

First Reading: June 12, 2018
Second Reading: June 19, 2018

2018-079
Hillocks Farm Land Company, LLC
c/o Duane Horton
District No. 1
Planning Version

ORDINANCE NO. 13324

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6100 HIGHWAY 153, MORE PARTICULARLY DESCRIBED HEREIN, FROM C-2 CONVENIENCE COMMERCIAL ZONE TO R-4 SPECIAL 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 6100 Highway 153, more particularly described herein:

Part of Lot 1, Final Plat of Lots 3, and being a Revision of Lots 1 and 2, Hillocks Farm, Plat Book 104, Page 109, ROHC, beginning at the east most corner of a portion currently zoned C-2, some 111 feet northwest of the northwest corner of Tax Map 091G-D-038, thence northwest along the current C-2 zoning line some 879 feet to a point, thence south some 373.6 feet to a point, thence southeast some 622.5 feet to a point in the east line of said C-2 portion, thence northeast some 33.5 feet to a point some 111 feet northwest of the northwest corner of Tax Map 091G-D-038, being the point of beginning and being part of the property described in Deed Book 10763, Page 313, ROHC. Tax Map No. 091A-B-001 (part).

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

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

subject to the following conditions:

**HILLOCKS FARM
CONDITIONS TERMS**

Common words found in the Webster Dictionary shall not be defined terms in the conditions. A terms used once or a few times within the same general area of the document should be defined within the document.

Terms used throughout the document should be described within a defined terms section of the document.

COMMON WORDS	Improvement	Sidewalk Street Structure
Building	Irrigation	Screen Trash
Compactor	Parking Lot	
Condition	Pedestrian	
Dumpster	Rear	
Front Green	Road	
HVAC	Side	

DEFINED TERMS

The following terms, as referenced in the conditions, shall be defined as follows:

Active Open Space - Areas designated on the Master Rezoning Plan & Preliminary Open Space Plan as Active Open Space which shall not include buildings intended for Permitted Uses but may include structures such as playgrounds, pavilions, gazebos, restrooms, amphitheater seating and temporary facilities including but not limited to tents, concession stands.

Area 1- A geographic area defined on the Master Rezoning Plan generally located in the northern portion of the Site with Permitted Uses allowable under the R-3 Zone classification.

Area 2 - A geographic area defined on the Master Rezoning Plan generally located south and east of Area 1 with Permitted Uses allowable under the R-4 Zone classification.

Area 3 - A geographic area defined on the Master Rezoning Plan generally located south of Area 2 with Permitted Uses allowable under the C-2 Zone classification.

Buffer Zone - Geographic areas depicted on Applicant's Master Rezoning Plan. These areas shall remain undisturbed and no grading shall be permitted with the following exceptions:

- a. Disturbances as required to install Stormwater Management System.
- b. Disturbances for trail crossings to adjacent properties, drainage improvements, utility easements, and emergency access as may be required by Fire Marshall. These disturbances shall not exceed 10% of the proposed Buffer Zone.

Building Area - The square footage of Permitted Uses shall be determined by multiplying the depth by the width of the enclosed floor areas of spaces intended for occupancy measured from the furthest outside point on outside walls of a building and building walls shared with service corridors and common areas or the center point of common walls shared by Permitted Uses, excluding common areas, mechanical rooms, elevators, loading docks, and areas necessary for the management, maintenance, operation and security of Permitted Uses in Area 1, Area 2, and Area 3, limited to 3000 square feet per Area.

Master Rezoning Plan - A plan submitted by Applicant depicting the Site, which color codes Area 1, Area 2, and Area 3, Buffer Zones, Undisturbed Buffer Zones, and points of ingress and egress to the Site.

Preliminary Open Space Plan - A plan submitted by Applicant depicting the Site, Buffer Zones, Undisturbed Buffer Zones, Recreational Open Space (Woodland) Areas, Active Open Space Areas and points of ingress and egress to the Site.

Site - The area subject to Applicant's Rezoning Request, containing approximately 190 acres located in the City of Hixson, Hamilton County Tennessee with boundaries partially defined by SR 153, and Boy Scout Road. Such Site shall be clearly delineated on Applicant's Master Rezoning Plan.

Storm Water Management System - A Storm Water Management System is a combination of all the methods, materials, and processes designed, engineered, installed and implemented on the Site to retain water and mitigate water run-off per City regulations and additional conditions contained herein. The Area 2 & Area 3 shall achieve a minimum standard of no additional discharge of surface waters from the Site, in excess of existing conditions, resulting from the first 1.0 inch of water from every rainfall event preceded by 72 hours of no measurable precipitation.

Such System shall not allow storm water to leave the site at a faster rate than it does in its current and natural state. The System shall provide for mosquito abatement by implementing the use of fountains and/or waterfalls in wet detention ponds or other system or technique proven in the industry. The following performance criteria shall be addressed for permanent stormwater management:

1. The City's stormwater management program, as described in the Rainwater Management Guide (RMG), imposes requirements for new and redevelopment projects to manage stormwater runoff for volume management, water quality treatment, and peak rate control. Low Impact Development (LID), practices and strategies such as conservation, preservation, restoration, and green infrastructure measures, identified in the RMG, are to be used to meet the stormwater management requirements.
2. The calculations for determining peak rate flows, as found in the RMG, shall be used, at a minimum, for sizing all stormwater facilities.

3. The stormwater management practices are required to incorporate runoff reduction measures designed, constructed and maintained, to manage (infiltrate, evapotranspire, harvest and/or use), at a minimum, the first one inch of every rainfall event within the limits of site disturbance preceded by 72 hours of no measurable precipitation. This first one inch of rainfall must be 100% managed with no discharge to surface waters. The required volume to be managed is referred to as the "stay-on-volume" or SOV as calculated by the method set forth in the RMG.

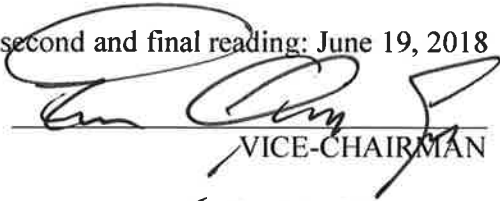
Applicant's plans, drawings, and specifications for such system shall be stamped by a licensed engineer fully qualified in the design, engineering, and operation of such systems. Applicant shall provide calculations indicating the Site's natural water run-off in its current condition compared to the water run-off for the developed Site. Systems that may be used to implement Storm Water Management regulations and conditions may include but are not limited to:

- | | | | |
|----|---------------------------------|----|-----------------------|
| a. | Detention Ponds | f. | Pervious Pavements |
| b. | Wet Detention Ponds | g. | Undisturbed Areas |
| c. | Deep Detention Ponds | h. | Green Space |
| d. | Chained /Series Detention Ponds | i. | Groundwater Recharge |
| e. | Bio-swales / Rain Garden | J. | Re-Use for Irrigation |

Open Space - Geographical areas depicted on Applicant's Master Rezoning Plan & Preliminary Open Space Plan consisting of Active Open Space & Recreational Open Space (Woodland).

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 19, 2018


VICE-CHAIRMAN

APPROVED: DISAPPROVED:


MAYOR

/mem

2018-0079 Rezoning from C-2 to R-4

