

1ST READING 6-14-05  
2ND READING 6-21-05  
INDEX NO. \_\_\_\_\_

2005-048  
DeFoor Brothers Development, LLC

ORDINANCE NO. 11694

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 2400 BLOCK OF ELAM LANE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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:

Lots 1 thru 4, Final Plan of Family Forest Subdivision, Plat Book 31, Page 138, ROHC, and Lot 4, W. E. Bynum Resubdivision, Plat Book 44, Page 328, ROHC, Deed Book 2636, Page 935, Deed Book 2653, Page 464, Deed Book 4818, Page 662, Deed Book 6777, Page 630, and Tracts 1 and 2 of Deed Book 6920, Page 427, ROHC. Tax Map 149A-B-005, 005.01, 005.02, 005.03 and 006.

from R-1 Residential Zone to R-4 Special Zone.

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

1. Approval of traffic circulation by the City Traffic Engineer for the overall site plan; and
2. All existing easements being retained.

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

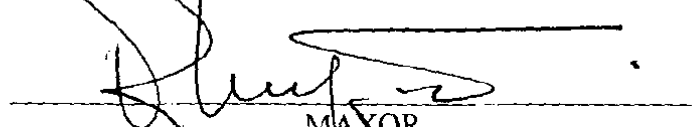
PASSED on Second and Final Reading

June 21, 2005.

  
CHAIRPERSON

APPROVED:  DISAPPROVED:

DATE: June 24, 2005

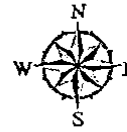
  
MAYOR

AKS/add

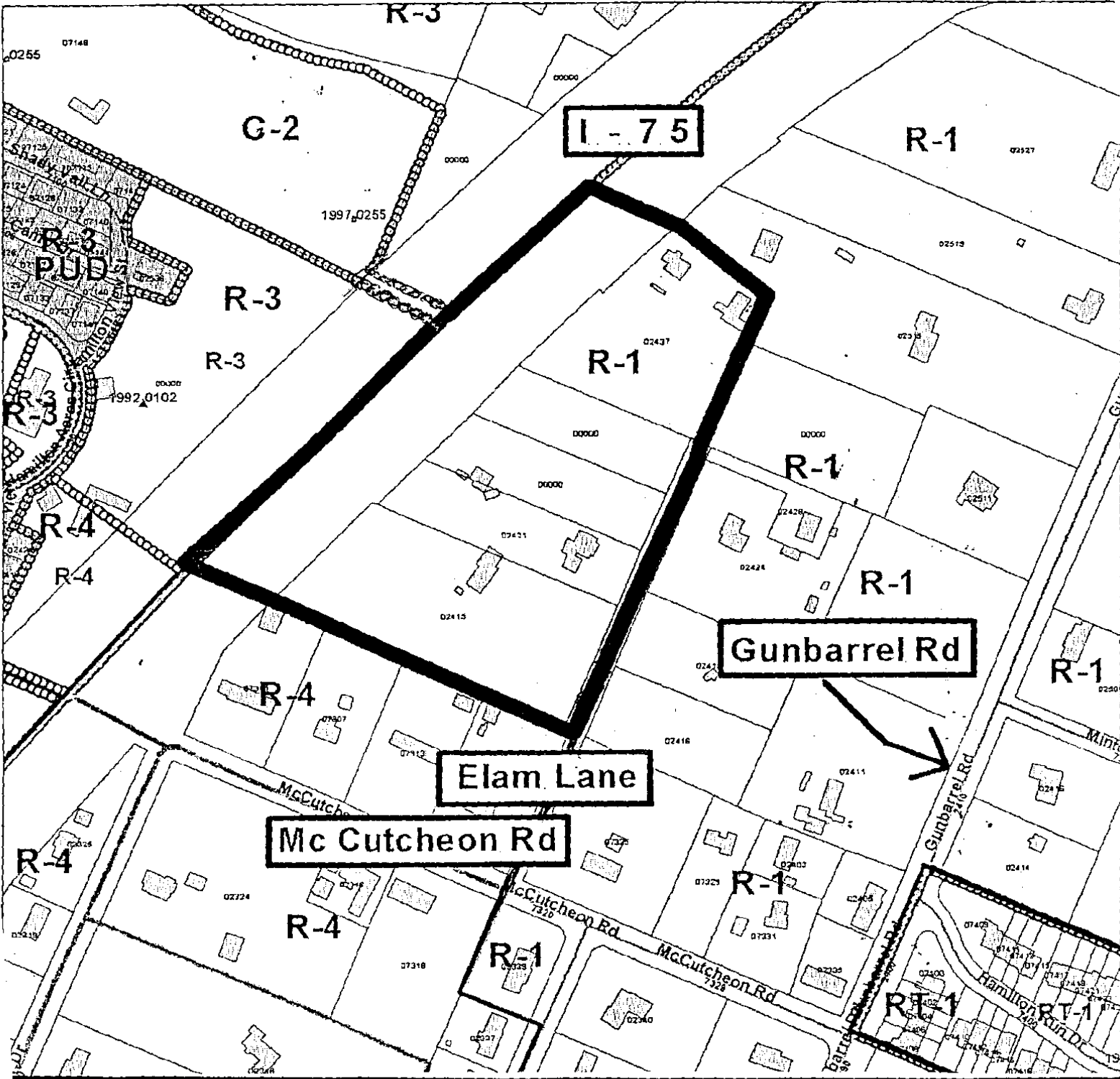
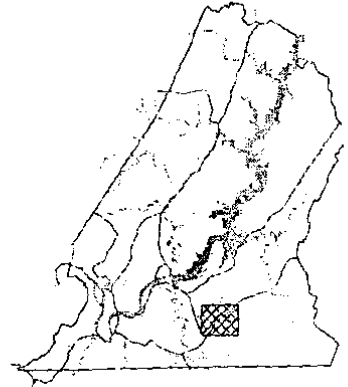
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2005-0048  
PC MEETING DATE: 4/11/2005 5/09/05  
FROM: R-1  
TO: R-4



1 in. = 250.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-048: Approve, subject to approval of traffic circulation by the City Traffic Engineer for the overall site plan

2005-048

PROPOSED R-4 ZONING LIMIT

10 FOOT LANDSCAPE BUFFER

10 FOOT LANDSCAPE BUFFER

25 FOOT SETBACK  
50 FOOT SETBACK

INTERSTATE 75

80,000 SF OFFICE BLDG.  
400 PARKING SPACES REQ'D.

490 PARKING SPACES SHOWN

1-9000 SF OFFICE BLDGS.  
90 PARKING SPACES REQ'D.

GUNBARREL ROAD

ELAM LANE

327

**RECEIVED**  
MAY 4 2005  
Chattanooga Hamilton County  
Regional Planning Agency  
Development Services

McOUTCHEN ROAD

TIMBERLANE TERRACE

MASTER PLAN

SCALE: 1" = 200'  
4/22/2005



FMA