

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

2014-066
Chris Senn
IMI Merchandising Holding, Inc.
District No. 8
Planning Version

ORDINANCE NO. 12870

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 950 RIVERSIDE DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO R-4 SPECIAL 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 950 Riverside Drive, more particularly described herein:

Part of Lots 1, 3, 5, 7, 9, and 11 of Riverside Garden Farms, Plat Book 10, Page 2, ROHC, being the property described in Deed Book 9903, Page 700, ROHC. Tax Map No. 136O-A-001.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to R-4 Special Zone.

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

- 1) Parking and drive aisles shall not be permitted between a building and the frontage along the Central Avenue extension;

- 2) Where parking fronts any primary street, it shall be screened with a street edge having a minimum height of three (3) feet and a maximum height of four (4) feet above grade. The street edge shall consist of:
- (a) Brick, stucco, or stone walls (concrete block is permitted if faced with said materials; or
 - (b) A decorative metal fence with landscaping a minimum of three (3) feet in height at maturity, providing a year-round near opaque screen; or
 - (c) An evergreen hedge, with a minimum height at maturity of three (3) feet;
 - (d) Highway-style guardrail or security fencing (e.g. chain link) is prohibited;
- 3) Sidewalks or other pedestrian walkways shall be provided to create internal pedestrian connectivity linking buildings to each other, to the street, and to recreation trails within the site.
- 4) Buildings shall be located a minimum of sixty feet from the top of the Citico Creek bank, or half the distance of the 100-year flood plain, whichever is greater. Existing vegetated buffers along Citico Creek shall be maintained.

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



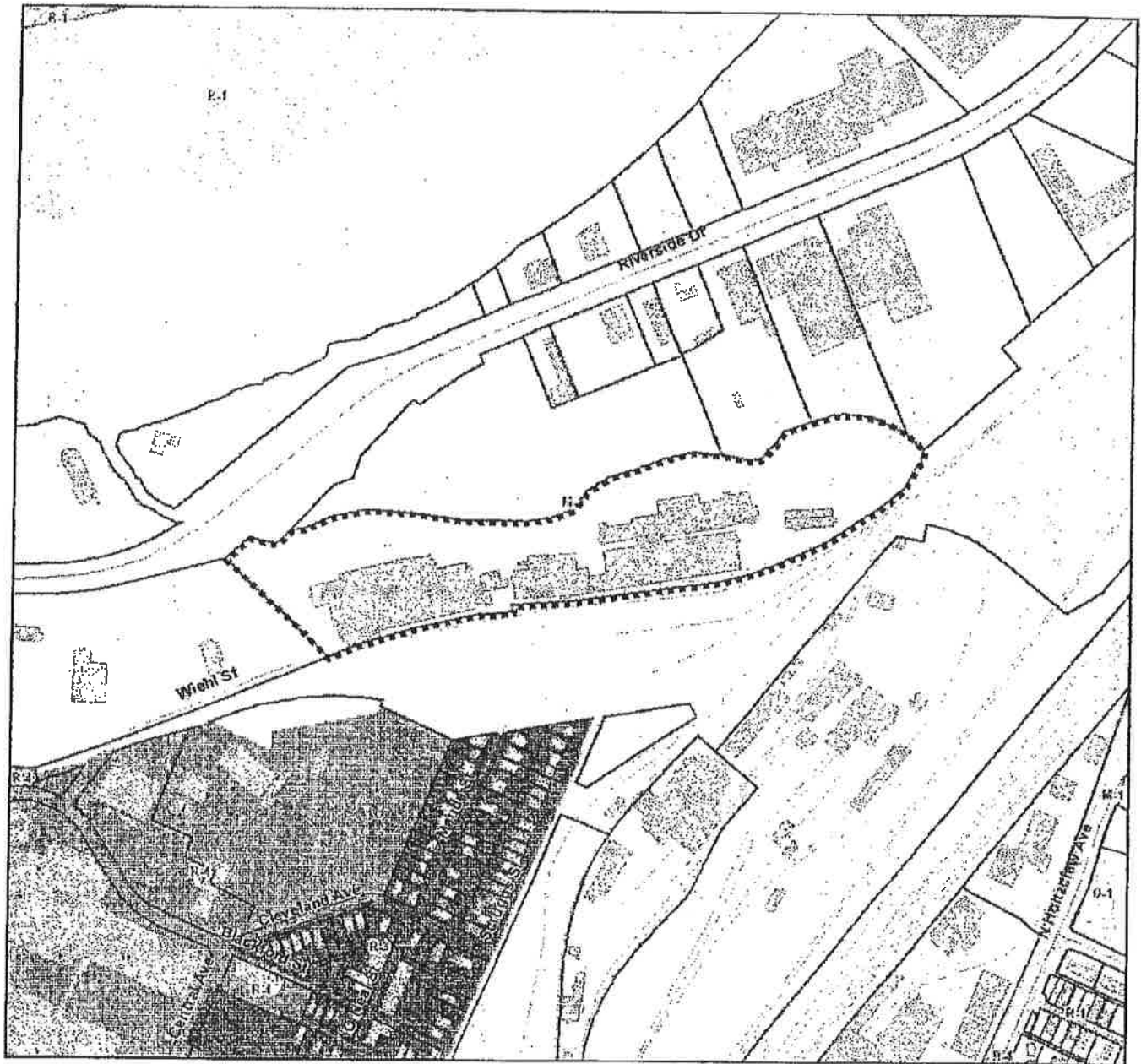
 CHAIRPERSON

APPROVED: DISAPPROVED:



