

1ST READING 11-14-06  
2ND READING 11-21-06  
INDEX NO. \_\_\_\_\_

2006-208  
Wilwat Properties, Inc.

ORDINANCE NO. 11912

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 5700 THROUGH 5900 BLOCKS OF CASSANDRA SMITH ROAD AND THE 5900 BLOCK OF HIXSON PIKE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE AND O-1 OFFICE 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 Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lots 1 thru 3, Shannon and Hart Subdivision on Cassandra Smith Road, Plat Book 30, Page 307, ROHC, two unplatted tracts of land located at 5918 and 5926 Hixson Pike, two unplatted tracts of land located at 5813 and 5901 Cassandra Smith Road, and part of an unplatted tract of land located at 5755 Cassandra Smith Road as shown in the preliminary site plan labeled Project #06-101 of the Hixson Pike Village Project drawn by Hiscutt and Associates Architecture for Watkins Retail Group, Incorporated being described in Deed Book 3230, Page 492(part), Deed Book 4111, Page 505, Deed Book 4144, Page 224, Deed Book 4640, Page 22, Tract 1(part), Deed Book 4814, Page 293, Deed Book 6400, Page 863(part), Deed Book 7663, Page 229(part), and Deed Book 7733, Page 602(part), ROHC. Tax Map 100-035, 036, 042 thru 044.01 and part of 048.

from R-1 Residential Zone and O-1 Office Zone to C-2 Convenience Commercial Zone.

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

1. Landscaping along Cassandra Smith Road: See attached Landscaping Plan;

2. Parking Lot Lighting: Canned down lighting with added lighting deflectors to eastern and western perimeter lights;
3. Sidewalk: A sidewalk will be installed along Cassandra Smith Road;
4. Benches and Bike Racks: Benches and bike racks to be installed in close proximity to Cassandra Smith Road;
5. Facing of Supermarket along Cassandra Smith Road: A combination of brick and Dryvit detailing;
6. Dumpsters: There will be no dumpster pick-up between the hours of 7:00 PM and 7:00 AM.;
7. Deliveries. No deliveries will occur between the hours of 12:00 AM and 6:00 AM.;
8. Greenspace: An area to rear of planned detention pond adjacent to Word of Life Church will be left in a natural condition and plantings will be added as required by landscape ordinance for property abutting a residential zone;
9. The foregoing conditions are subject to permitting and approval by appropriate governmental bodies;
10. No truck access south bound Cassandra Smith Road. NOTE: Applicant agrees to post internal exit signage for Cassandra Smith Road – No right turn trucks;
11. Applicant to work with City Traffic Engineering to extend right turn lane northbound Cassandra Smith Road, details per City Traffic Engineer; and

12. The following uses are prohibited: adult oriented establishments, fast food drive throughs, package liquor stores, service stations, used car lots, mini-warehouses or self storage facilities, and repair garages.

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

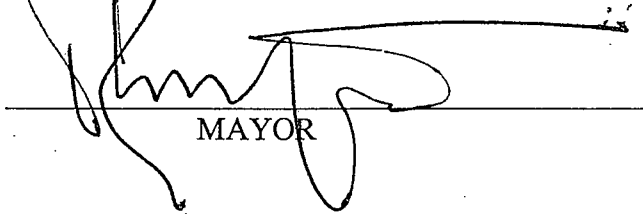
PASSED on Second and Final Reading

\_\_\_\_\_ November 21 \_\_\_\_\_, 2006.

  
CHAIRPERSON

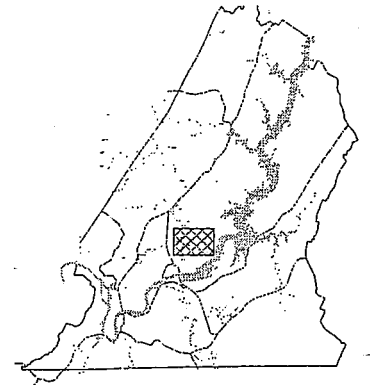
APPROVED:  DISAPPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_, 2006

