

First Reading: February 14, 2023
Second Reading: February 21, 2023

2023-0015
Aventine Development Services
District No. 3
Planning Version

ORDINANCE NO. 13952

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION NOS. 1, 3, AND 6 OF ORDINANCE NO. 11827 AND ALL OTHER REMAINING CONDITIONS TO REMAIN VALID AND CARRY OVER FOR THE PROPERTIES LOCATED AT 5993, 5979, AND 5965 HIGHWAY 153, 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 lift Condition Nos. 1, 3, and 6 of Ordinance No. 11827 and all other remaining conditions to remain valid and carry over for the properties located at 5993, 5979, and 5965 Highway 153, more particularly described herein:

Lots 3, 6, and 1C, The Fountains Phase 1, Plat Book 89, Page 133, ROHC, Plat Book 95, Page 162, ROHC, and Plat Book 92, Page 150, ROHC and Deed Book 9545, Page 923, Deed Book 8710, Pages 280 and 302, ROHC. Tax Map Numbers 0911-A-001, 001.03 and 003.

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

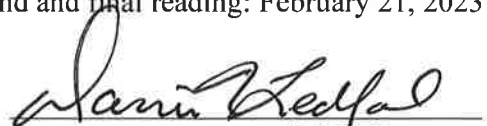
SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to the following conditions:

- 1) No access to Grubb Road;
- 2) Develop, design, and build traffic signals per City specifications and review and approval of City Traffic Engineer regarding signal design and not to be activated until full build out;
- 3) One hundred (100') foot screening/buffer from Grubb Road as shown on site plan and a fifty (50') foot screen and buffered area with Type B landscaping along the property line abutting the R-4 property on Grubb Road, landscaping along Grubb Road to consist of two (2) staggered rows of evergreen trees fifteen (15') feet on center at the bottom and top of slope to be two (2") inches caliber or six (6') feet tall;
- 4) Detention pond with capability of handling a fifty (50) year storm event;
- 5) All lighting directed toward the development and away from residential properties; and
- 6) Dumpster activity only from 7:00 AM to 7:00 PM.

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: February 21, 2023


CHAIRPERSON

APPROVED: DISAPPROVED:


MAYOR

/mem

2023-0015 Lift Conditions



2023-0015 Lift Conditions

