

First Reading: July 30, 2024
Second Reading: August 6, 2024

2024-0127
BNTR SFROWNER LLC
c/o Travis Allen
District No. 4
Planning Version

ORDINANCE NO. 14140

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT AND AMEND CONDITIONS OF ORDINANCE NO. 13280 OF PREVIOUS CASE NO. 2018-0017, ON PROPERTIES LOCATED IN THE 1700 THROUGH 1900 BLOCKS OF HENEGAR CIRCLE, 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 and amend conditions of Ordinance No. 13280 of previous Case No. 2018-0017, on properties located in the 1700 through 1900 blocks of Henegar Circle, more particularly described herein:

Lot 1, Revised Plat of the Ziegler Townhomes, Lot 1, Plat Book 119, Page 177, ROHC, and being the properties described as Tracts 1 through 11 in Deed Book 13557, Page 462, ROHC. Tax Map Number 159H-B-014 COO 1 through 089.

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 approved to lift Condition No. 3 of Ordinance No. 13280 and to amend Conditions 4, 5, and 6 of Ordinance

No. 13280. The new conditions will read as follows:

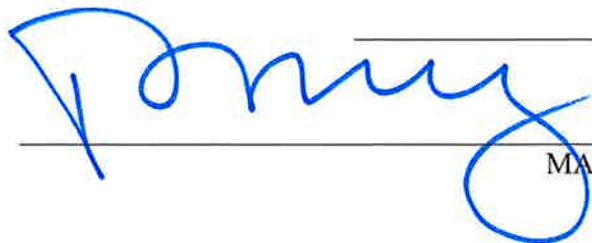
- 1) Limit building height to three (3) stories;
- 2) No parking garages are allowed;
- 3) A Type C buffer on the north side of the property; and
- 4) A fifteen (15') foot to twenty-five (25') foot wide area shall be graded to create earthen berms and graded areas for planting as shown on Exhibit A as prepared by MAP Engineers, dated 5/16/2024. Planting materials shall be provided as shown on Exhibit B as prepared by MAP Engineers dated 5/16/2024. Upon completion of the landscape buffer in substantially the form shown on Exhibit B attached hereto, the owner of the property shall have continuing and ongoing obligation to maintain, repair, upkeep, and preserve the landscape barrier in substantially the same condition as the same existed following initial completion.

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: August 6, 2024

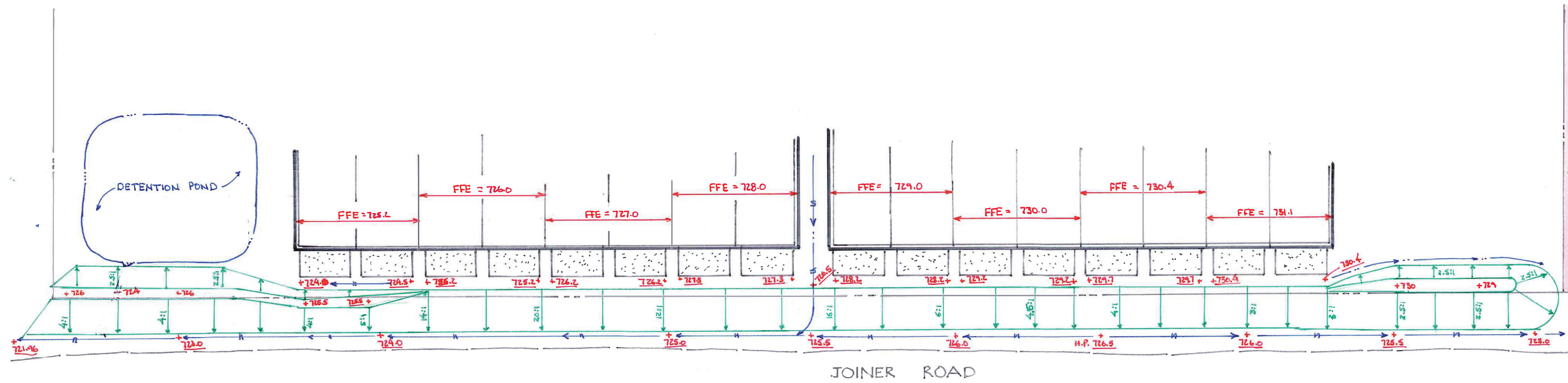


CHAIRPERSON
APPROVED: DISAPPROVED:



