

1ST READING 3-16-04  
2ND READING 3-23-04  
3RD READING 3-23-04  
INDEX NO. \_\_\_\_\_

(2004-015)  
Jeff Carmack

ORDINANCE NO. 11538

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO AMEND CERTAIN CONDITIONS IMPOSED IN ORDINANCE NO. 11405, ON PROPERTY LOCATED AT 5809 WINDING LANE, BEING MORE PARTICULARLY DESCRIBED HEREIN, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to amend certain conditions imposed by Ordinance No. 11405 on the following tracts of land:

A tract of land located at 5809 Winding Lane. Lot 2, Robert E. Johnson Family Subdivision, Plat Book 68, Page 60, ROHC, being part of the property described in Deed Book 6356, Page 296, ROHC. Tax Map 99E-C-035 (part).

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

1. Condition No. 2 of Ordinance No. 11405, which states, "A fifty foot (50') buffer of existing vegetation along the property line abutting the rear lot lines of the properties facing Sutton Drive to remain;" is hereby deleted and the following be substituted in lieu thereof:

"A fifty foot (50') wide buffer along the rear property lines of the residential lots facing Sutton Drive to be regraded and planted with landscaping materials as proposed in the attached Grading and Landscaping Plan;"

2. An irrigation system for landscape buffer area and trees to be kept alive

for a minimum of five (5) years; if they die or are destroyed they are to be replaced with the same height as the planted trees that are still alive;

3. Lighting to be directed away from residential properties along Sutton Drive and Winding Lane;

4. A six foot (6') high white solid vinyl fence be constructed along the east property line of 908 Sutton Drive with one (1) row of Leyland Cypress trees six feet (6') in height and planted on ten foot (10') centers by the applicant;

5. All remaining conditions of Ordinance No. 11405, remain in full force and effect; and

6. All existing easements are retained.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage, as provided by law.

PASSED on Third and Final Reading

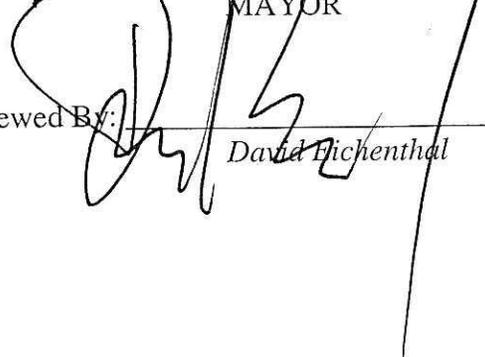
March 23, 2004.

  
CHAIRPERSON

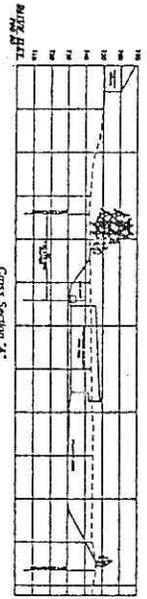
APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

DATE: 3/31, 2004

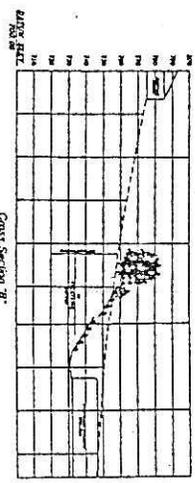
  
MAYOR

Reviewed By:   
David Eichenthal

AKS/pm

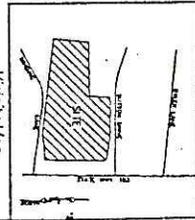


Cross Section A'