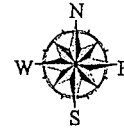
  
MAYOR

DML/add

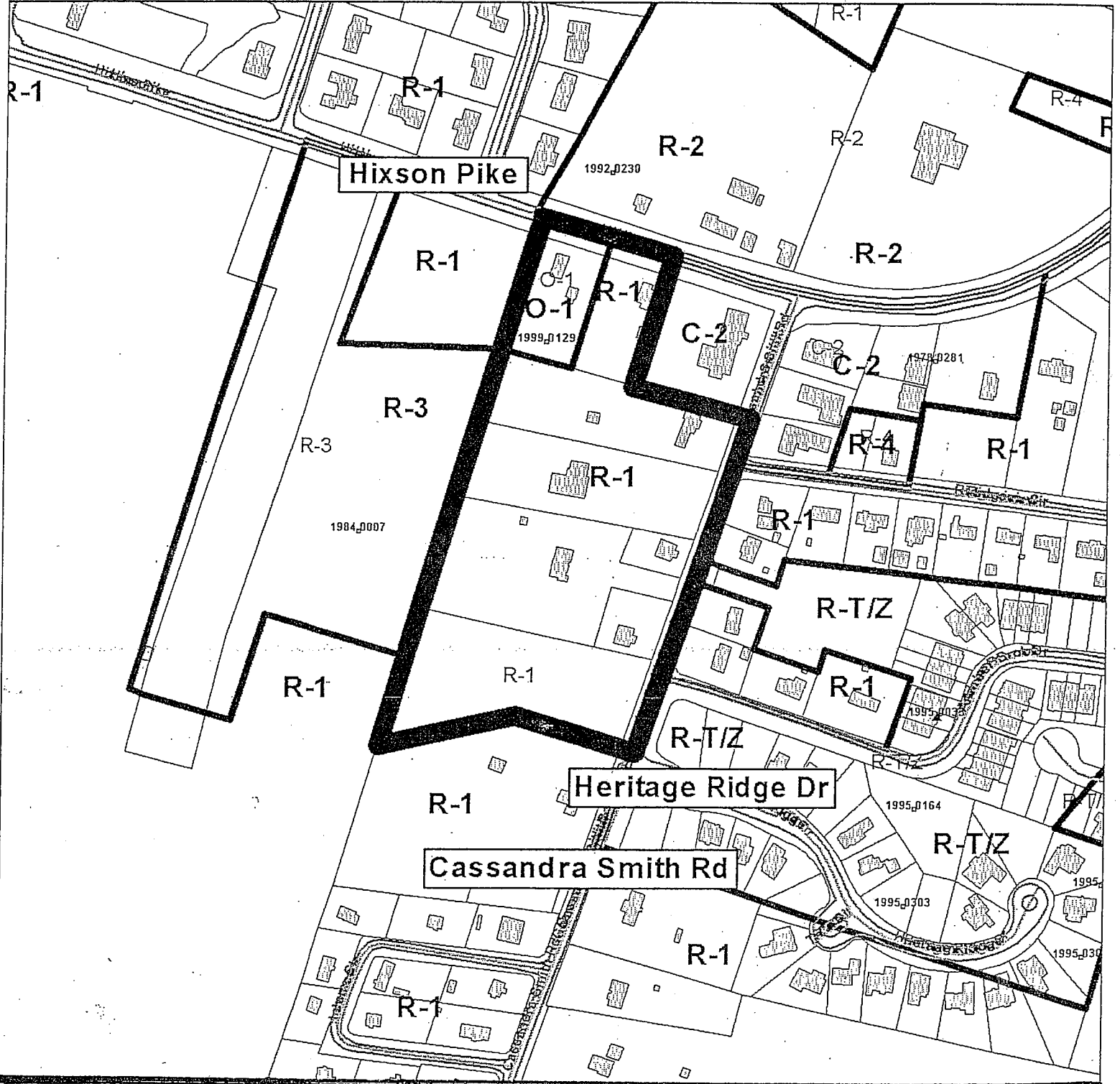
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2006-0208  
PC MEETING DATE: 10/9/2006  
FROM: R-1 & O-1  
TO: C-2

