

First Reading: June 13, 2023
Second Reading: June 20, 2023

2023-0063
Chattanooga-Hamilton County Regional
Planning Agency
District No. 6
Planning Version

ORDINANCE NO. 13989

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5619 CLARK ROAD, FROM R-3 RESIDENTIAL ZONE (TEMPORARY ZONE) WITH CONDITIONS TO R-3 RESIDENTIAL ZONE (PERMANENT 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 5619 Clark Road, more particularly described herein:

All that part of Lot 1, Highway 58 at Clark Road Subdivision, Plat Book 117, Page 69, ROHC, being located within Tax Map Number 121A-E-004 and being part of the property described in Deed Book 13191, Page 137, ROHC. Tax Map Number 121A-E-004.

and as shown on the maps attached hereto and made a part hereof by reference, from R-3 Residential Zone (Temporary Zone) with conditions to R-3 Residential Zone (Permanent Zone).

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

- 1) A minimum twenty (20') foot "Type B" landscape buffer shall be installed and maintained along the outer boundary of the R-3 zoned property including Clark Road except Highway 58 which shall have eight (8') foot wide standard street yard tree plantings;
- 2) A five (5') foot tall vinyl coated chain link fence shall be installed along the exterior boundary of the apartment development;
- 3) All buildings shall be set back a minimum of fifty (50') feet from all exterior boundaries which adjoin residential properties;
- 4) Compactor and/or dumpster shall be located no closer than one hundred (100') feet to any adjoining residentially zoned properties. Garbage pick-up shall be limited to occur only between the hours of 8:00 a.m. to 7:00 p.m. Monday through Saturday;
- 5) Two vehicular entrances shall be provided for the R-3 development and two vehicular entrances shall be provided to the C-2 zoned property as generally depicted on the applicant's site plan; and
- 6) Pedestrian connectivity pathway to be provided between the R-3 and C-2 zoned properties.

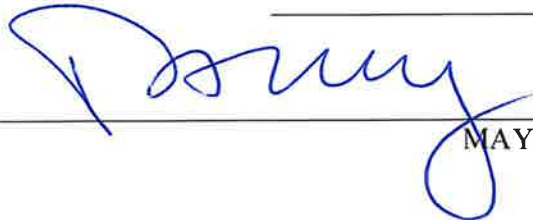
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: June 20, 2023



