

1ST READING 7-12-05  
2ND READING 7-19-05  
INDEX NO. \_\_\_\_\_

2005-106  
Ken DeFoor

ORDINANCE NO. 11718

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, THE 2300 BLOCK OF NAPIER DRIVE, THE 2300 BLOCK OF TIMBERLANE TRAIL, THE 7300 BLOCK OF MCCUTCHEON ROAD, AND 7315 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL ZONE TO R-4 MXU-OZ MIXED USE OVERLAY 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:

Lots 1 thru 4A, Baumgardner Estates, Plat Book 37, Page 174, ROHC, Deed Book 6681, Pages 367 and 416, ROHC, Lot 1, DeFoor Brother's Subdivision, Plat Book 74, Page 143, ROHC, Lot 1 thru 4, Family Forest Subdivision, Plat Book 31, Page 138, ROHC, Deed Book 4818, Page 662, Deed Book 6920, Page 427, ROHC, Deed Book 2636, Page 935, ROHC, Deed Book 2653, Page 464, ROHC, Lot 2(part) and Lot 4, Block A, J L Jenkins Subdivision, Plat Book 10, Page 49, ROHC, Deed Book 6357, Page 455, Deed Book 7373, Page 266, Deed Book 7377, Page 906, Deed Book 7260, Page 359, ROHC, Lot 3 thru 5, Resubdivision of the Robinson and Murray Subdivision, Plat Book 29, Page 228, ROHC, Deed Book 6979, Page 402 and 434, Deed Book 7395, Page 831, ROHC, Part of Lot A and B thru D, Revised J L Jenkins Subdivision, Plat Book 17, Page 20, ROHC, Deed Book 7377, Page 899 and 927, Deed Book 7472, Page 428, and Deed Book 7373, Page 260, ROHC, Part of Lot 1, Robinson and Murray Subdivision, Plat Book 11, Page 27, ROHC, Deed Book 7378, Page 571, ROHC, Lot 1 thru 6, Timberland Subdivision, Plat Book 20, Page 73, ROHC, Deed Book 7472, Page 424, 246, 430, and 434, Deed Book 7391, Page 211, and Deed Book 7377, Page 890, ROHC, and Lot 4, W E Bynum Subdivision, Plat Book 44, Page 328, ROHC, Deed Book 6777, Page 630, ROHC. Tax Map 149A-B-001 thru 006, 149H-A-002.02 thru 007, 149H-A-009 thru 014, 149H-A-019, 149H-A-02100, 022 and 022.02.

from R-4 Special Zone to R-4 MXU-OZ Mixed Use Overlay Zone.

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

1. Review by the City Traffic Engineer;
2. Developer to design and install traffic signal at intersection of Timberlane Trail and Shallowford Road. Signal shall tie into existing signalized network in area;
3. Developer shall dedicate to City of Chattanooga the necessary right-of-way along Shallowford Road and Timberlane Trail to accommodate the proposed roadway improvements as outlined in the Traffic Impact Analysis.
4. Developer to improve Timberlane Trail to be three (3) lanes at the intersection with Shallowford Road, as outlined in the Traffic Study;
5. Developer to contribute up to fifty percent (50%) of the costs to procure the additional right-of-way from New Hope Presbyterian Church required to construct two (2) additional lanes of traffic on Shallowford Road;
6. Developer to provide preliminary drawings to the City of Chattanooga outlining the new lane configurations and right-of-way necessary to be obtained from New Hope Presbyterian Church, between Timberlane Trail and Napier Drive;
7. Developer will discourage traffic from entering McCutcheon Road east of Timberlane Trail; and
8. 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

July 19, 2005.

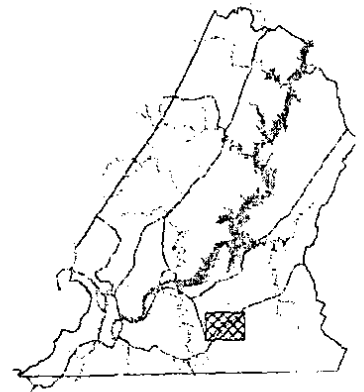
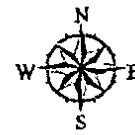
Sally Robinson  
CHAIRPERSON

APPROVED:  DISAPPROVED:

