

1ST READING

370-09

2ND READING

377-09

INDEX NO.

2009-022
Mike Price
MAP Engineers

ORDINANCE NO. 12225

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO AMEND CONDITION #13 IMPOSED IN ORDINANCE NO. 12111 ON PROPERTY LOCATED AT 7624, 7626, 7628, and 7630 STANDIFER GAP ROAD, BEING MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP AND DRAWINGS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, 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 amend condition #13 imposed by Ordinance No. 12111 on the following tracts of land:

Part of an unplatted tract of land located at 7628 Standifer Gap Road and Lots 1 thru 3, Final Plan of Bennett Acres, Plat Book 35, Page 293, ROHC, being described as Tracts 1, 2 and 4 together with part of Tract 3 in Deed Book 8717, Page 908, ROHC. Tax Map 139N-A-007, 008, 008.01 (part), and 008.02.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to emergency vehicle turn-around areas to remain free and clear of other vehicles by deleting the "Tennis Court" as a required minimum amenity.

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

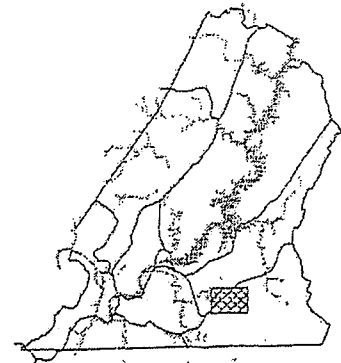
March 17, 2009.

