

1ST READING 4-8-08
2ND READING 4-15-08
INDEX NO. _____

2008-065
Ilya Kyskin
(Sixth Project, LLC)

ORDINANCE NO. 12111

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 7600 BLOCK OF STANDIFER GAP ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE AND O-1 OFFICE 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 the following tracts of land from R-1 Residential Zone:

To R-3 Residential Zone:

Parts of Lots 1 and 2 Final Plan of the Bennett Acres Subdivision, Plat Book 35, Page 293, and part of an unplatted tract of land being located at 7628 Standifer Gap Road excepting the above portions to be rezoned R-4 being the properties described in Deed Book 2361, Page 957 (part), Deed Book 2786, Page 348 (part), and Deed Book 2788, Page 752 (part), ROHC. Tax Map 139N-A-008, 008.01 (part), and 008.02.

To O-1 Office Zone:

Parts of Lots 1 thru 3 Final Plan of the Bennett Acres Subdivision, Plat Book 35, Page 293, and part of an unplatted tract of land being located at 7628 Standifer Gap Road being more particularly described as beginning at a point on the south line of the 7600 block of Standifer Gap Road some 151 feet from its intersection with the west line of the 7500 block of Standifer Gap Road thence northwest some 164 feet thence southwest some 213 feet, thence southeast some 157 feet, thence northeast some 212 feet to the point of beginning as described in Deed Book 2788, Page 752 (part), and Deed Book 4944, Page 555, ROHC. Tax Map 139N-A-007, 008, 008.01 (part), and 008.002.

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

1. Site plan as submitted at the Planning Commission meeting;
2. Maximum of 18.9 du/acre;
3. Internal traffic calming measures as determined by the City Traffic Engineer;
4. *RSM* ~~No~~ Backout parking onto north/south internal streets; *only approved by the City Traffic Engineer* *RSM*
5. Type A landscaping per the provisions of the City of Chattanooga landscape ordinance;
6. Minimum 40' building setback from external property lines excluding western boundary along the adjacent R-3 zone;
7. Lighting to be directed away from all residentially zoned properties including the residents of Applebrook;
8. Playground to be relocated no closer than 150 feet from the exterior boundary of the Applebrook subdivision;
9. Standifer Gap Road to be widened as generally depicted on the site plan to allow for a left turn lane into the main entrance to the development;
10. Maximum height of office building to be one story;
11. Development shall conform to the general layout as shown on the submitted site plan;
12. No apartment building shall be located closer than 115 feet from any exterior boundary of the Applebrook subdivision;
13. Development shall contain but not be limited to the following minimum amenities: tennis court, clubhouse, swimming pool, ponds to have fountains, playground area and walking trails;

14. Six foot high chain link vinyl coated fence to be constructed along western edge of landscape buffer adjacent to Applebrook community;

15. Entrances to be gated with wrought iron gate appearance;

16. Maximum height of apartment buildings to be three stories; and

17. A 30 foot wide City of Chattanooga landscape buffer to be constructed and maintained as depicted on the site plan.

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

April 15, 2008.

Linda Bennett
CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: April 16, 2008

