

1ST READING 5-11-10  
2ND READING 5-18-10  
INDEX NO. \_\_\_\_\_

2010-050  
Ken DeFoor/Valor GP

ORDINANCE NO. 12399

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 7518 STANDIFER GAP ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone:

An unplatted tract of land located at 7518 Standifer Gap Road being the property described in Deed Book 8781, Page 755, ROHC. Tax Map 139O-B-006.01.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-4 Special Zone.

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

- 1) Owner to provide a new twelve (12') lane generally as depicted on the site plan and as approved by the City Traffic Engineer;
- 2) Maximum height of buildings to be one story;
- 3) Lighting to be directed away from all residentially-zoned property;
- 4) Loading docks to be screened from any right-of-way;
- 5) Internal traffic circulation to be approved by the City Traffic Engineer;

- 6) Type A landscape buffer along property lines abutting single-family zoned or used property. Type C landscape buffer may be used along the east and west property lines if those abutting properties convert zoning or land use to non-residential designations;
- 7) The warehouse space shall clearly be an accessory and incidental use to the office space and use. No warehouse space shall exceed 5000 square feet for any tenant and/or leasehold space and in no case shall the square footage of warehouse/storage space exceed the square footage of office space for any tenant and/or leasehold space;
- 8) No large truck delivery between 8:00 p.m. and 7:00 a.m.; and
- 9) Buildings shall be no closer to the property lines than as shown 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

          Mah 18          , 2010.

  
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CHAIRPERSON

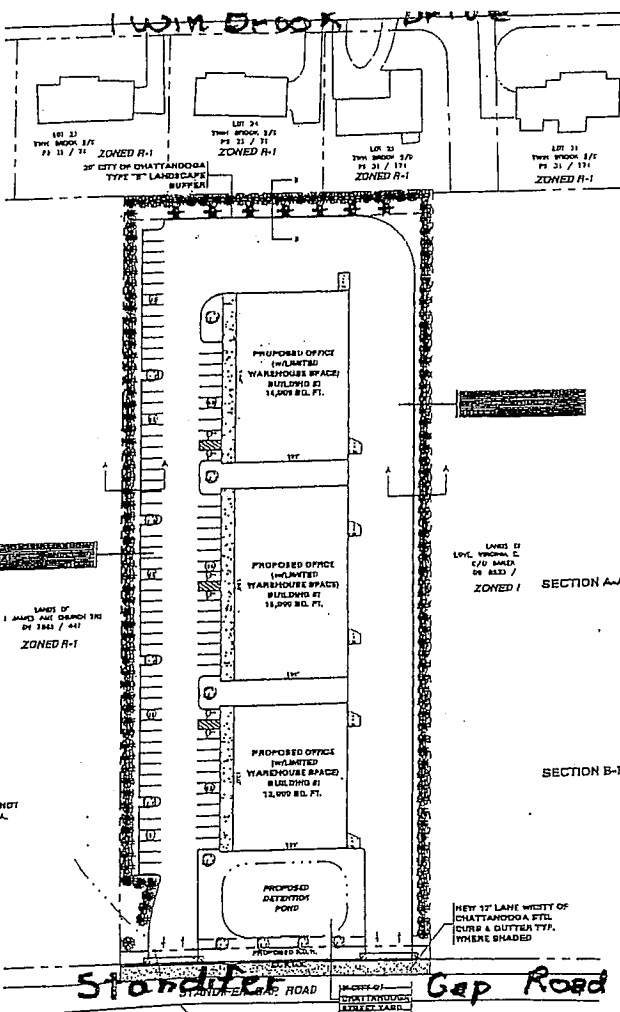
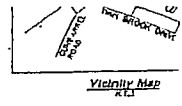
APPROVED:   X   DISAPPROVED:           

DATE:           5/19          , 2010.