Linda Bennett
CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: 3/23, 2009

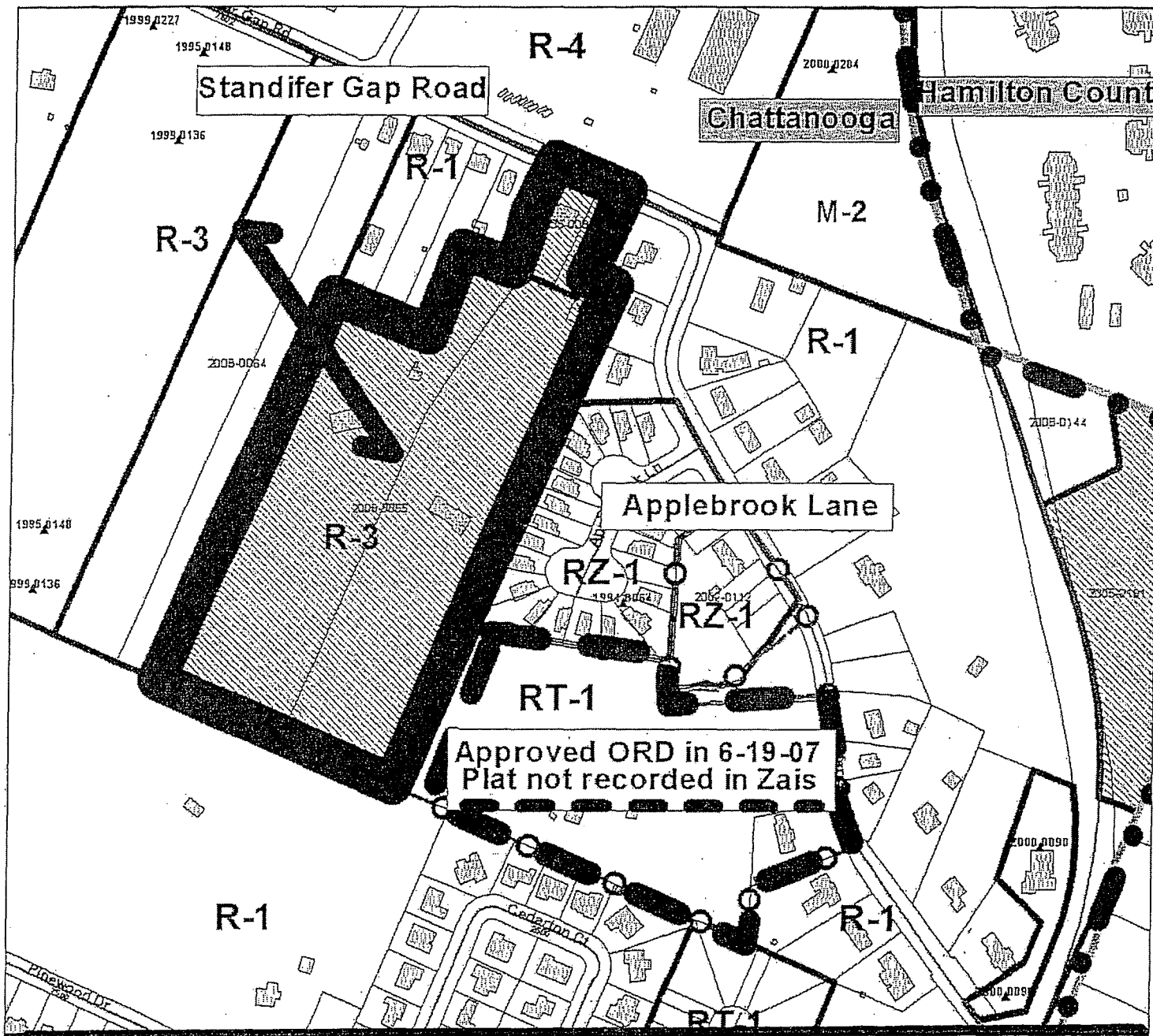
[Signature]
MAYOR



CHATTANOOGA
CASE NO: 2009-0022
PC MEETING DATE: 2/9/2009
AMEND CONDITION(S)