[Signature]
MAYOR

CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



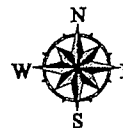
CHATTANOOGA

CASE NO: 2008-0065

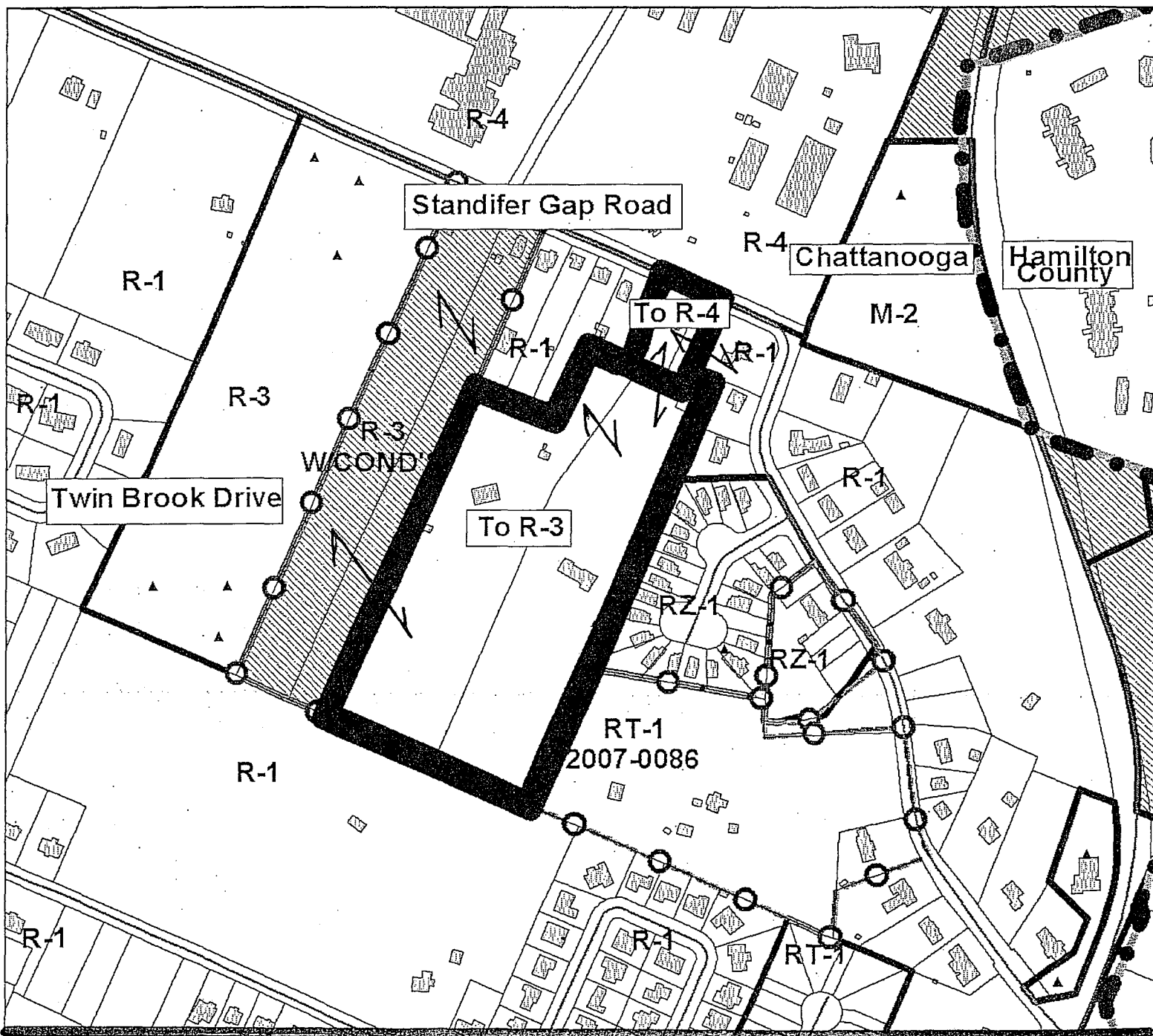
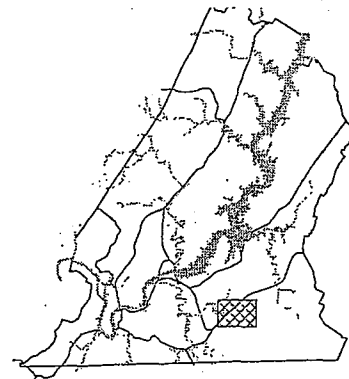
PC MEETING DATE: 3/10/2008

FROM: R-1

TO: Multi



1 in. = 350.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2008-065: Approve O-1 for the portion requested to be R-4; Approve R-3 for the remainder of the site, subject to certain conditions as stated in the Planning Commission Resolution.



New Site Plan 2008.065

SITE ANALYSIS

PROPERTY ADDRESS: 7810, 7814, 7824 STANDIFER GAP ROAD
 7826, 7828, 7830 STANDIFER GAP ROAD
 TAX MAP #1: 001.02, 002.01 & 001

PRESENT ZONING: R-1 & R-3
 EXISTING R-1 ACRES: 11.88 ACRES
 EXISTING R-3 ACRES: 1.13 ACRES
 PROPOSED R-1 ACRES: 11.88 ACRES
 PROPOSED R-3 ACRES: 1.13 ACRES
 TOTAL ACRES: 12.01 ACRES

RESIDENTIAL APARTMENTS TYPE 1 & 2

RESIDENTIAL BUILDING TYPE 1:
 TOTAL NUMBER OF ONE BEDROOM UNITS: 72 UNITS
 RESIDENTIAL BUILDING TYPE 2 BUILDINGS: 9 BUILDINGS
 TOTAL NUMBER OF TWO BEDROOM UNITS: 516 UNITS
 TOTAL NUMBER OF UNITS PER BUILDING: 24 UNITS

