

1ST READING 6-8-04  
2ND READING 6-15-04  
3RD READING 6-15-04  
INDEX NO. \_\_\_\_\_

2004-097  
Towne Center North, LLC

ORDINANCE NO. 11574

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 1000 BLOCK OF COWART DRIVE AND JOHN MARK ROAD TOGETHER WITH PART OF 5810 WINDING LANE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE AND R-4 SPECIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, 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 rezone:

Tracts of land located in the 1000 block of Cowart Drive and John Mark Road together with part of 5810 Winding Lane which is currently zoned R-1. Lot 59, 60, 61(part), 62, 63(part), 69, 72(part), and 75 thru 79, Overall Plan of Northern Hills Subdivision, Plat Book 21, Page 51, ROHC, Lots 2, 6, 7, 19 and 20, Revised Plan of the Leonard Hamil Subdivision, Plat Book 21, Page 96, ROHC, and several unplatted tracts of land located at 1001, 1002, 1008, 1009, 1013, 1014, 1018, 1025, 1027, and 1033 Cowart Drive, 1006, 1014, 1022, 1026, 1030, and 1040 John Mark Road, and part of 5810 Winding Lane currently zoned R-1 being part of the properties described in Deed Book 1423, Page 0651, Deed Book 1676, Page 0647, Deed Book 1738, Page 0441, Deed Book 1958, Page 0259, Deed Book 2204, Page 017, Deed Book 2542, Page 0708, Deed Book 2606, Page 0201, Deed Book 3026, Page 0462, Deed Book 3076, Page 0909, Deed Book 3171, Page 0864, Deed Book 3243, Page 0753, Deed Book 3501, Page 0471, Deed Book 3780, Page 0571, Deed Book 4037, Page 0456, Deed Book 4116, Page 0354, Deed Book 4145, Page 0373, Deed Book 4646, Page 0406, Deed Book 4972, Page 0608, Deed Book 5429,

Page 0271, Deed Book 5453, Page 0255, Deed Book 5576, Page 0688, Deed Book 5822, Page 0243, Deed Book 5945, Page 0774, Deed Book 6452, Page 0474, Deed Book 6455, Page 0432, and Deed Book 6841, Page 0606, ROHC. Tax Map 099L-D-001 thru 017, 099L-E-001 thru 007, 100I-A-001 thru 009, 100I-A-010A (part) and 100I-B-001.

from R-1 Residential Zone and R-4 Special Zone to C-2 Convenience Commercial Zone.

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

1. Lighting to be directed downward or shielded away from residential areas with no more than one candle light leaving the property;
2. A minimum Type B landscaping along Winding Lane; and
3. 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

June 15, \_\_\_\_\_, 2004.