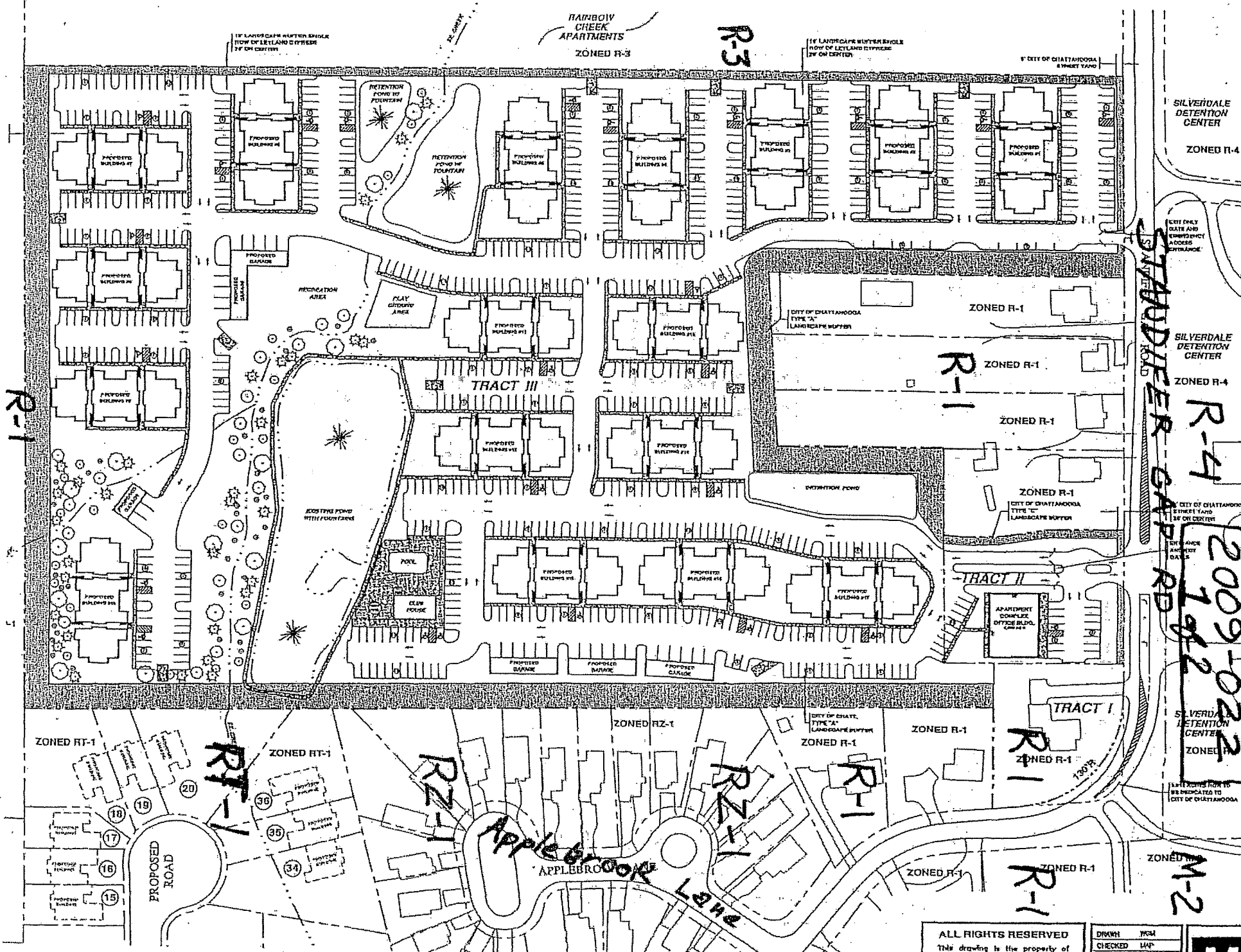


1 in. = 300.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2009-022: Approve, subject to certain conditions as stated in the Planning Commission Resolution.





ALL RIGHTS RESERVED
 This drawing is the property of
 M.A.P. Engineers, LLC and shall

DRWNR	JGM
CHECKED	LW
DATE	01/12/09

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EXIT ONLY
GATE AND
EMERGENCY
ACCESS
ENTRANCE

STANDIFER GAP ROAD

SILVERDALE
DETENTION
CENTER

ZONED R-4

COUNTY
WORKHOUSE

8' CITY OF CHATTANOOGA
STREET YARD
35' ON CENTER

ENTRANCE
AND EXIT
GATES

SILVERDALE
DETENTION
CENTER

ZONED R-4

0.062 ACRES ROW TO
BE DEDICATED TO
CITY OF CHATTANOOGA

ZONED M-2

CITY OF CHATTANOOGA ORDINANCE NO. 12111
REZONING CONDITIONS

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. BACKOUT PARKING ONTO NORTHSOUTH INTERNAL STREETS ONLY AS APPROVED BY THE CITY TRAFFIC ENGINEER.
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.
17. A 30 FOOT WIDE CITY OF CHATTANOOGA LANDSCAPE BUFFER TO BE CONSTRUCTED AND MAINTAINED AS DEPICTED ON THE SITE PLAN.

SITE ANALYSIS

PROPERTY ADDRESS: 7610, 7614, 7624 STANDIFER GAP ROAD
7626, 7628, 7630 STANDIFER GAP ROAD

TAX MAP ID: 139N A 002, 003, 007,
008.02, 008.01 & 008

PRESENT SITE ZONING: O-1, R-1 & R-3

EXISTING R-3 ACREAGE (TRACT II): 19.72± ACRES

EXISTING R-1 ACREAGE (TRACT I): 0.53± ACRES

EXISTING O-1 ACREAGE (TRACT II): 0.78± ACRES

TOTAL ACREAGE: 21.0± ACRES

RESIDENTIAL APARTMENTS

RESIDENTIAL BUILDING:

TOTAL NUMBER OF BUILDINGS: 17

TOTAL NUMBER OF UNITS: 574 UNITS

TOTAL NUMBER OF UNITS PER BUILDING: 22 UNITS

PROPOSED DENSITY: 18.9 UNITS/ACRE

REGULAR PARKING PROVIDED: 616 SPACES

HANDICAP PARKING PROVIDED: 24 SPACES

6 PARKING GARAGES PROVIDED: 62 SPACES

TOTAL PARKING PROVIDED: 702 SPACES

OFFICE BUILDING

TOTAL BUILDING SQUARE FOOTAGE: 4,800± sf

REGULAR PARKING PROVIDED: 24 SPACES

HANDICAP PARKING PROVIDED: 1 SPACE

TOTAL PARKING PROVIDED: 25 SPACES