

First Reading: May 12, 2015
Second Reading: May 19, 2015

2015-057
Becky Lockwood and Diantha Swift
District No. 6
Alternate Version

ORDINANCE NO. 12943

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2211 AND 2217 HICKORY VALLEY ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO O-1 OFFICE 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 2211 and 2217 Hickory Valley Road, more particularly described herein:

Two unplatted tracts of land located at 2211 and 2217 Hickory Valley Road, being the properties described in Deed Book 10336, Page 215, ROHC, and Deed Book 10267, Page 138, ROHC. Tax Map Nos. 148D-D-023 and 148D-D-024.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to O-1 Office Zone.

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

subject to the following conditions:

- 1) Retention of existing buildings on the site;
- 2) No dumpsters permitted;
- 3) Signs incident to the permitted uses, except that only one (1) monument type sign shall be permitted for each structure, 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;
- 4) No surface parking shall be permitted between the structure and the primary street. Paving of the area between the structure and the primary street shall be limited only to approve access drives; and
- 5) All exterior lighting shall be residential type and style. No commercial fixtures shall be allowed. If residential style fixtures are mounted on single posts, then no posts shall be more than six (6) feet in height.

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: May 19, 2015



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem



2015-057 Rezoning from R-1 to R-4



Chattanooga Hamilton County Regional Planning Agency



467 ft



Site Plan

Case # 2015-057

Total Acres being requested for rezoning or special permit: < 5 acres

Total number of dwelling units (if applicable): 2

Identify all items on the site plan that are listed in the RPA Site Plan Policy



0 100

Date Received 2/23/15

Applicant Initial BL

2



RECEIVED

FEB 23 2015

Chatham County
Department of Planning
and Economic Development