W. Jack Benson  
CHAIRPERSON

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

DATE: 6/29, 2004

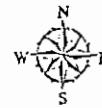
David Eichenthal  
MAYOR

Reviewed By: David Eichenthal

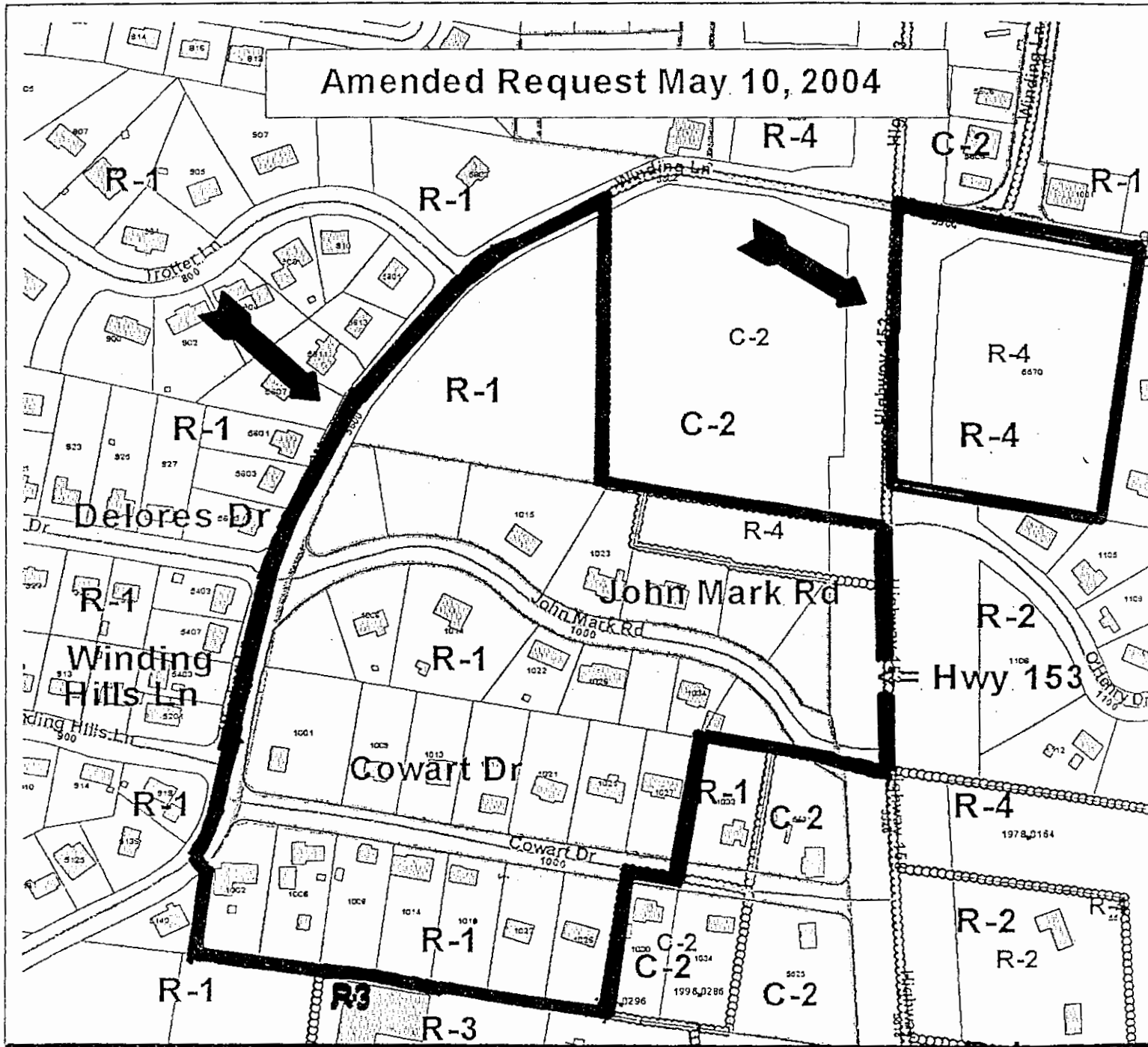
AKS/pm



CHATTANOOGA  
CASE NO: 2004-0097  
PC MEETING DATE: 5/10/2004  
FROM: R-1& R-4  
TO: C-2



1 in. = 250.0 feet



- PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-097:** Approve, subject to:
- 1) Lighting to be directed downward or shielded away from residential areas with no more than one candle light leaving the property;
  - 2) Work with the City Engineer on relocating of any sewer connections; and
  - 3) A minimum of Type B landscaping along Winding Lane.