DATE: July 24 '05, 2005

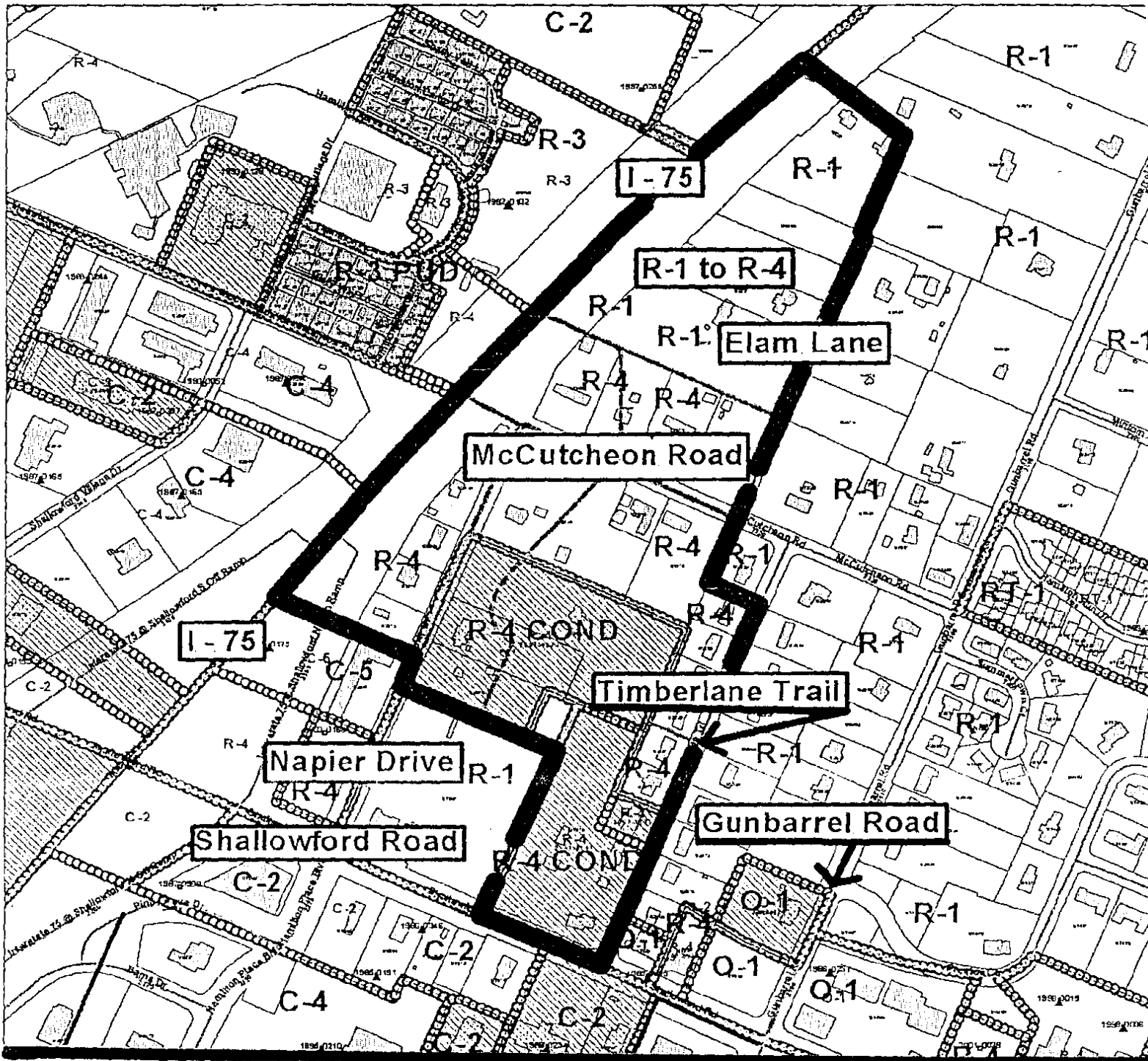
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[Signature]  
MAYOR