MAYOR

/mem

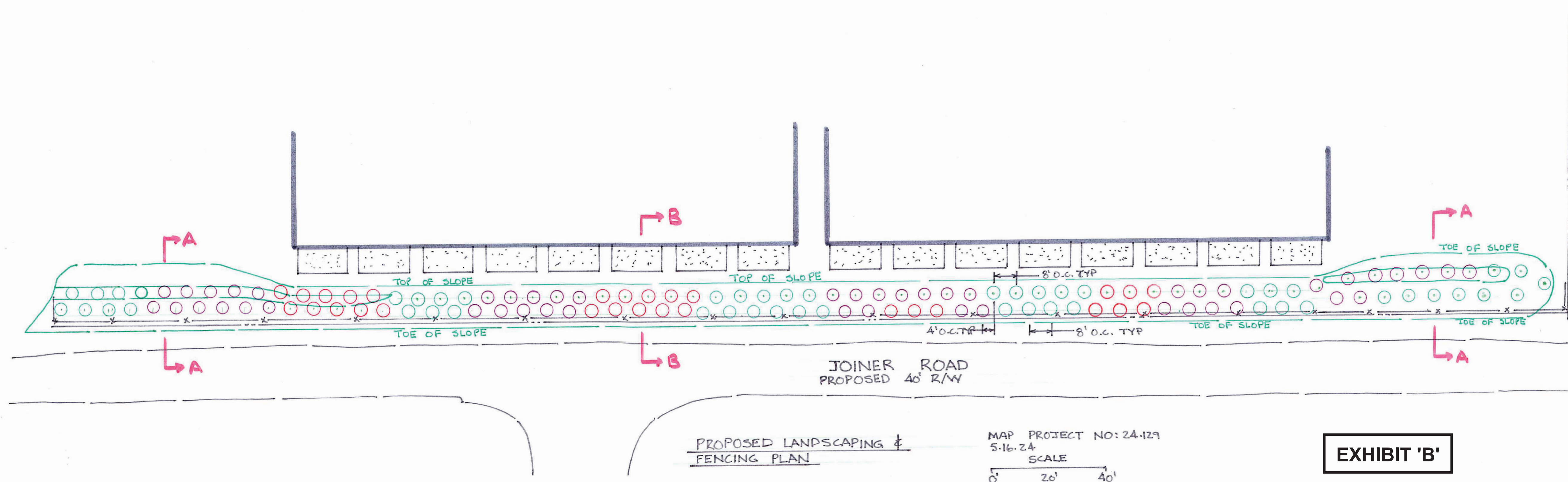


4' STRIP OF LAND
PURCHASED AND
MADE PART OF
THIS REQUEST
(TYP WHERE)

PROPOSED GRADING PLAN

MAP PROJECT NO: 24-129
5-16-24
SCALE
0' 20' 40'