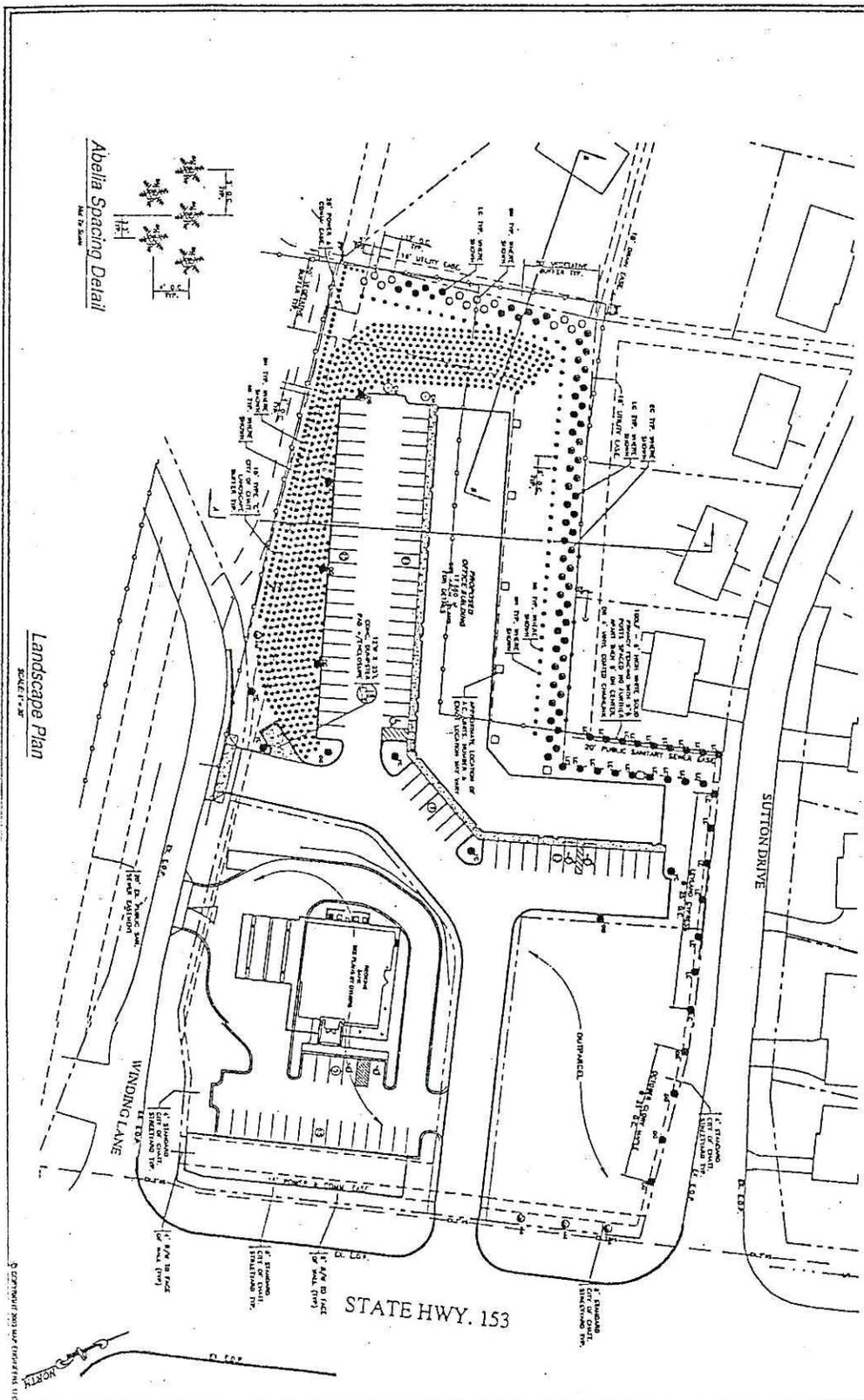


Cross Section B'

Plant	Quantity	Notes
Abelia	10	10' x 10' spacing
... (other plants)	...	...