 MAYOR

/mem



2014-066 Rezoning from M-1 to R-4

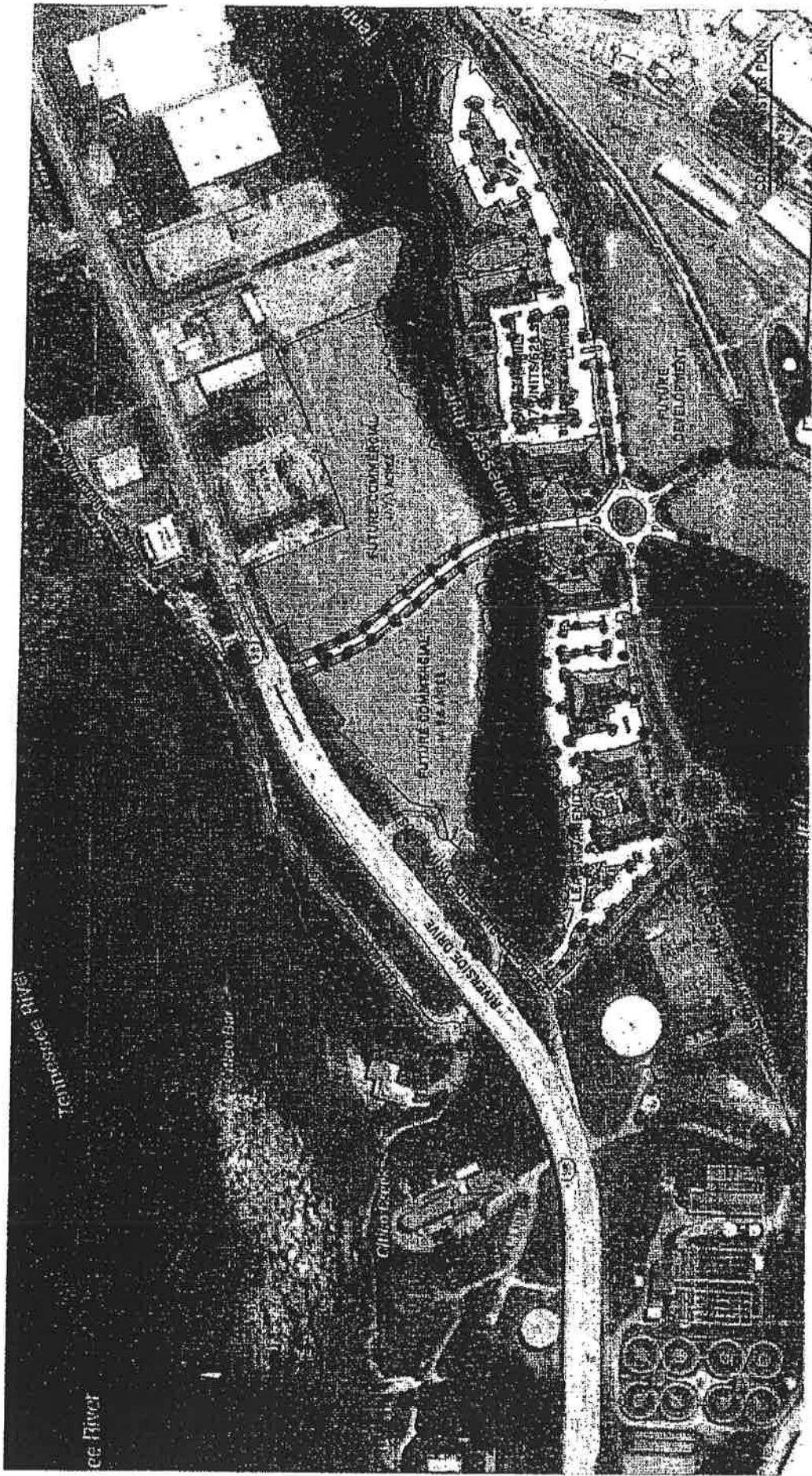
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-066:
 Approve, subject to the list of conditions in the Planning Commission Resolution.



500 ft

Chattanooga Hamilton County Regional Planning Agency





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JUN 11 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services

BLANCHARD & CALHOUN
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CHATTANOOGA, TENNESSEE

JUNE 8, 2014



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