

First Reading: February 19, 2019
Second Reading: February 26, 2019

2018-222
MAP Engineers, LLC
District No. 2
Planning Alternate Version #3

ORDINANCE NO. 13441

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO AMEND AND LIFT CONDITIONS ON PROPERTY LOCATED AT 706, 710, AND 716 ASHLAND TERRACE, MORE PARTICULARLY DESCRIBED HEREIN.

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 lift conditions on property located at 706, 710, and 716 Ashland Terrace, more particularly described herein:

Three unplatted tracts of land located at 706, 710, and 716 Ashland Terrace, being the properties described in Deed Book 6083, Page 558, ROHC. Tax Map Nos. 109O-E-008, 009 and 010.

and as shown on the maps attached hereto and made a part hereof by reference.

SECTION 2. BE IT FURTHER ORDAINED, That the following conditions shall be amended as follows:

Amend Condition #2	“Building setback shall be no closer than: one hundred (100’) feet from the south property line” amended to “Building setback shall be no closer than ninety (90’) feet from the south property line”.
Amend Condition #3	“a sixty (60’) foot buffer of existing vegetation along the south property line” amended to read as “A sixty (60’) foot buffer of existing vegetation along the east property line”.

Amend Condition #3	A fifty (50') foot buffer of existing vegetation along the west property line where adjacent to R-1 Residential Zone. If any existing vegetation or existing trees two (2") inch caliber or larger are removed or damaged, trees shall be replaced on a two (2) for one (1) basis, minimum six (6') feet in height.
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SECTION 3. BE IT FURTHER ORDAINED, That the conditions shall be lifted as

follows:

Lift Condition #2	All existing easements are retained.
Lift Condition #2	Building setback shall be no closer than seventy (70') feet from the west property line.
Lift Condition #3	Retain/maintain fifty-six (56) Leyland Cypress planted fifteen (15') feet on center inside the existing natural buffer, except where sanitary sewer or EPB easements exists; for both easements, use alternate Type C buffer consisting of a double row (staggered) of screening shrubs spaced at maximum of seven (7') feet on center, to be installed at a minimum height of thirty-six (36") inches.

SECTION 4. BE IT FURTHER ORDAINED, That the new conditions shall be added as

follows:

- 1) Within two hundred fifty (250') feet of the Ashland Terrace right-of-way, the

following uses shall be prohibited:

- Adult Oriented Establishments
- Liquor Stores and Wineries
- Late Night Entertainment/Event Facility, and/or Nightclubs
- Hotels/Motels
- Hospital
- Off Premise Signs and Billboards
- Theaters, Bowling Alleys, Billiard Rooms, and other Indoor Amusement Establishments
- Open-Air Markets
- Miniature Golf Courses and other similar Outdoor Establishments
- Travel Trailer Camps and other Camping Facilities

- 2) The following shall apply beyond two hundred fifty (250') feet from the Ashland

Terrace right-of-way:

- Offices with associated Indoor Storage and mini-warehouses only
- Buildings shall not exceed two (2) stories in height
- Building setbacks shall be no closer than:

Ninety (90') feet from the south property line property line; and
 Eighty-five (85') feet from the east property line.

- Outdoor lighting shall be directed downward
- No dumpster located within one hundred (100') feet of the south property line
- Provide tree protection fencing on site during construction to protect the integrity of the natural buffer

3) The following shall apply to the R-1 Residential Zone only:

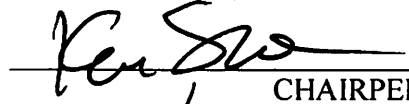
- A sixty (60') foot buffer of existing vegetation along the east property line.
- An eighty (80') foot buffer of existing vegetation along the south property line.
- A fifty (50') foot buffer of existing vegetation along the west property line where adjacent to R-1 Residential Zone. If any existing vegetation or trees two (2") inches caliber or larger are removed or damaged, trees shall be replaced on a two (2) for one (1) basis, minimum six (6') feet in height.

4) No overnight parking of commercial motor vehicles south of the line on the attached map.

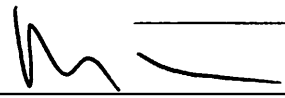
SECTION 5. BE IT FURTHER ORDAINED, That this Ordinance shall take effect on

April 1, 2019.