Vicinity Map



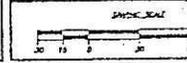
Abelia Spacing Detail

Landscape Plan

**HIGHWAY 153 COMMONS**

FOR:  
**JEFF CARMACK**  
 4513 HIXSON PIKE, SUITE 105  
 CHATTANOOGA, TN 37343

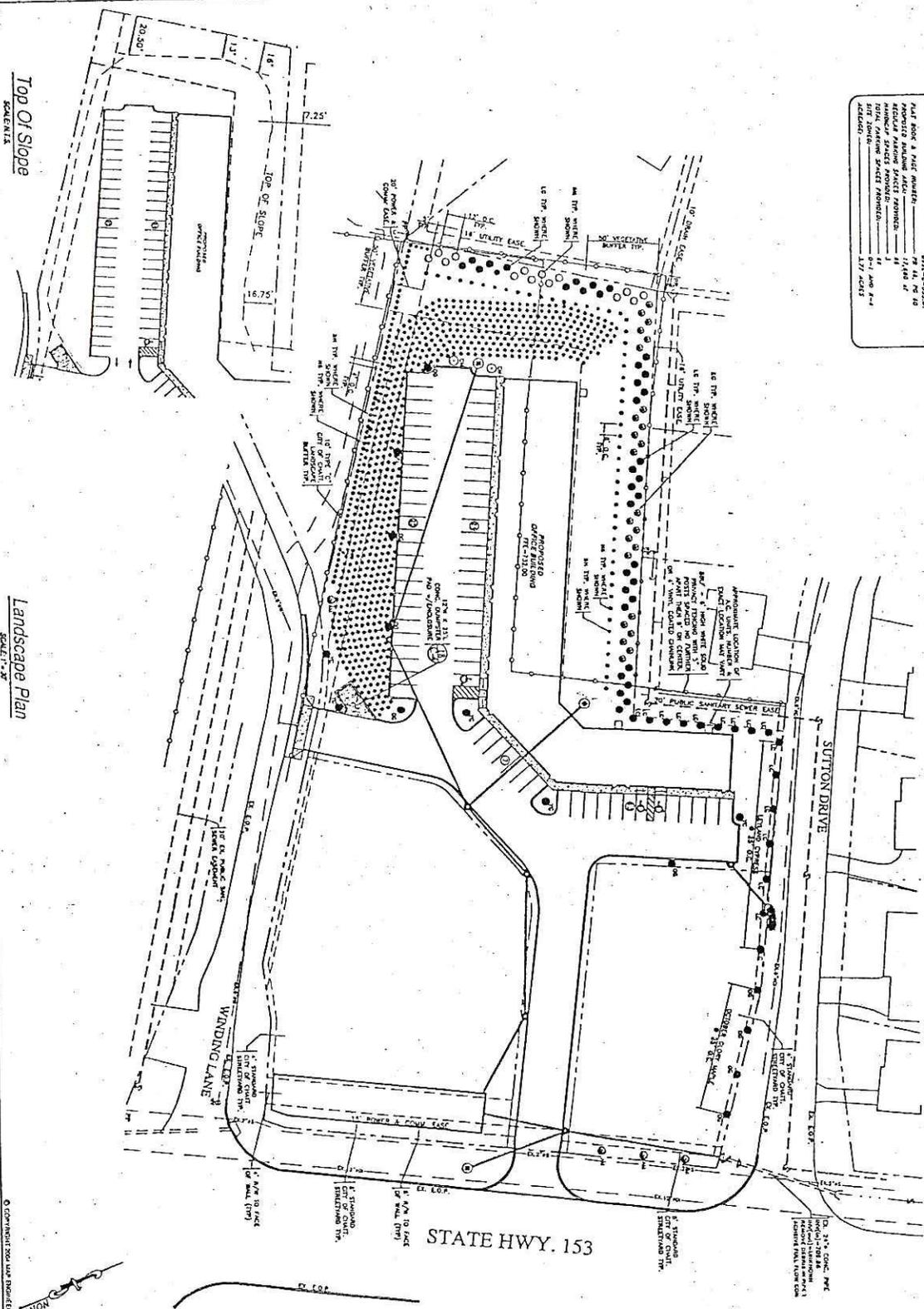
**MAP ENGINEERS L.L.C.**



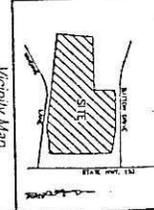
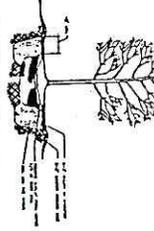
NO.	DATE	REVISIONS
1	01/15/04	Final Design
2	02/10/04	Revised Plantings
3	03/05/04	Final Plantings
4	04/15/04	Final Plantings
5	05/15/04	Final Plantings
6	06/15/04	Final Plantings
7	07/15/04	Final Plantings
8	08/15/04	Final Plantings
9	09/15/04	Final Plantings
10	10/15/04	Final Plantings
11	11/15/04	Final Plantings
12	12/15/04	Final Plantings

