

First Reading: November 11, 2014
Second Reading: November 18, 2014

2014-110
Polestar Development, LLC/
Sarah Henshall Rutherford
District No. 4
Planning Version

ORDINANCE NO. 12874

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7911 EAST BRAINERD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL 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 property located at 7911 East Brainerd Road, more particularly described herein:

Beginning at the southeast corner of Tax Map No. 159P-B-012.02 and going approximately 540 feet northwest, thence approximately 190 feet northeast, thence approximately 260 feet east, thence approximately 295 feet southeast, thence approximately 280 feet southwest to the point of beginning, being part of Tract 2 of Rutherford's Addition to East Brainerd, Plat Book 59, Page 167, ROHC, and part of the property described in Deed Book 5968, Page 530, ROHC. Part of Tax Map No. 159P-B-012.02.

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special Zone to C-2 Convenience Commercial Zone.

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

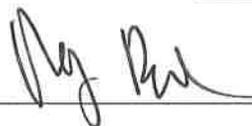
- 1) All parking lot lighting shall be equipped with full cut-offs to direct light downward and to minimize glare, shadows, night sky pollution, and excessive light levels.
- 2) Maximum mounting height of light fixtures in parking lots shall be twenty-eight (28') feet.
- 3) Exterior spot lighting or other illumination on non-residential uses or structures shall be directed away from any residential zones or uses.
- 4) Due to the close proximity of the neighboring single family home to the service area of the proposed grocery stores, the RPA staff recommends a thirty (30') foot Type A landscape buffer along the northern property line as the most protective measure to safeguard the residential property.

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

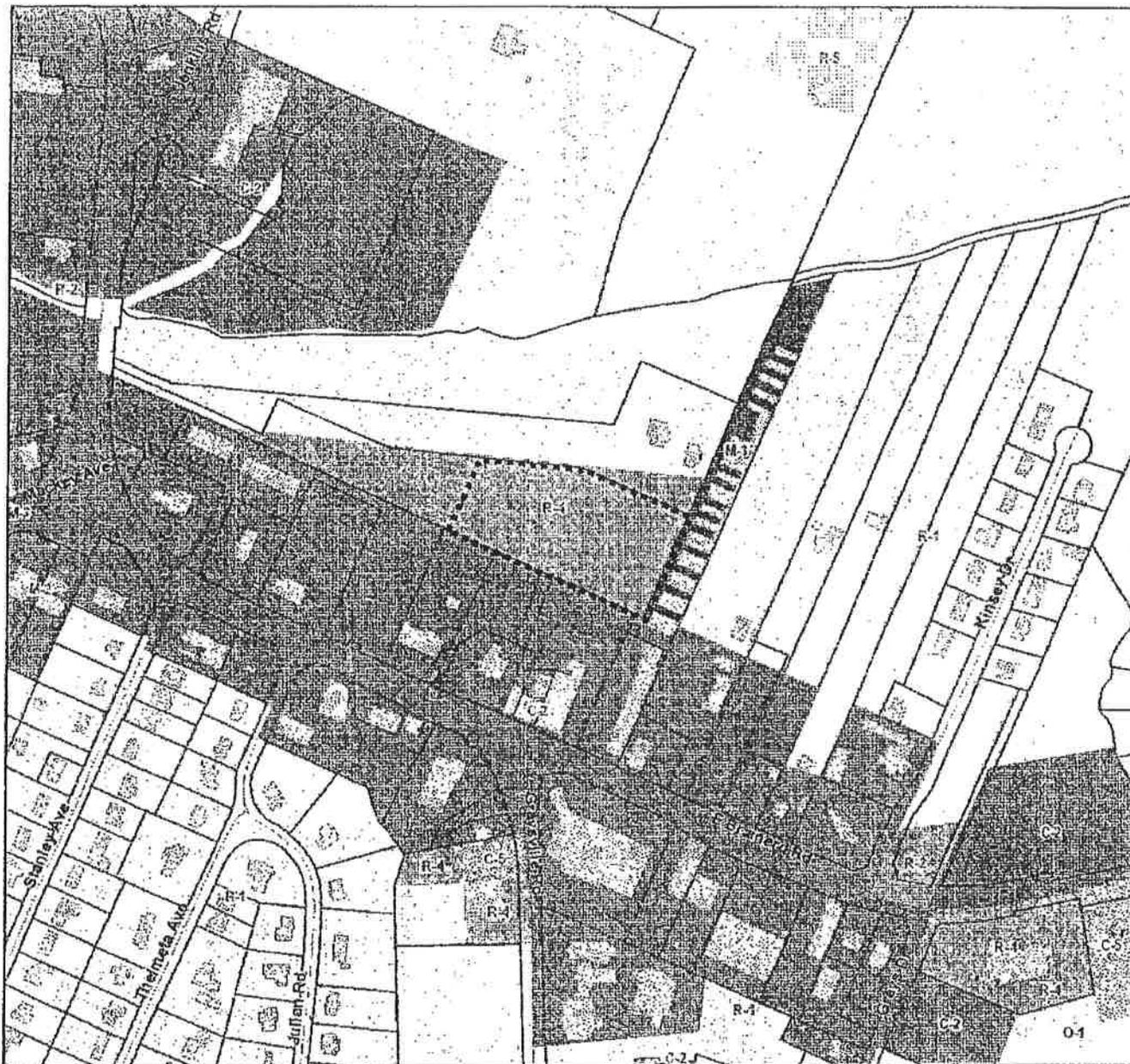
Passed on second and final reading: November 18, 2014


CHAIRPERSON

APPROVED: DISAPPROVED:


MAYOR

/mem



2014-110 Rezoning from R-4 to C-2

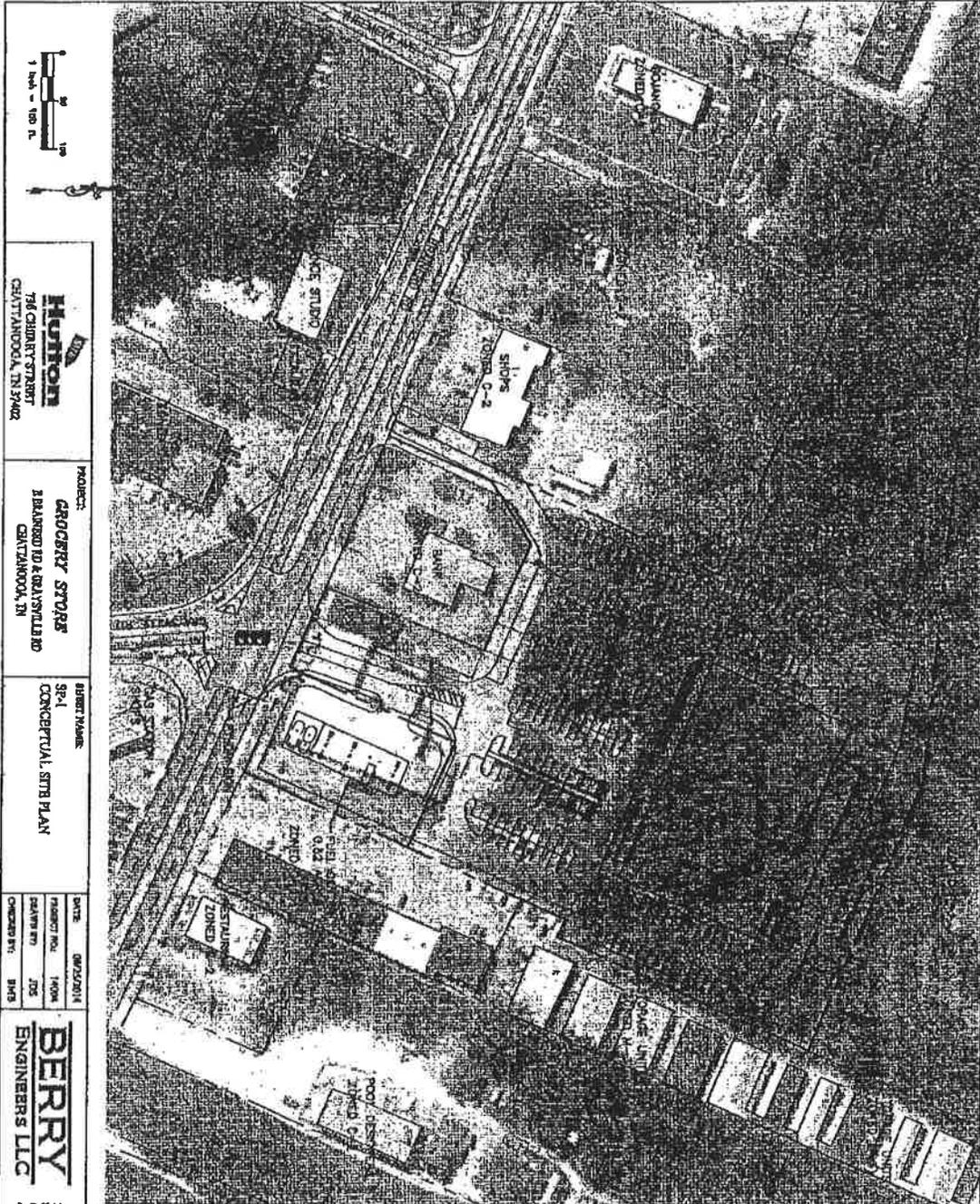
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-110: Approve, subject to: 1) All parking lot lighting shall be equipped with full cut-offs to direct light downward and to minimize glare, shadows, night sky pollution and excessive light levels. 2) Maximum mounting height of light fixtures in parking lots shall be 28' feet. 3) Exterior spot lighting or other illumination on non-residential uses or structures shall be directed away from any residential zones or uses. 4) Due to the close proximity of the neighboring single family home to the service area of the proposed grocery stores, the RPA staff recommends a 30' feet Type A landscape buffer along the northern property line as the most protective measure to safeguard the residential property.



367 ft

Chattanooga Hamilton County Regional Planning Agency





Hutton
780 CANTON STREET
CHATTANOOGA, TN 37402

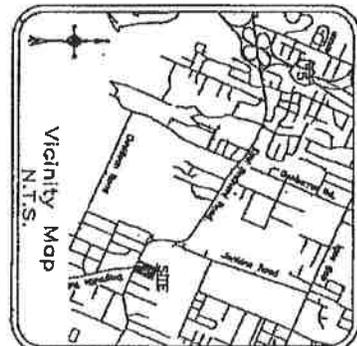
PROJECT:
GROCERY STORES
3 BLANKED RD & BERRYVILLE RD
CHATTANOOGA, TN

PROJECT NAME:
SP-1
CONCEPTUAL SITE PLAN

DATE:	06/25/2014
PERMIT NO.:	14006
EXPIRES BY:	2/28
CHECKED BY:	BMS

BERRY
ENGINEERS LLC

3555 KURTZ STREET
CANTON, TN 37313
423-993-5880



OWNER:
Polaris Development, LLC
736 Cherry St.
Chattanooga, TN 37402
(423) 791-0804
Contact: Tim Mitchell
e: tim.mitch@lutton.biz

RECEIVED

JUL 25 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services

SITE STATISTICS:
GROCERY STORES 17 SF
GROCERY PARKING 181 SPACES
GROCERY PARKING RATIO 4.0/1,000 SF
*PARKING VARIANCE REQUIRED

2014-110