

First Reading: July 14, 2015
Second Reading: July 21, 2015

2015-073
Joshua Good of Land Titans Investments, LLC/
Robert Pettross
District No. 2
Planning Version

ORDINANCE NO. 12968

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 507 ASHLAND TERRACE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO O-1 OFFICE 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 507 Ashland Terrace, more particularly described herein:

An unplatted tract of land located at 507 Ashland Terrace, beginning at the right-of-way of Ashland Terrace and extending 221 feet in a northeasterly direction, being part of the property described in Deed Book 9580, Page 963, ROHC. Tax Map No. 109J-G-029 (Part).

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to O-1 Office Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved for an O-1 Office Zone only for the front half of the lot measuring 221 feet deep from the right-of-way of Ashland Terrace toward the interior of the property, subject to the following conditions:

1. Use of existing structure only;
2. Limited to one curb cut for ingress/egress onto Ashland Terrace;
3. Off-street parking limited to a maximum of eight (8) spaces;
4. No dumpsters permitted;
5. All exterior lighting shall be residential type and style. No commercial fixtures shall be allowed. If residential style fixtures are mounted on single posts, then the posts shall be no more than six (6) feet in height;
6. Type "C" landscape buffer to be provided along the property line where the O-1 Office Zone abuts the property line of the R-1A Residential Zone (City of Red Bank);
7. Except for the existing driveway, no surface parking shall be permitted between the structure and the primary street. Paving of the area between the structure and the primary street shall be limited only to approved access drive;
8. Signs incident to the permitted uses, except that only one (1) monument type sign shall be permitted, which sign shall be set back ten (10) feet from any property line. The sign shall not exceed forty-eight (48) square feet in area and shall not be more than four (4) feet in height. If illuminated, the sign shall be indirectly lit in such a way that the light source cannot be seen from any public way or adjoining property. The lighting intensity shall not exceed twenty-five (25) foot-candles at the face of the sign. No flashing or intermittent lights will be permitted, and no internally illuminated signs shall be permitted.

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: July 21, 2015

[Handwritten Signature]

CHAIRPERSON

APPROVED: ✓ DISAPPROVED:

[Handwritten Signature]

MAYOR

/mem



2015-073 Rezoning from R-1 to R-4

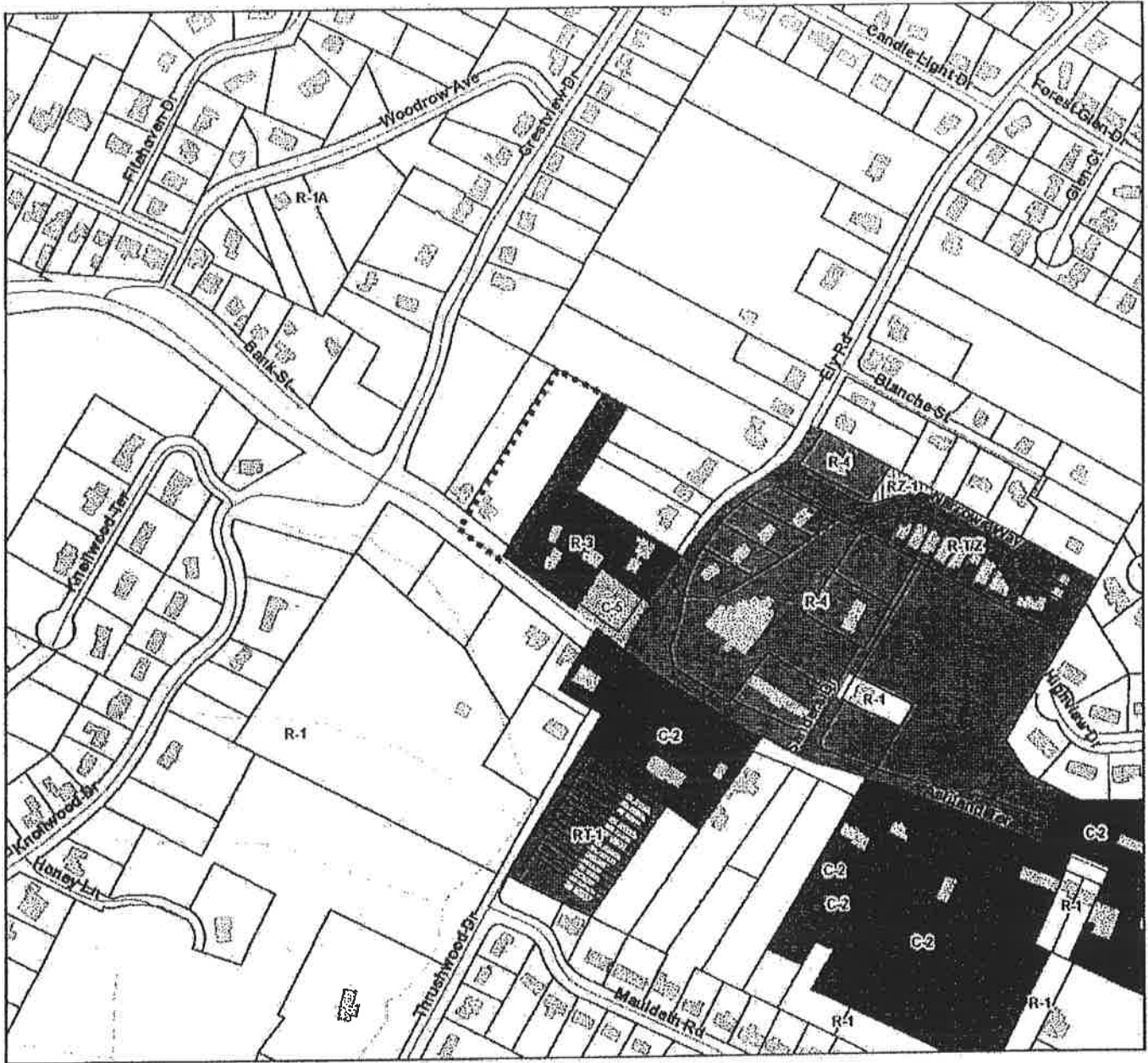
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-073: Deny for R-4 Special Zone but approve an O-1 Office Zone only for the front half of the lot measuring 221 feet deep from the right-of-way of Ashland Terrace toward the interior of the property subject to the conditions listed in the Planning Commission Resolution.