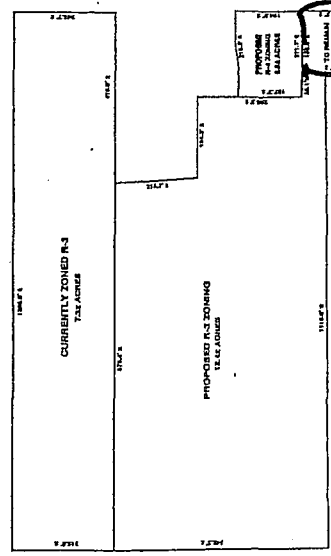
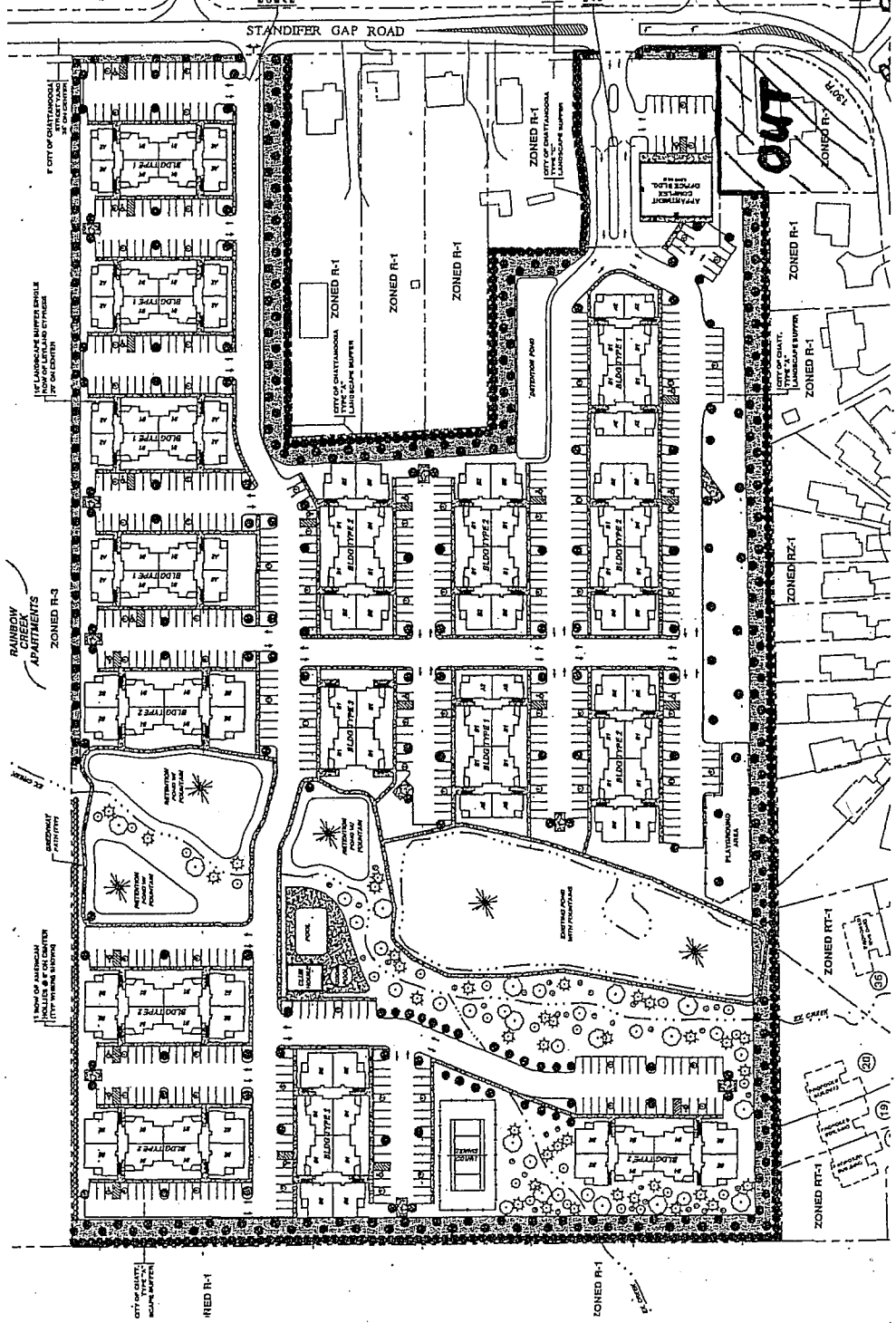
RESIDENTIAL APARTMENTS TYPE 3

RESIDENTIAL BUILDING TYPE 3:
 TOTAL NUMBER OF TYPE 3 BUILDINGS: 1 BUILDING
 TOTAL NUMBER OF TWO BEDROOM UNITS: 12 UNITS
 TOTAL NUMBER OF UNITS PER BUILDING: 12 UNITS

PROPOSED DENSITY: 18.8 UNITS/ACRE

REGULAR PARKING PROVIDED: 51 SPACES
 MAXIMUM PARKING PROVIDED: 51 SPACES
 OFFICE BUILDING: 4,800 S.F.
 REGULAR PARKING PROVIDED: 23 SPACES
 MAXIMUM PARKING PROVIDED: 23 SPACES

03/10/2008



PROPOSED ZONING INSET
 NOT TO SCALE
 excluded