Item	Quantity	Unit	Notes
1	1	sq. ft.	Asph. Paved
2	1	sq. ft.	Grass
3	1	sq. ft.	Grass
4	1	sq. ft.	Grass
5	1	sq. ft.	Grass
6	1	sq. ft.	Grass
7	1	sq. ft.	Grass
8	1	sq. ft.	Grass
9	1	sq. ft.	Grass
10	1	sq. ft.	Grass
11	1	sq. ft.	Grass
12	1	sq. ft.	Grass
13	1	sq. ft.	Grass
14	1	sq. ft.	Grass
15	1	sq. ft.	Grass
16	1	sq. ft.	Grass
17	1	sq. ft.	Grass
18	1	sq. ft.	Grass
19	1	sq. ft.	Grass
20	1	sq. ft.	Grass
21	1	sq. ft.	Grass
22	1	sq. ft.	Grass
23	1	sq. ft.	Grass
24	1	sq. ft.	Grass
25	1	sq. ft.	Grass
26	1	sq. ft.	Grass
27	1	sq. ft.	Grass
28	1	sq. ft.	Grass
29	1	sq. ft.	Grass
30	1	sq. ft.	Grass
31	1	sq. ft.	Grass
32	1	sq. ft.	Grass
33	1	sq. ft.	Grass
34	1	sq. ft.	Grass
35	1	sq. ft.	Grass
36	1	sq. ft.	Grass
37	1	sq. ft.	Grass
38	1	sq. ft.	Grass
39	1	sq. ft.	Grass
40	1	sq. ft.	Grass
41	1	sq. ft.	Grass
42	1	sq. ft.	Grass
43	1	sq. ft.	Grass
44	1	sq. ft.	Grass
45	1	sq. ft.	Grass
46	1	sq. ft.	Grass
47	1	sq. ft.	Grass
48	1	sq. ft.	Grass
49	1	sq. ft.	Grass
50	1	sq. ft.	Grass

**SITE ANALYSIS**  
 PROPERTY ADDRESS: 4513 HIXSON PIKE, SUITE 105  
 CHATTANOOGA, TN 37334  
 DATE: 08/15/2018  
 PROJECT NO: 18-001  
 DRAWN BY: J. CARMACK  
 CHECKED BY: J. CARMACK  
 SCALE: AS SHOWN  
 SHEET NO: 1 OF 1



- LANDSCAPE NOTES**
1. All plantings shall be installed in accordance with the approved landscape plan.
  2. All plantings shall be installed in accordance with the approved landscape plan.
  3. All plantings shall be installed in accordance with the approved landscape plan.
  4. All plantings shall be installed in accordance with the approved landscape plan.
  5. All plantings shall be installed in accordance with the approved landscape plan.
  6. All plantings shall be installed in accordance with the approved landscape plan.
  7. All plantings shall be installed in accordance with the approved landscape plan.
  8. All plantings shall be installed in accordance with the approved landscape plan.
  9. All plantings shall be installed in accordance with the approved landscape plan.
  10. All plantings shall be installed in accordance with the approved landscape plan.



NO.	DATE	DESCRIPTION
1	08/15/2018	ISSUED FOR PERMIT
2	08/15/2018	ISSUED FOR PERMIT
3	08/15/2018	ISSUED FOR PERMIT
4	08/15/2018	ISSUED FOR PERMIT
5	08/15/2018	ISSUED FOR PERMIT
6	08/15/2018	ISSUED FOR PERMIT
7	08/15/2018	ISSUED FOR PERMIT
8	08/15/2018	ISSUED FOR PERMIT
9	08/15/2018	ISSUED FOR PERMIT
10	08/15/2018	ISSUED FOR PERMIT

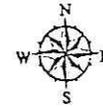
NO.	DATE	DESCRIPTION
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2	08/15/2018	ISSUED FOR PERMIT
3	08/15/2018	ISSUED FOR PERMIT
4	08/15/2018	ISSUED FOR PERMIT
5	08/15/2018	ISSUED FOR PERMIT
6	08/15/2018	ISSUED FOR PERMIT
7	08/15/2018	ISSUED FOR PERMIT
8	08/15/2018	ISSUED FOR PERMIT
9	08/15/2018	ISSUED FOR PERMIT
10	08/15/2018	ISSUED FOR PERMIT

**LANDSCAPE PLAN**

FOR  
**HIGHWAY 153 COMMONS**  
 JEFF CARMACK  
 4513 HIXSON PIKE, SUITE 105  
 CHATTANOOGA, TN 37334

**MAP ENGINEERS L.L.C.**  
 2000 Highway 153  
 Chattanooga, TN 37334  
 Phone: 423.266.5111  
 Fax: 423.266.5112  
 www.mapengineers.com