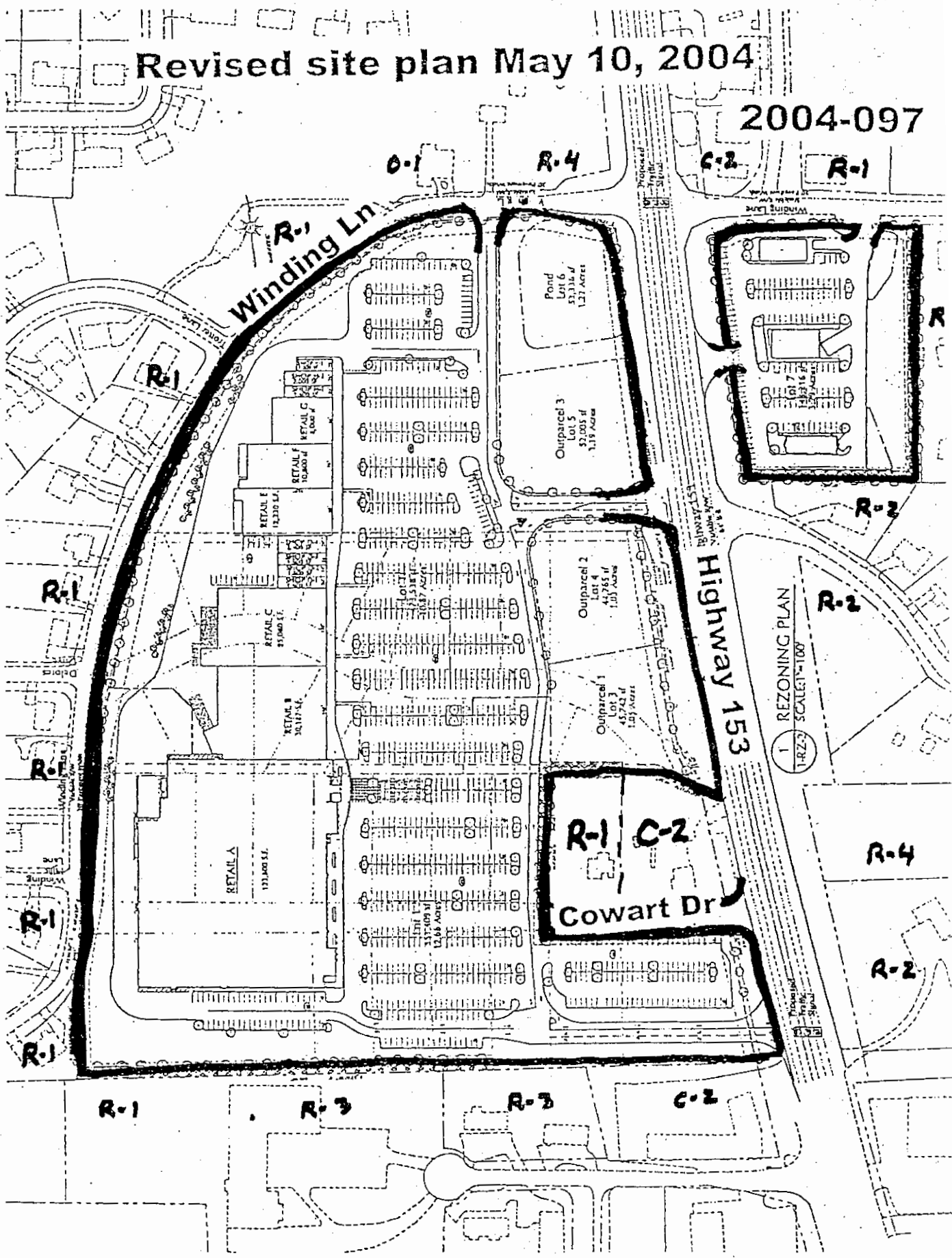
# Revised site plan May 10, 2004

2004-097

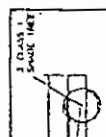


- DIRT AND SCREED SO THEY WILL REMAIN OPEN
- DUMPSTER/COMPACTOR SCREENING MUST HAVE A MINIMUM HEIGHT OF 1' 11"
- ALL FOUR SIDES MUST BE SCREENED
- DUMPSTER/COMPACTOR SCREENING MATERIALS CAN BE ANY COMBINATION OF WOODEN PALLET, WOOD, COMPOSITE OR METAL

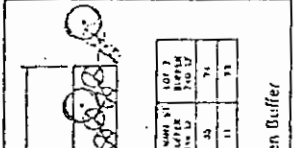
2 WOOD ENCLOSURE AND DUMPSTER PAD  
 2-RZ-2 NO SCALE



REZONING PLAN  
 1-R-2-3 SCALE: 1"=100'



NAME	LOT #	AREA	TYPE
RETAIL A	1	131,000 SF	RETAIL
RETAIL B	2	30,117 SF	RETAIL
RETAIL C	3	51,000 SF	RETAIL
RETAIL D	4	12,230 SF	RETAIL
RETAIL E	5	12,230 SF	RETAIL
RETAIL F	6	10,000 SF	RETAIL



# 2004-097 Sheet 2 of

Towne Center North, LLC  
 1200 Mountain Creek Road, Suite 200  
 Chattanooga, TN 37405  
 PHONE: 423.874.0811  
 FAX: 423.874.0748

## Lot Information

Site Area: 31.90 Acres

Tax Map No's:

099L-E-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 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799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Current Zoning: R-1, R-4, C-2

Current Use: Vacant and Single Family Residential

Proposed Zoning: C-2, Convenience Commercial Zone

Proposed Use: Retail

Maximum Building SF 300,000 sf

Maximum Building Height: 35'

Buffers:

8' Streetscape Buffer along Hwy 153 R/W

4' Streetscape Buffer along Winding Lane R/W

Adjacent to Residential Zoning 20' Type B Screen Buffer

Building Setbacks:

25' from ultimate R/W

10' Side Yard

25' Rear Yard adjacent to residential Zone

Parking Field (no existing parking field)

Bay Spacing 63' Center-to-Center or 60' Center-to-Center\*

Parking Stall Size 9' (w)x18'(l) with 27' drive aisle\* or 9' (w)x19'(l) with 25' drive aisle\* or 9' (w)x18'(l) with 24' drive aisle\*

Minimum Parking Ratio: 1 space/250 sf retail space

Maximum Parking Ratio: 1 space/167 sf retail space

\* Depends on Tenant Criteria

1. Traffic Impact Analysis is being developed and will be submitted to the Tennessee Department of Transportation and the City of Chattanooga for review and approval. Upon agency approval of the TIA, improvements will be incorporated and driveway permits will be submitted for approval.
2. Non-standard improvements within the State D.O.T. right-of-way require an encroachment agreement with the state.
3. Sewer, Water, Gas Telephone, and Electrical Utilities are available in the U.S. Highway 153 Right-of-Way.
4. John Mark Drive and Cowart Drive will be abandoned as part of this project.
5. In accordance with City of Chattanooga Subdivision Regulations, the developer will record final plat for formal subdivision of the site.
6. An approved Erosion Control and Sedimentation Plan is required prior to commencement of any grading activities.
7. Stormwater Best Management Practices are required for the site and on-site stormwater controls will be utilized.
8. Landscaping is schematic and will receive staff review and approval.

