

1ST READING 11-14-06  
2ND READING 11-21-06  
INDEX NO. \_\_\_\_\_

2006-214  
DeFoor Brothers Development

ORDINANCE NO. 11915

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 2430 TIMBERLANE TRAIL, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO MXU MIXED USE ZONE.

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:

Lot B and C, Timberland Subdivision, Plat Book 20, Page 73, ROHC, being described as Tracts 1 and 2 of Deed Book 1504, Page 35, ROHC. Tax Map 149H-G-011.

from R-1 Residential Zone to MXU Mixed Use Zone.

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

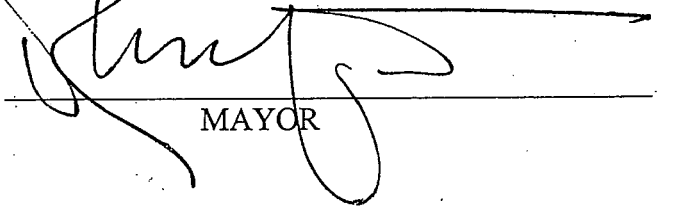
PASSED on Second and Final Reading

November 21, 2006.

  
CHAIRPERSON

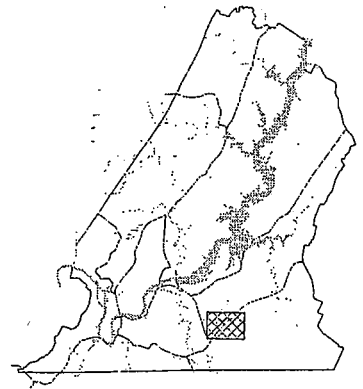
APPROVED:  DISAPPROVED:

DATE: \_\_\_\_\_, 2006

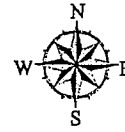
  
MAYOR

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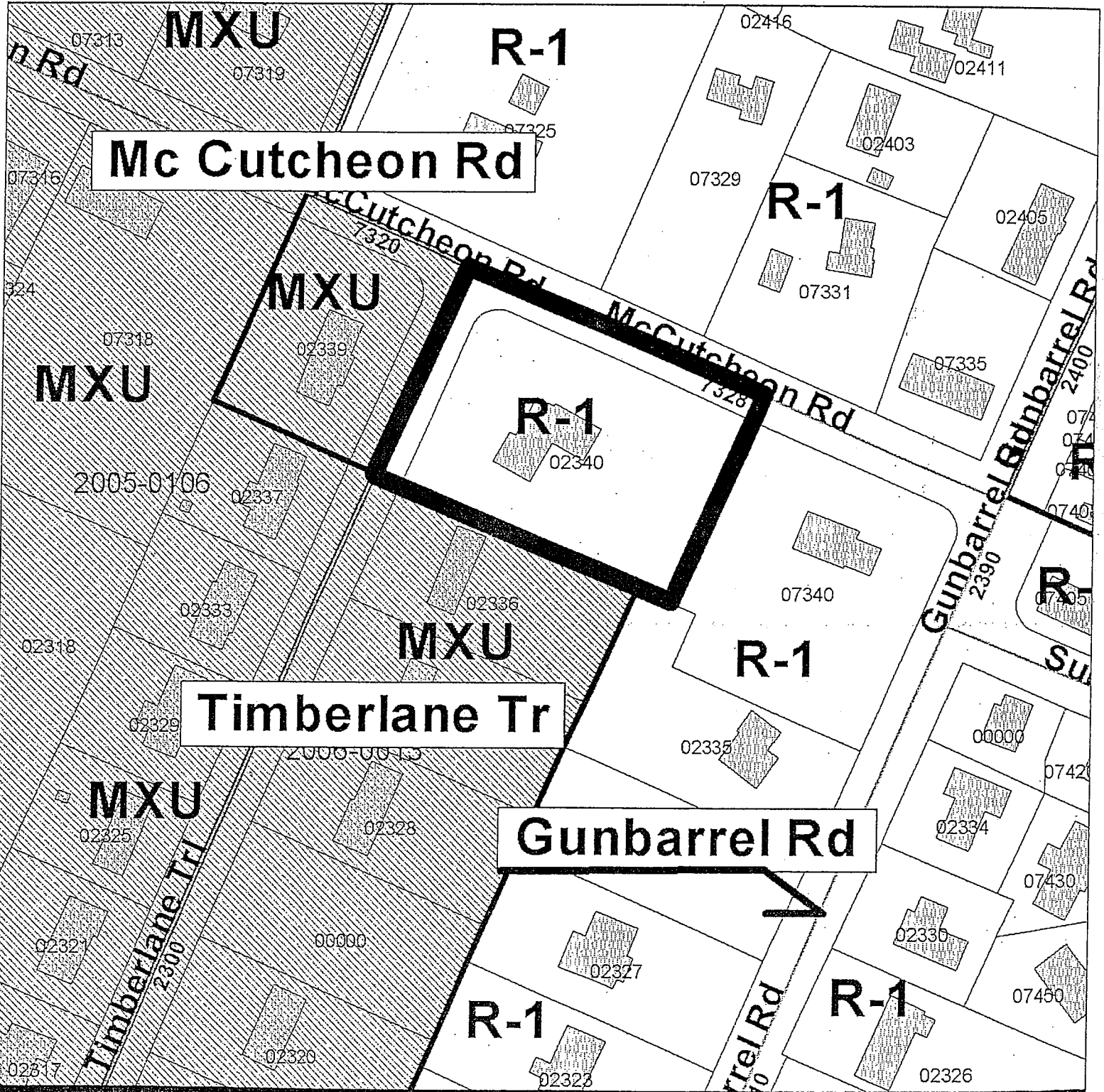
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2006-0214  
PC MEETING DATE: 10/9/2006  
FROM: R-1  
TO: MXU