# R-4 Mixed Use Overlay Zone

1 in. = 400.0 feet

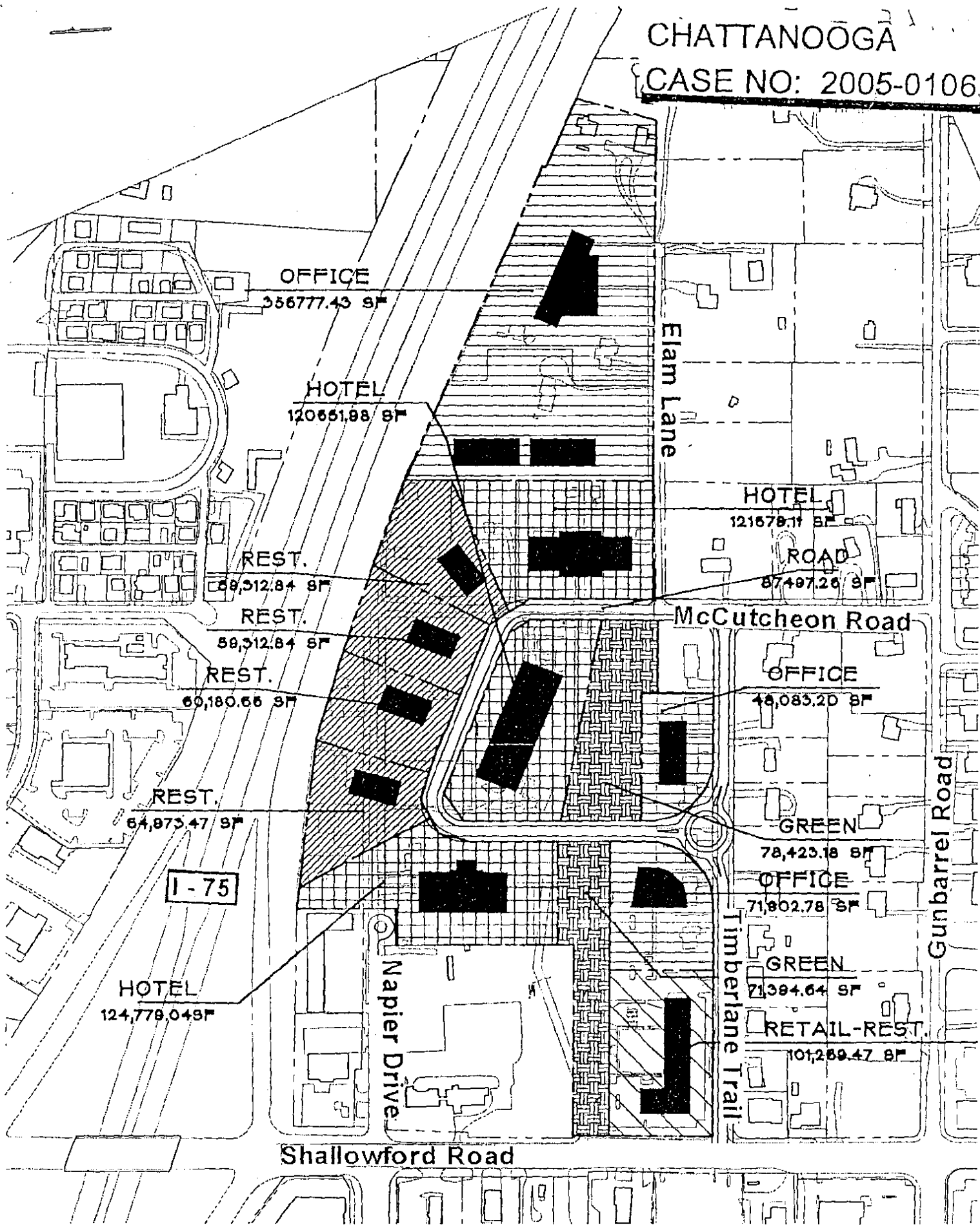


**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-106:** Approve, subject to:

- 1) Review by the City Traffic Engineer; and
- 2) The new R-4 MXU-OZ being approved by the City Council.

CHATTANOOGA

CASE NO: 2005-0106



MASTER PLAN R-4 OVERLAY ZONE

SCALE: 1" = 300'



**PROPOSED SITE R-4 OVERLAY ZONE: SQUARE FOOTAGES**

RESTAURANTS	RETAIL	HOTELS	OFFICE/RESIDENTIAL	GREEN SPACE	ROADS
60,180.66					
59,312.84		121,679.11	356,777.43		
64,973.47		120,651.98	71,902.78	78,423.18	
61,251.58	101,269.47	124,779.04	48,083.20	71,394.64	87,497.26
245,718.55	101,269.47	367,110.13	476,763.41	149,817.82	87,497.26
17.21%	7.09%	25.70%	33.38%	10.49%	6.13%

**SUMMARY**

	SF	ACRES	% OF SITE
HOTELS	367,110.13	8.43	25.70%
RESTAURANT + RETAIL	346,988.02	7.97	24.30%

**TOTAL COMMERCIAL (PERCENT OF TOTAL SITE) 50.00%**

TOTAL GREEN SPACE	149,817.82	3.44	10.49%
TOTAL OFFICE	476,763.41	10.94	33.38%
SUB-TOTAL	1,340,679.38	30.78	93.87%
ROADS	87,497.26	2.01	6.13%
GRAND TOTAL	1,428,176.64	32.79	100.00%