

First Reading: 10/8/2013
Second Reading: 10/15/2013

2013-084
Burt Schaerer/Bts Development
District No. 6
Planning Version

ORDINANCE NO. 12775

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION NO. 2 OF ORDINANCE NO. 12018 FROM PREVIOUS CASE NO. 2007-142, ON PROPERTY LOCATED AT 2245 HICKORY VALLEY ROAD, BEING MORE PARTICULARLY DESCRIBED HEREIN, 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, so as to lift Condition No. 2 of Ordinance No. 12018 from previous Case No. 2007-142, on property located at 2245 Hickory Valley Road, being more particularly described herein.

Lot 1, Revised Plat of Criswell Acres Subdivision, Plat Book 73, Page 18, ROHC, Deed Book 9890, Page 873, ROHC. Tax Map No. 148D-D-019.

SECTION 2. BE IT FURTHER ORDAINED to lift Condition No. 2 only of Ordinance No. 12018 from previous Case No. 2007-142, subject to the following conditions:

1. An unpaved 40-foot wide landscape area shall be installed along the Shallowford Road right-of-way.
2. Within this landscape area and in addition to the required street yard trees, the following shall be installed at a minimum:

- (a) Brick, stucco, or stone walls (concrete block can only be used when faced with said materials) installed at a minimum of eight (8) feet from the right of-way at a height of three (3) feet above grade along the entire length of the landscape area; and
 - (b) Landscaping shall be provided within the area between the right-of-way and the wall. This area shall be fully landscaped with trees, shrubs and groundcovers to completely fill in within three years.
3. No freestanding pole signs are allowed on the site. The “on premise trademark sign” as shown on the site plan shall be a monument sign. For the purposes of this condition, monument signs are defined as a horizontally-oriented sign that does not exceed 6’ in height or 10’ in width. Additionally:
- (a) Maximum sign size is 60 square feet (6’ height x 10’ width). Height is measured from the top of the sign to the lowest point of the ground cover which the proposed sign is to be located.
 - (b) Monument signs may not be located in the clear vision triangle or otherwise obstruct lines of sight for vehicular or pedestrian traffic.
 - (c) Monument signs shall not be closer than ten (10’) to any right-of-way. Any monument sign area larger than 40’ square feet shall not be closer than fifteen (15’) feet to any street right-of-way.
 - (d) A landscaped area including planting beds and/or shrubs shall be provided and maintained around the monument sign.

4. The 20' buffer as shown on the site plan running along the western property line shall be developed with City of Chattanooga Screening Type B per Section 38-595(4).

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 15, 2013.



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mms