1 in. = 120.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-214: Approve

**PROPOSED MIXED USE DEVELOPMENT  
SHALLOWFORD RD. & TIMBERLANE TRL.  
CHATTANOOGA, TN *NEW MASTER PLAN***

**ARTECH**  
RETAIL  
ARCHITECTURE  
& INTERIORS

ARTECH DESIGN GROUP, INC.  
1410 COWART STREET  
CHATTANOOGA, TN 37408  
423.265.4313

**2006-214**  
**10/06/06**  
**1 of 2**

JOB NO. 05-066

DATE 10-05-06

**CP-17**

**ZONING SUMMARY**

PARCEL # 1 10.9 ACRES C-4 (PROPOSED)  
PARCELS #2 THRU #9 (25.6 acres) MXU-OZ

**MIXED USE OVERLAY ZONE REQUIREMENTS**

ACREAGE TOTAL 25.6 ACRES

FUNCTION (USE)	ALLOWABLE AREA	PROPOSED AREA (PARCEL #)
CIVIC USE (10% MIN.)	2.6 ACRES	4.2 AC (7,8)
LODGING & RETAIL (50% MAX.)	12.8 ACRES	12.8 AC (2, 3, 4, 6 & 9)
RETAIL/REST. (35% MAX.)	9.0 ACRES	7.8 AC (2, 3, & 4)
LODGING @ 50% MAX.	12.8 ACRES	5.2 AC (6, 9)
RESIDENTIAL UNITS (800 S.F./ACRE)	21 (REQUIRED)	21 (5 & 10)

SUMMARY	PROPOSED USE	BLDG.S.F.	PARCEL SIZE
PARCEL #1	RETAIL	100,686 S.F. (RETAIL)	10.9 ACRES
PARCEL #2	RETAIL	36,300 S.F.	3.7 ACRES
PARCEL #3	DINING	8,880 S.F.	1.4 ACRES
PARCEL #4	RETAIL	31,158 S.F.	3.4 ACRES
PARCEL #5	OFFICE/RESIDENTIAL	7,623 S.F.	1.8 ACRES
PARCEL #6	HOTEL	14,326 S.F.	2.9 ACRES
PARCEL #7	CIVIC/DRAINAGE	N/A	.84 ACRES
PARCEL #8	CIVIC/DRAINAGE	N/A	3.4 ACRES
PARCEL #9	HOTEL	18,000 S.F.	.84 ACRES
PARCEL #10	OFFICE/RESIDENTIAL	N/A	5.9 ACRES
TOTAL ACRES USED			36.5 ACRES
TOTAL ACRES ROADS			4.5 ACRES
TOTAL ACRES OVERALL			41.0 ACRES