CHATTANOOGA

CASE NO: 2004-0015

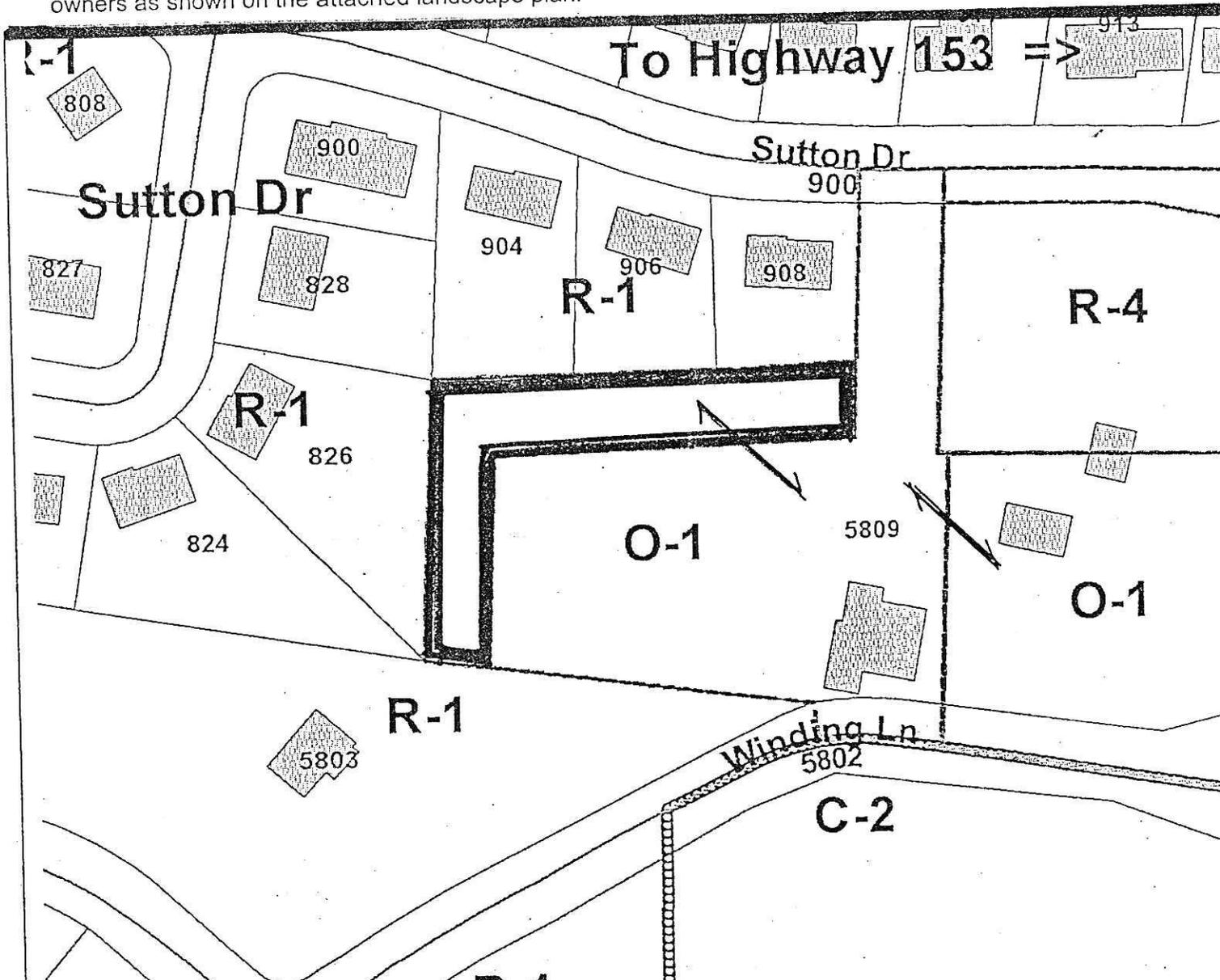
PC MEETING DATE: 1/12/2004 02/09/2004

LIFT CONDITION

1 in. = 100.0 feet

**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-015:** Approve, subject to:

- 1) Irrigation system for landscape buffer area and trees to be kept alive for a minimum of five years, if they die or are destroyed they are to be replaced with the same height as the planted trees that are still alive;
- 2) No lighting at rear of buildings; and
- 3) Leaving the 50 foot buffer area and upgrade the quality of its vegetative content between adjoining property owners as shown on the attached landscape plan.



**LIFT CONDITION ORD. # 11405 Item 2. A 50' buffer of existing vegetation along the property line abutting the rear lot lines of the properties facing Sutton Dr to**