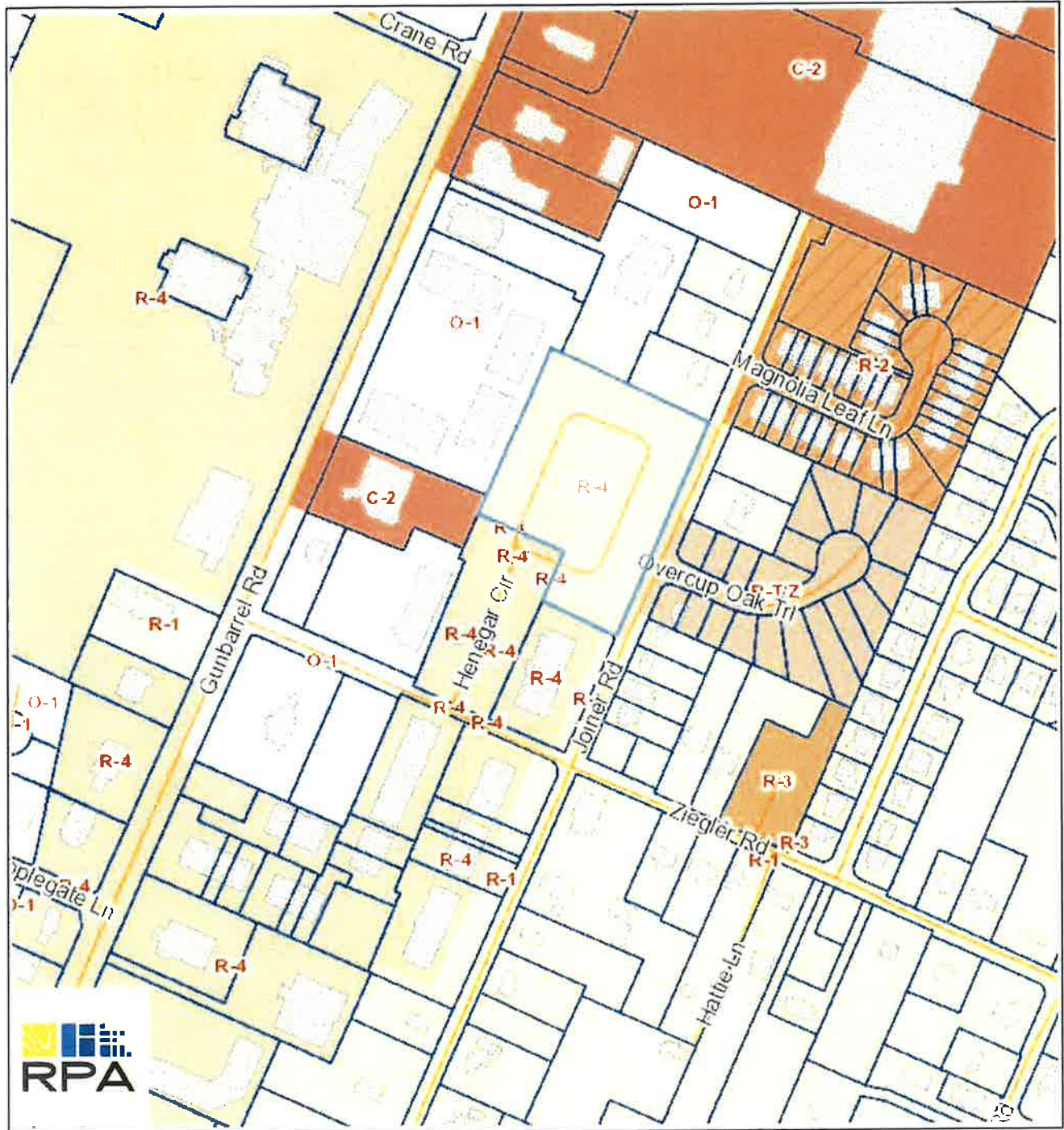
EXHIBIT 'A'



○○○ - PROPOSED
 EVERGREEN SHRUB
 550 LF ± NEW FENCE
 WITH BRICK COLUMNS

EXHIBIT 'B'

2024-0127 Amend Conditions



PLANNING COMMISSION RECOMMENDATION FOR CASE 2024-127: Approve to Lift Condition # 3 and to Amend Condition Numbers 4, 5, and 6 to read as follows: 1) Limit building height to three (3) stories; 2) No parking garages are allowed; 3) A Type C buffer on the north side of the property; and 4) A 15' to 25' wide area shall be graded to create earthen berms and graded areas for planting as shown on Exhibit A as prepared by MAP Engineers, dated 5/16/2024. Planting materials shall be provided as shown on Exhibit B as prepared by MAP Engineers dated 5/16/2024. Upon completion of the landscape buffer in substantially the form shown on Exhibit B attached hereto, the owner of the property shall have continuing and ongoing obligation to maintain, repair, upkeep and preserve the landscape barrier in substantially the same condition as the same existed following initial completion.