350 ft

Chattanooga Hamilton County Regional Planning Agency





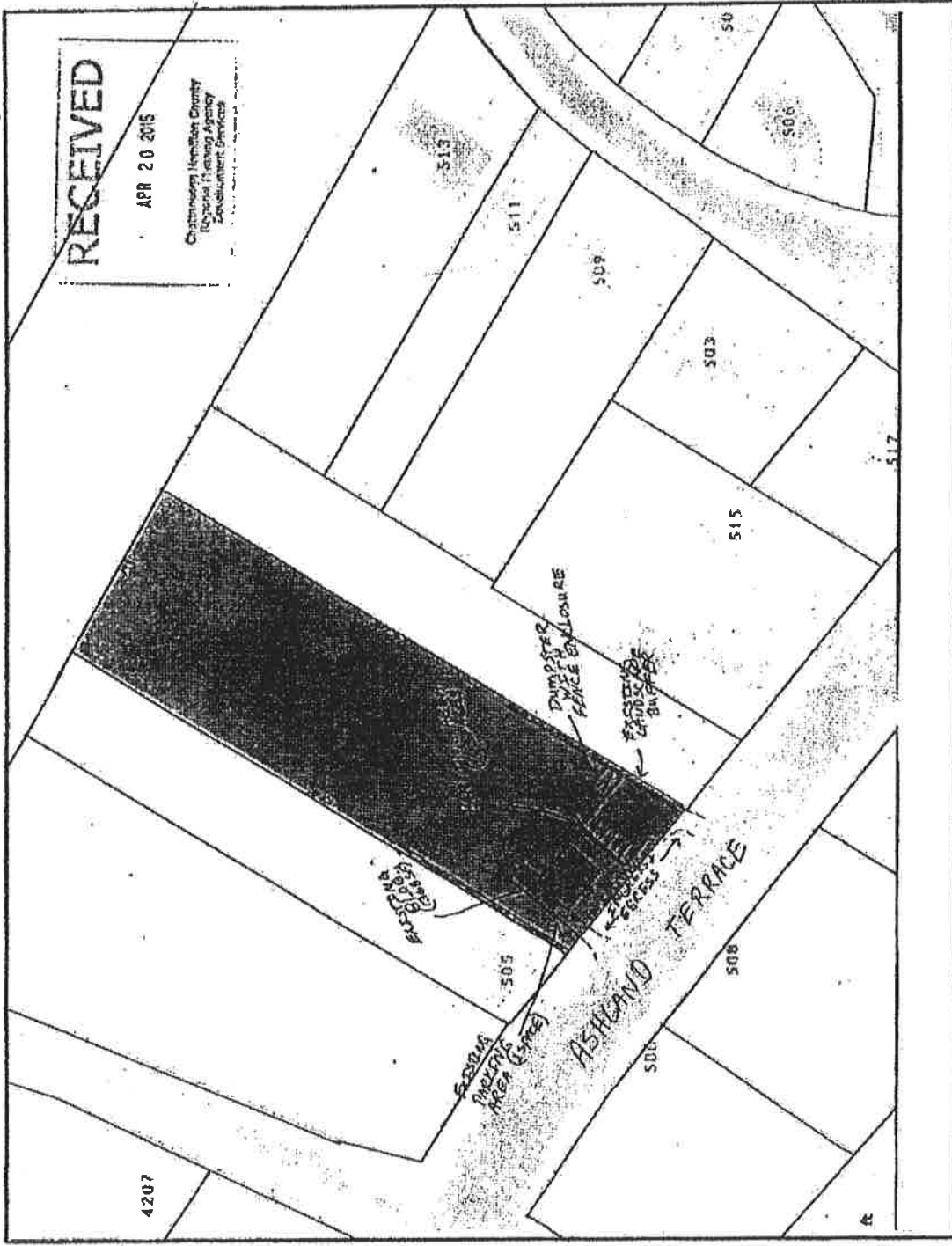
2015-073 Rezoning from R-1 to R-4



356 ft.

Chattanooga Hamilton County Regional Planning Agency

RPA



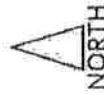
Site Plan

Case # 215-07

Total Acres being requested for rezoning or special permit: 4

Total number of dwelling units (if applicable): 0

Identify all items on the site plan that are listed in the RPA Site Plan Policy



Date Received 4/20/2015

Applicant Initial _____