

First Reading: November 14, 2023
Second Reading: November 28, 2023

2023-0147
Mark Kesser
District No. 2
Planning Version

ORDINANCE NO. 14059

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 506 AND 508 ASHLAND TERRACE, 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 506 and 508 Ashland Terrace, more particularly described herein:

Two unplatted tracts of land located at 506 and 508 Ashland Terrace being the properties described in Deed Book 13103, Page 756, and Deed Book 13102, Page 948, ROHC. Tax Map Numbers 109O-C-016 and 018.

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 Ordinance shall be subject to the following conditions:

- 1) Limited to no more than one curb cut for ingress/egress onto Ashland Terrace. Curb cut onto Knollwood shall be determined through the permitting process (CDOT and Red Bank);

- 2) Type "C" landscape buffer to be provided along Knollwood Drive except for ingress/egress;
- 3) No surface parking or paving (excluding access drive) shall be permitted between the structure and Ashland Terrace;
- 4) Signs incident to the permitted uses, except that only one (1) monument type sign shall be permitted, which sign shall be set back ten (10') feet from any property line. The sign shall not exceed forty-eight (48') square feet in area and shall not be more than four (4') feet in height. If illuminated, the sign shall be indirectly lit in such a way that the light source cannot be seen from any public way or adjoining property. The lighting intensity shall not exceed twenty-five (25') foot-candles at the face of the sign. No flashing or intermittent lights will be permitted, and no internally illuminated signs shall be permitted; and
- 5) Residential, Office, Warehouse/Wholesale (with Accessory Showroom/Retail). Accessory retail shall not include drive thrus, gas stations, or general retail services.

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 28, 2023

CHAIRPERSON

APPROVED: DISAPPROVED:

MAYOR

/mem

2023-0147 Rezoning from R-1 to C-2

