

First Reading: October 17, 2023
Second Reading: October 24, 2023

2023-0141
Shane Durkee
District No. 6
Planning Version #2

ORDINANCE NO. 14046

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1812 HICKORY VALLEY ROAD, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE 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 1812 Hickory Valley Road, more particularly described herein:

Lot 2, Final Plat Lots 1 and 2, Ridgedale Baptist Church Subdivision, Plat Book 115, Page 33, ROHC, Deed Book 13325, Page 404, ROHC. Tax Map Number 148N-B-001.01.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

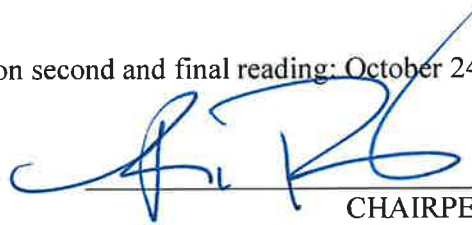
SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to the following conditions:

- 1) A minimum four foot (4') tall black aluminum decorative fence shall be installed along the right of way of Hickory Valley Road which terminates on either side of the proposed entrance road into a masonry, stone, or brick structure where the subdivision name is depicted. Fencing shall also have brick, stone and/or masonry columns installed at a minimum spacing of fifty feet (50') on center;

- 2) Minimum two inch (2") caliper trees and minimum three (3) gallon shrubs shall be planted along the right-of-way of Hickory Valley Road. Trees shall be planted at a minimum of twenty feet (20') on center beginning twenty five feet (25') on either side from each edge of pavement of the entrance drive to the development. A minimum of three shrubs shall be planted between the trees;
- 3) Development shall have a common outdoor amenities area for the residents of this development; and
- 4) A sidewalk shall be constructed along Hickory Valley Road as required by CDOT.

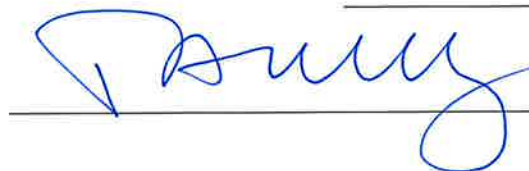
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: October 24, 2023



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem/v2

2023-0141 Rezoning from R-1 to R-T/Z