CHAIRPERSON

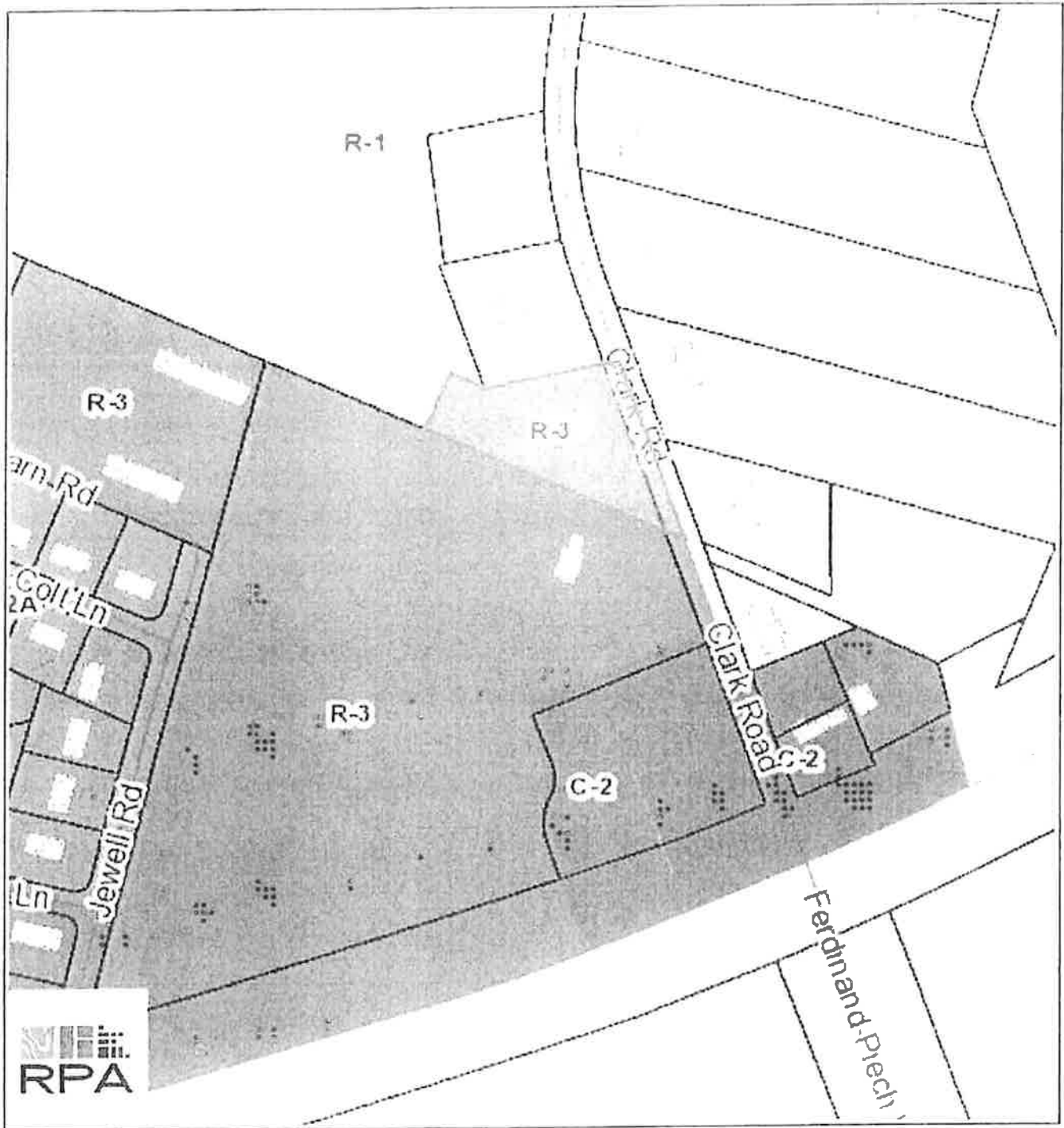
APPROVED: _____ DISAPPROVED: _____



MAYOR

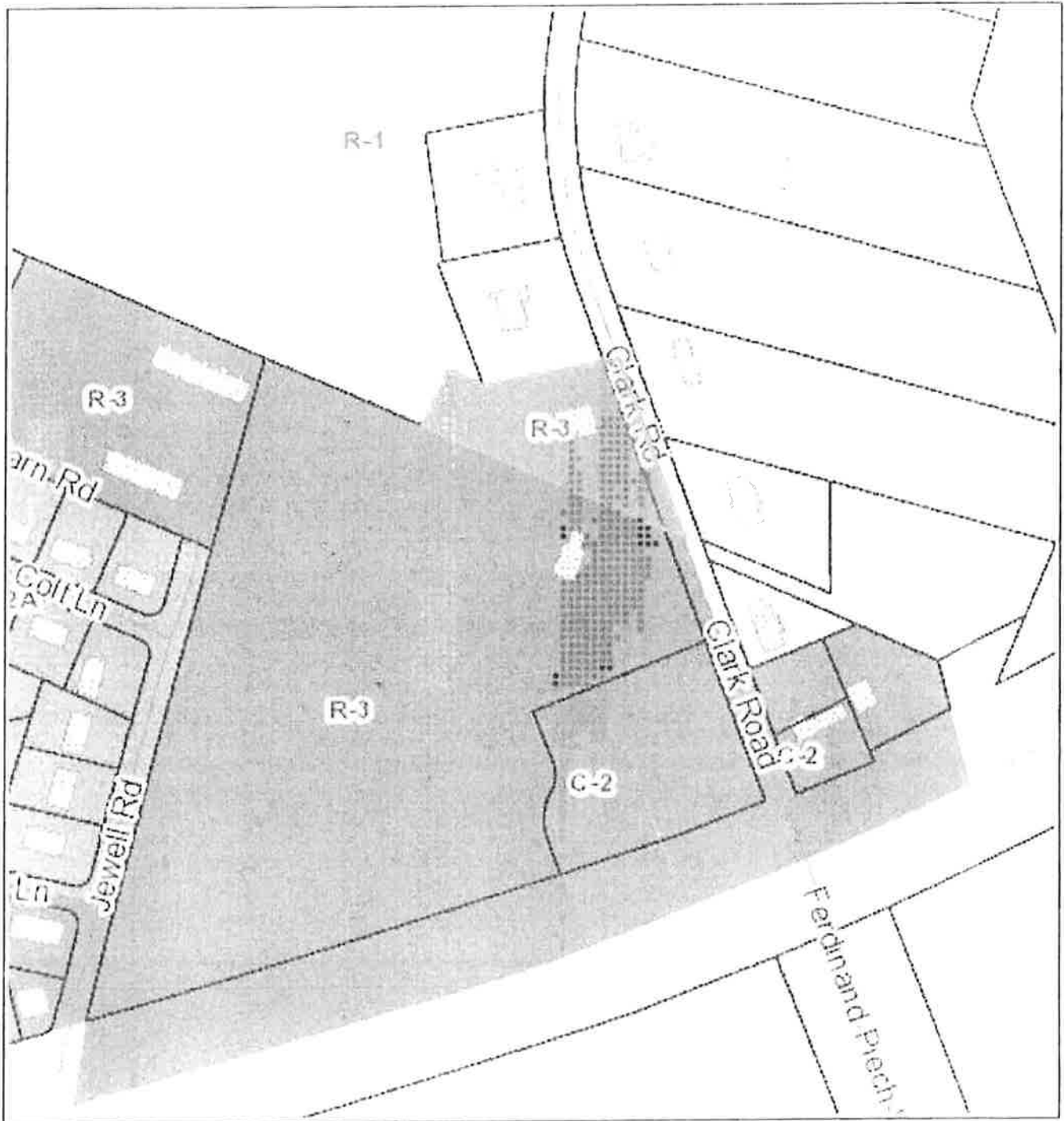
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2023-0063 Rezoning from R-3 Temporary Zone to R-3 Permanent Zone



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2023-0063: Approve, subject to the list of conditions in the Planning Commission Resolution.

2023-0063 Rezoning from R-3 Temporary Zone to R-3 Permanent Zone



2023-0063 Rezoning from R-3 Temporary Zone to R-3 Permanent Zone

