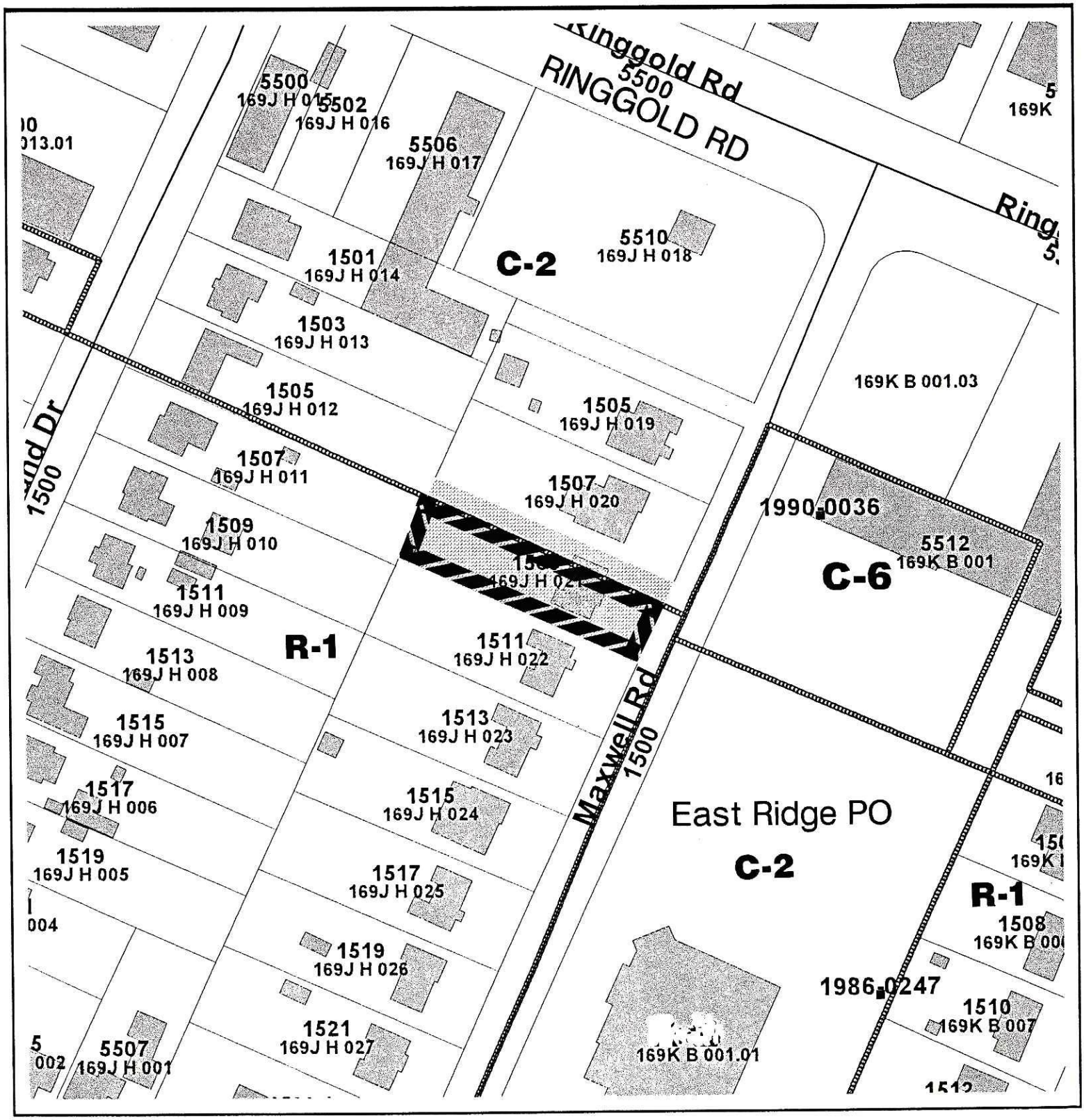
1 in. = 100.0 feet