  
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MAYOR

/mms

2010-050

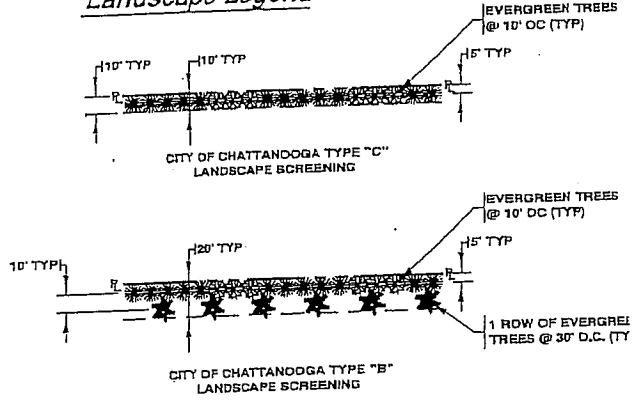


**SITE ANALYSIS**

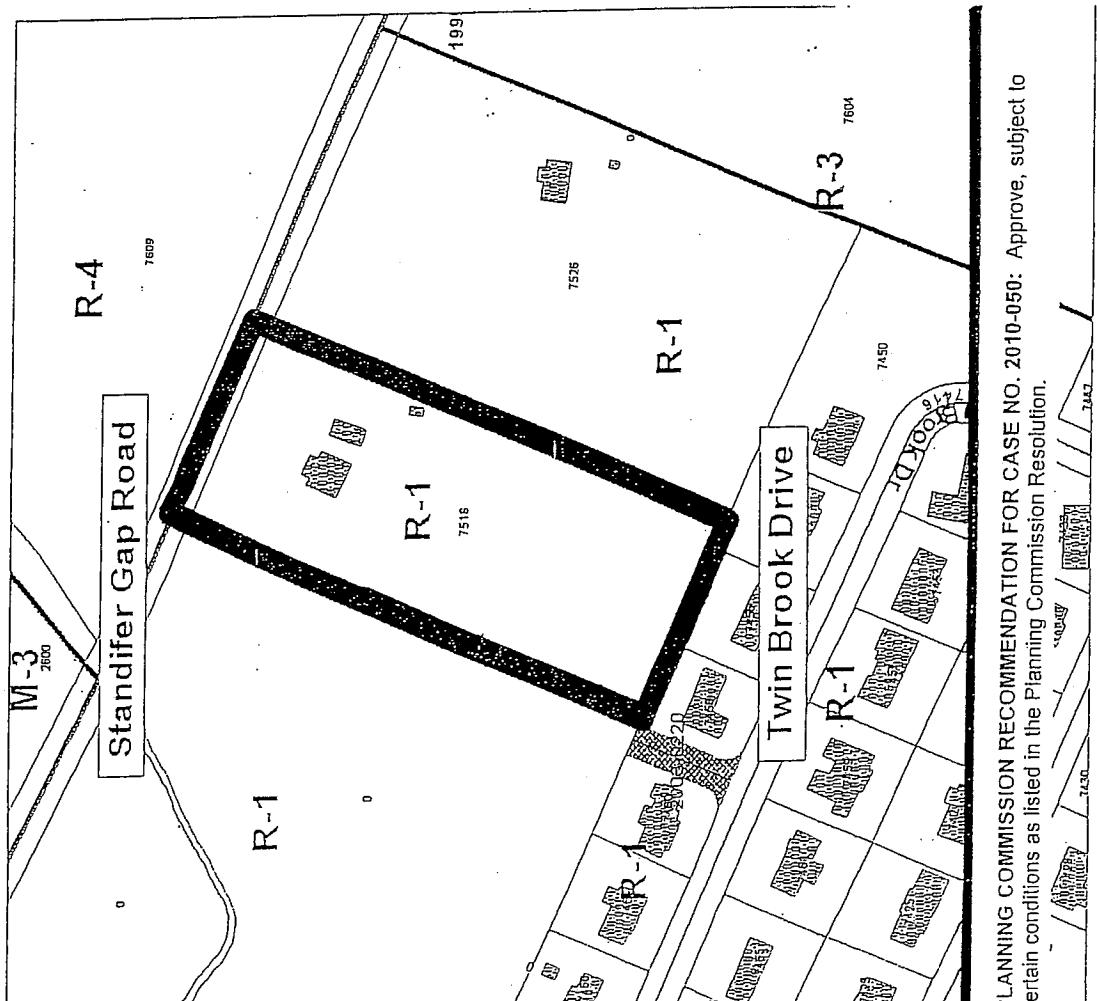
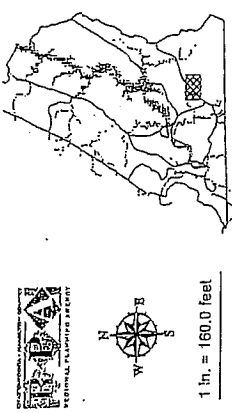
PROPERTY ADDRESS: 7516 STANDIFER GAP ROAD  
 TAX MAP ID: 1390 B 6.01  
 SITE ZONED: R-1  
 PROPOSED ZONING: R-4  
 TOTAL SITE ACREAGE: 3.8± ACRES