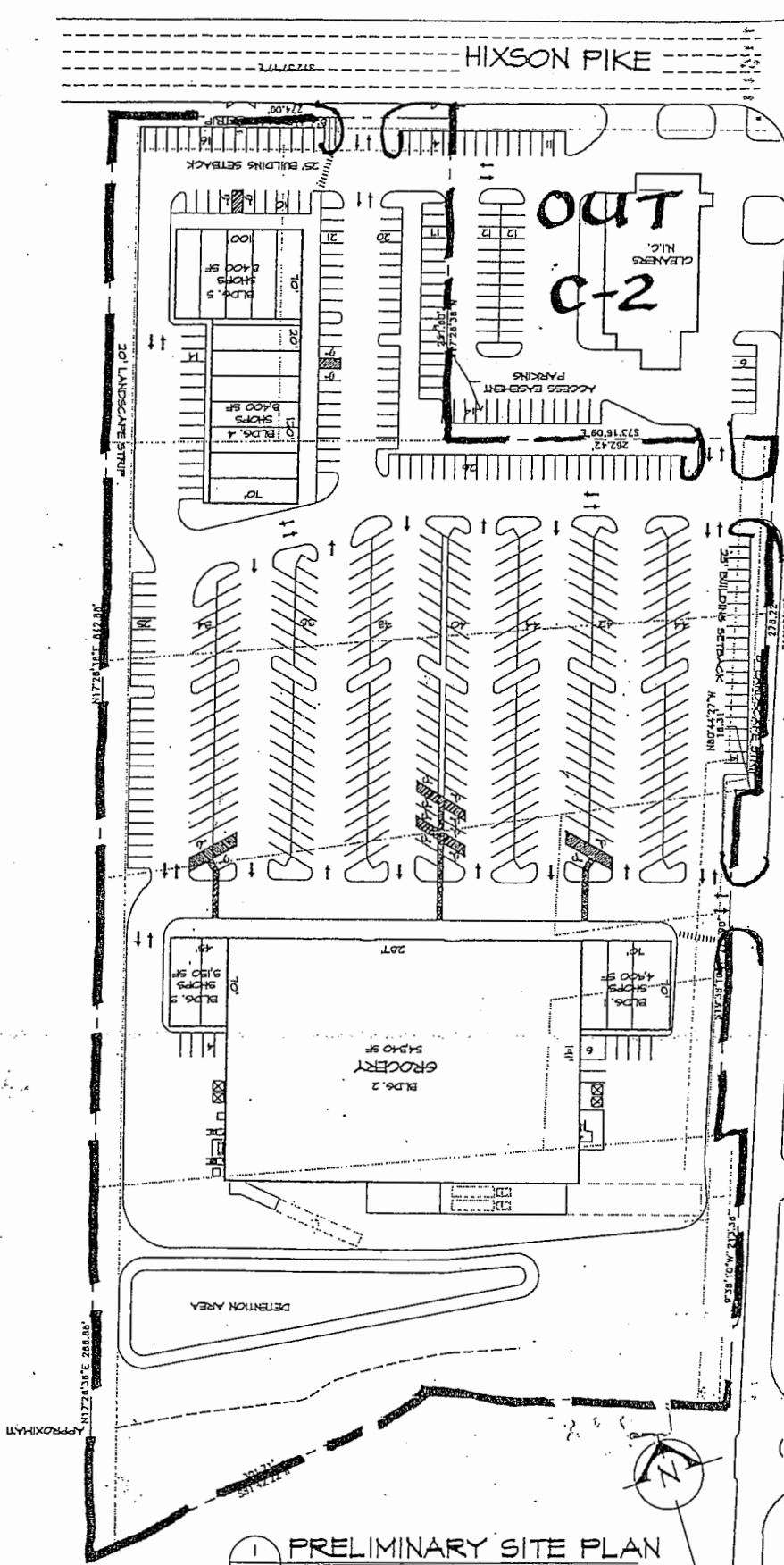


1 in. = 300.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-208: Approve, subject to certain conditions as stated in the Planning Commission Resolution.

2006-208  
9/20/06



EXISTING TRAFFIC LIGHT  
CASSANDRA SMITH  
RIDGEVIEW CIRCLE

**SITE AREA:**  
SHOPPING CENTER 10.91 ACRES

**BUILDING AREA:**

GROCERY	54,340 S.F.
NEW SHOPS	24,850 S.F.
BUILDING 1	4,900 S.F.
BUILDING 3	3,150 S.F.
BUILDING 4	8,400 S.F.
BUILDING 5	8,400 S.F.
<b>TOTAL</b>	<b>79,190 S.F.</b>

**PARKING DATA:**

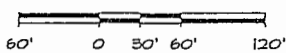
PARKING ON-SITE	450 SPACES
PARKING THRU CROSS EASEMENT	31 SPACES
PARKING PROVIDED	481 SPACES
PARKING REQUIRED	479 SPACES
PARKING RATIO	6.07/MSF

ASSUMES 10,000 S.F. OF RESTAURANT SPACE

AMBER BROOK DRIVE

HERITAGE RIDGE DRIVE

1 PRELIMINARY SITE PLAN  
L-1 SCALE: 1" = 60' 06101\_22



Hixson Pike

CASSANDRA SMITH

Cassandra Smith Road

SCALE

2006-208

1' = 10' ON CENTER

OK DRIVE

lock  
rollie

landscape plan

