

First Reading: February 10, 2015
Second Reading: February 17, 2015

2014-139
The Broadway Group, LLC/
Joseph E. Proctor
District No. 2
Planning Version

ORDINANCE NO. 12907

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 6514 AND 6518 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 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 properties located at 6514 and 6518 Shallowford Road, more particularly described herein:

Lots 4 and 5 of the Osborne Building Corporation Subdivision, Plat Book 15, Page 56, ROHC, being the properties described in Deed Book 8210, Page 43, ROHC. Tax Map Nos. 148C-A-054 and 055.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to C-2 Convenience Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved

subject to the following conditions:

- (1) Except for the drive accessing the property, there shall be green space (no paving) to be planted with grass up to a minimum depth of forty (40) feet from the public right of way;
- (2) The property will provide the following landscape material that meets or exceeds the current City landscaping requirements:
 - (a) Street yard – in addition to the street tree requirements, the applicant will provide a total of thirty-two (32) shrubs. Any planted street locations will comply with the city landscape ordinance and located to avoid sight distance hazards as determined by City staff;
 - (b) Rear landscape buffer will include a total of five (5) shade trees and nineteen (19) evergreen trees;
 - (c) West landscape buffer side yard will include a total of nine (9) shade trees and thirty-five (35) evergreen trees; and
 - (d) East landscape buffer side yard will include a total of nine (9) shade trees and thirty (30) evergreen trees.
- (3) Provide a six (6) feet tall wooden, opaque privacy fence running parallel to all shared property lines, and located on the interior property side of the side and rear planted buffers; the fence will not extend past the front façade of the proposed building towards the street. In addition to the buffering plant material noted in Condition 1, six (6) evergreen trees and sixteen (16) evergreen shrubs will be provided in the privacy fence area;
- (4) As required by City code, all exterior light fixtures will have full cut-offs. Applicant will submit a lighting plan to the LDO staff for review to ensure no light spillage onto adjoining properties;
- (5) Driveway entrance shall be located to align as closely as possible with Mark Lane;

- (6) Provide a monument sign that shall not exceed six (6) feet in height or ten (10) feet in width. Maximum sign size is sixty (60) square feet. Height is measured from the top of the sign to the lowest point of the ground upon which the proposed sign is to be located. Materials for the sign will match the materials of the associated building. Signs shall be illuminated by indirect lighting;
- (7) Dumpster pick-up shall be limited to the hours between 8:00 a.m. and 10:00 p.m. sequentially;
- (8) The property shall maintain a "No Loitering" sign that is clearly visible in the parking area; and
- (9) Building shall have a brick exterior on all sides.

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: February 17, 2015



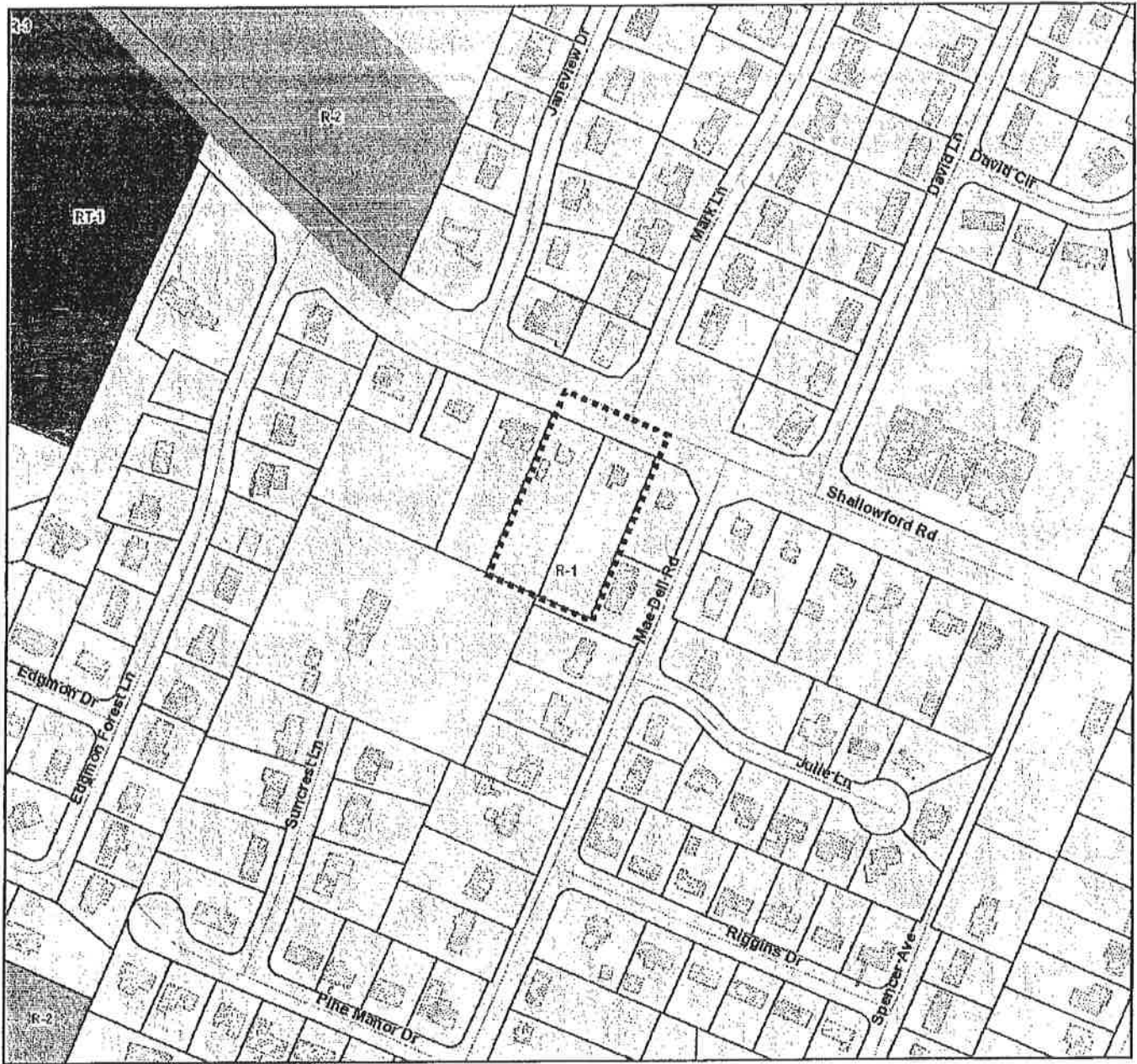
CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem



2014-139 Rezoning from R-1 to C-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-139:

Approve, subject to conditions listed in the Planning Commission Resolution.

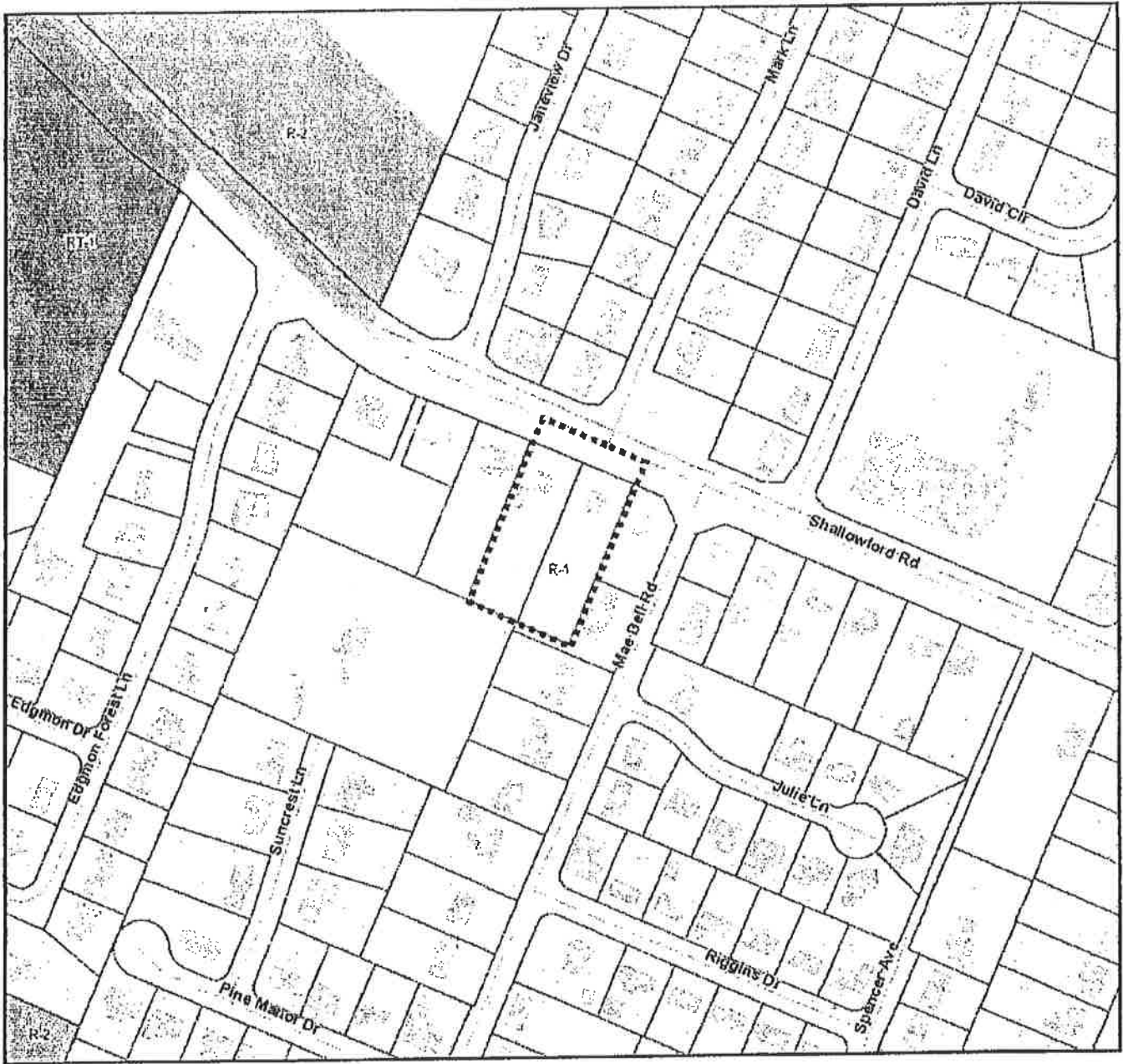


250 ft



Chattanooga Hamilton County Regional Planning Agency





2014-139 Rezoning from R-1 to C-2



250 ft

Chattanooga Hamilton County Regional Planning Agency