BUILDING SQUARE FEET: 42,000± sq ft  
 PROPOSED REGULAR PARKING: 87 SPACES  
 PROPOSED HANDICAP PARKING: 6 SPACES  
 TOTAL PROPOSED PARKING: 93 SPACES

**Landscape Legend**



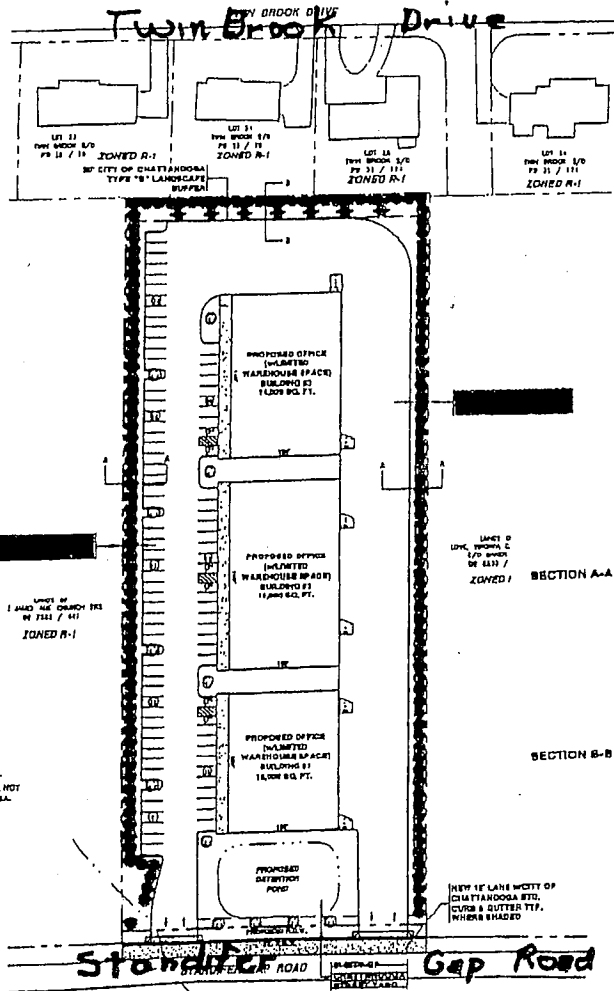
"Revised" 3/24/10



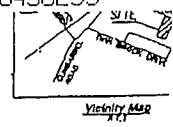
Hamilton County Regional Planning Agency

ATTANOOGA  
 MEETING DATE: 4/12/2010  
 SE NO.: 2010-0050  
 COM: R-1  
 I: R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-050: Approve, subject to certain conditions as listed in the Planning Commission Resolution.