Passed on second and final reading: February 26, 2019

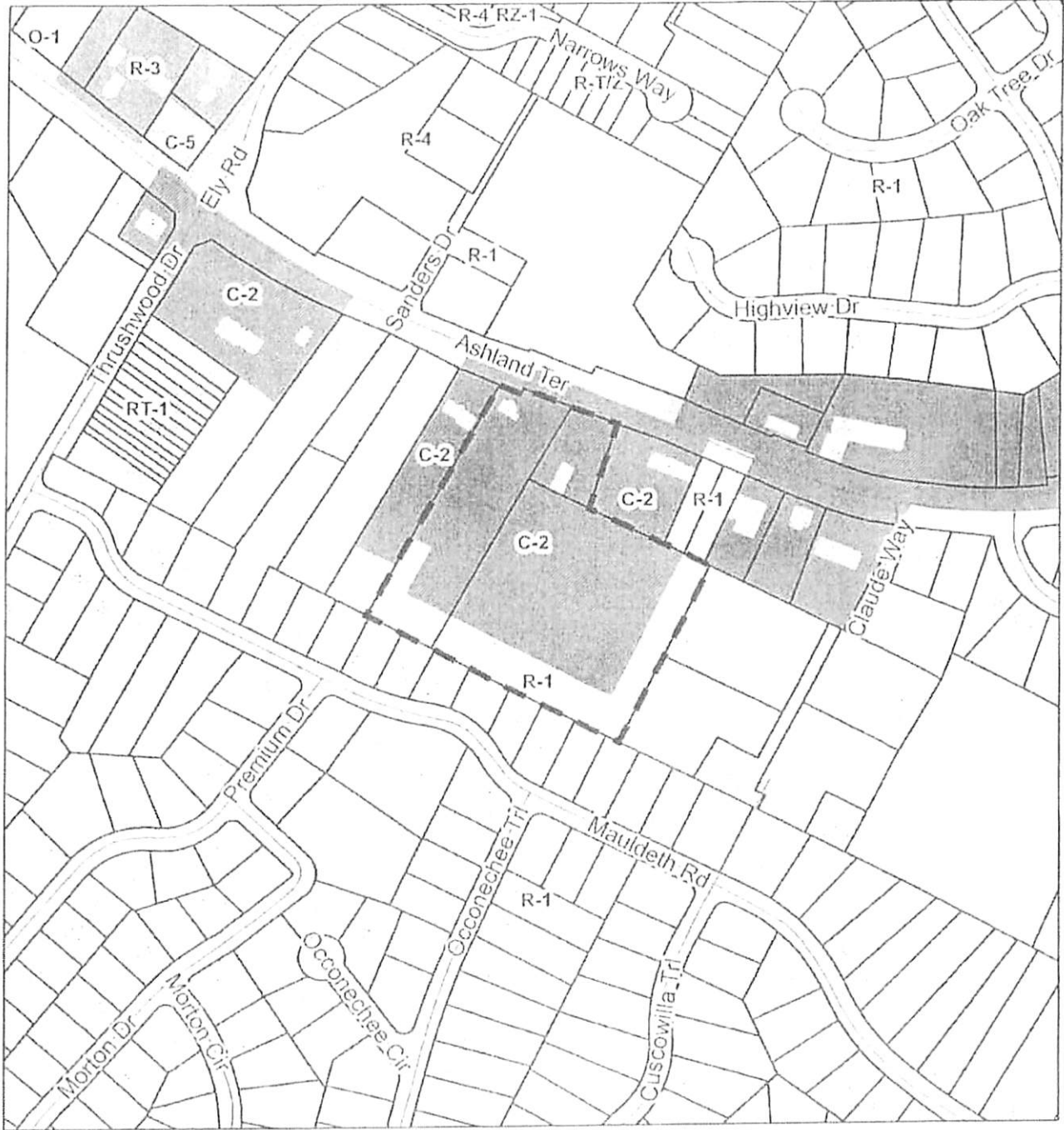

 CHAIRPERSON

APPROVED: DISAPPROVED:


 MAYOR

/mem/Plan Alternate v3

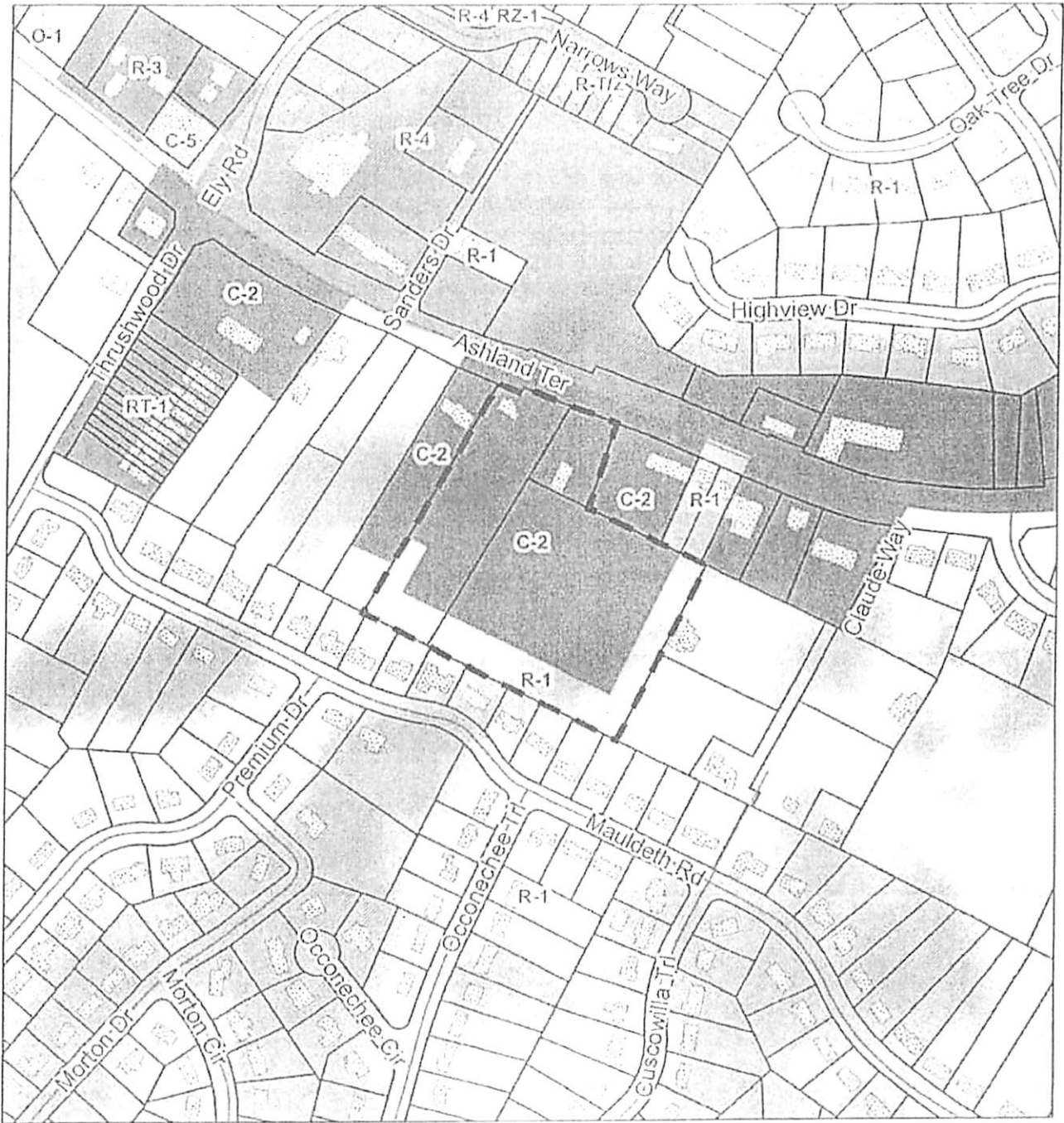
2018-0222 Lift and Amend Conditions



PLANNING COMMISSION RECOMMENDATION
FOR CASE 2018-222: Approve, subject to the list of
conditions in the Planning Commission Resolution.



2018-0222 Lift and Amend Conditions



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