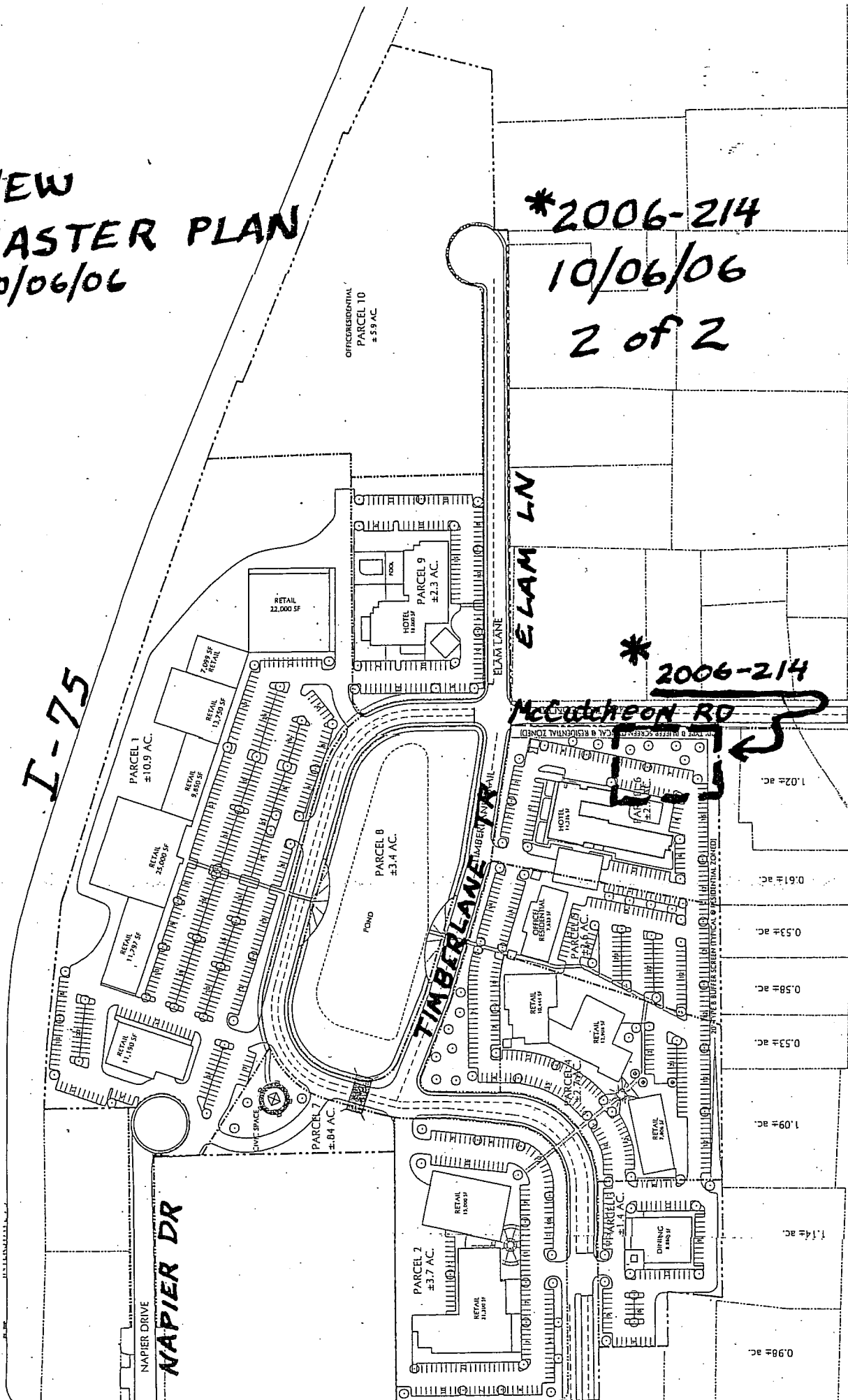
**PARKING SUMMARY**

PARCEL	REQUIRED	PROVIDED	PARCEL	REQUIRED	PROVIDED
PARCEL 1 (C-4)			PARCEL 6 (MXU-OZ)		
RETAIL (4/1000 SF)	403	470	LODGING	137	147
PARCEL 2 (MXU-OZ)			PARCEL 7 (MXU-OZ)		
RETAIL (4/1000 SF)	145	150	CIVIC	N/A	N/A
PARCEL 3 (MXU-OZ)			PARCEL 8 (MXU-OZ)		
DINING (1/75 SF)	118	78	CIVIC	N/A	N/A
PARCEL 4 (MXU-OZ)			PARCEL 9 (MXU-OZ)		
RETAIL	125	114	LODGING	137	121
PARCEL 5 (MXU-OZ)			TOTAL:	1095	1260
OFFICE/RESIDENTIAL	30	180			

NOTE: TOTAL PARKING EXCEEDS MINIMUM REQUIREMENTS - SHARED PARKING IS PLANNED FOR VARIOUS USES.

NEW  
MASTER PLAN  
10/06/06

\*2006-214  
10/06/06  
2 of 2



CONCEPTUAL SITE PLAN

SCALE: 1" = 100'

GUNBARREL RD