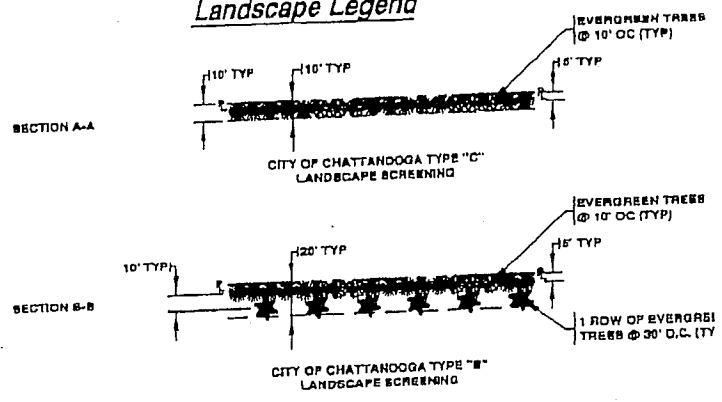
2010-050



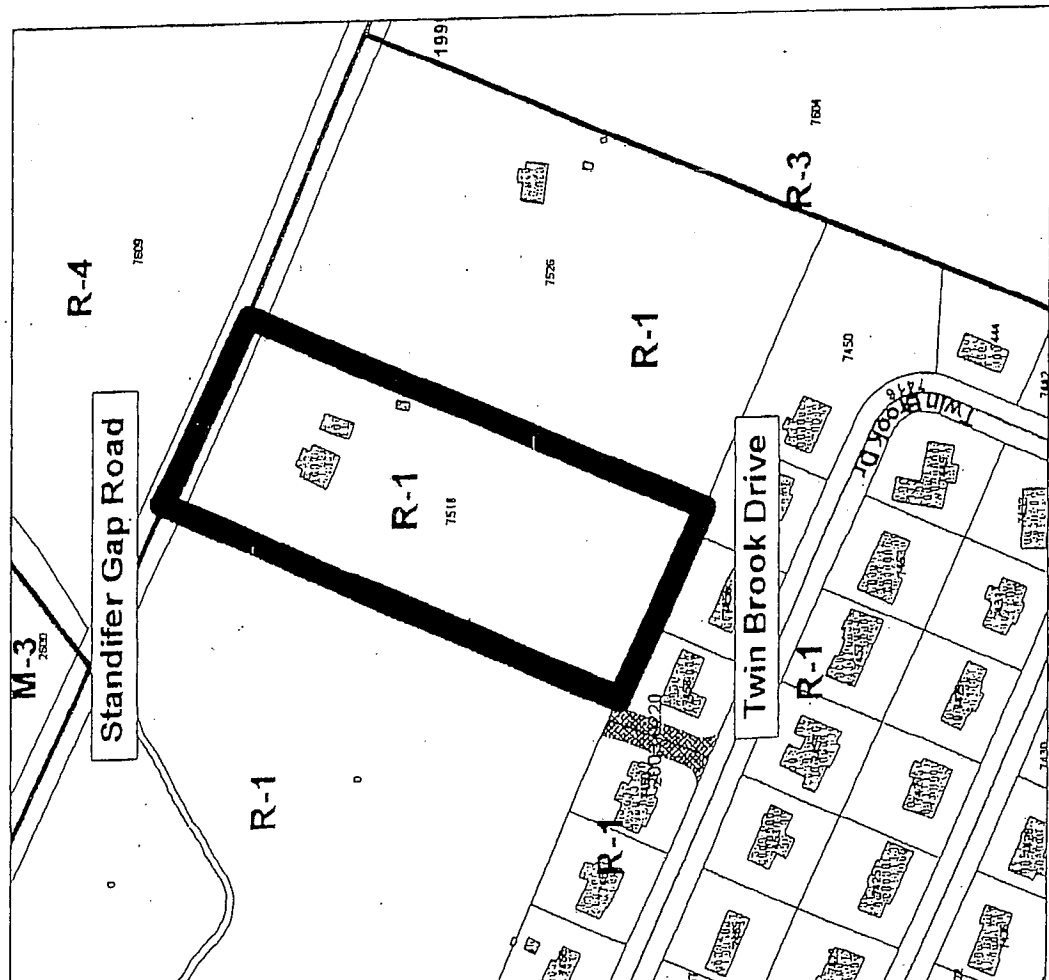
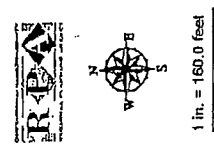
**SITE ANALYSIS**

PROPERTY ADDRESS:	7318 STANDIFER GAP ROAD
TAX MAP ID:	1390 B 6.01
SITE ZONED:	R-1
PROPOSED ZONING:	R-4
TOTAL SITE ACREAGE:	3.82 ACRES
BUILDING SQUARE FEET:	42,000 ± sq ft
PROPOSED REGULAR PARKING:	87 SPACES
PROPOSED HANDICAP PARKING:	6 SPACES
TOTAL PROPOSED PARKING:	93 SPACES

**Landscape Legend**

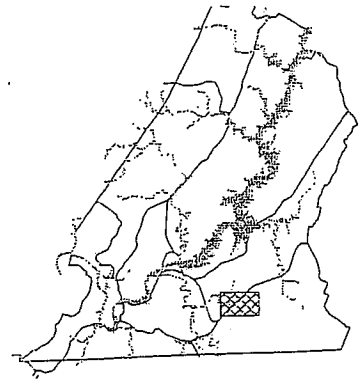


"Revised" 3/24/10

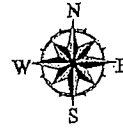


attanooga : Hamilton County Regional Planning Agency

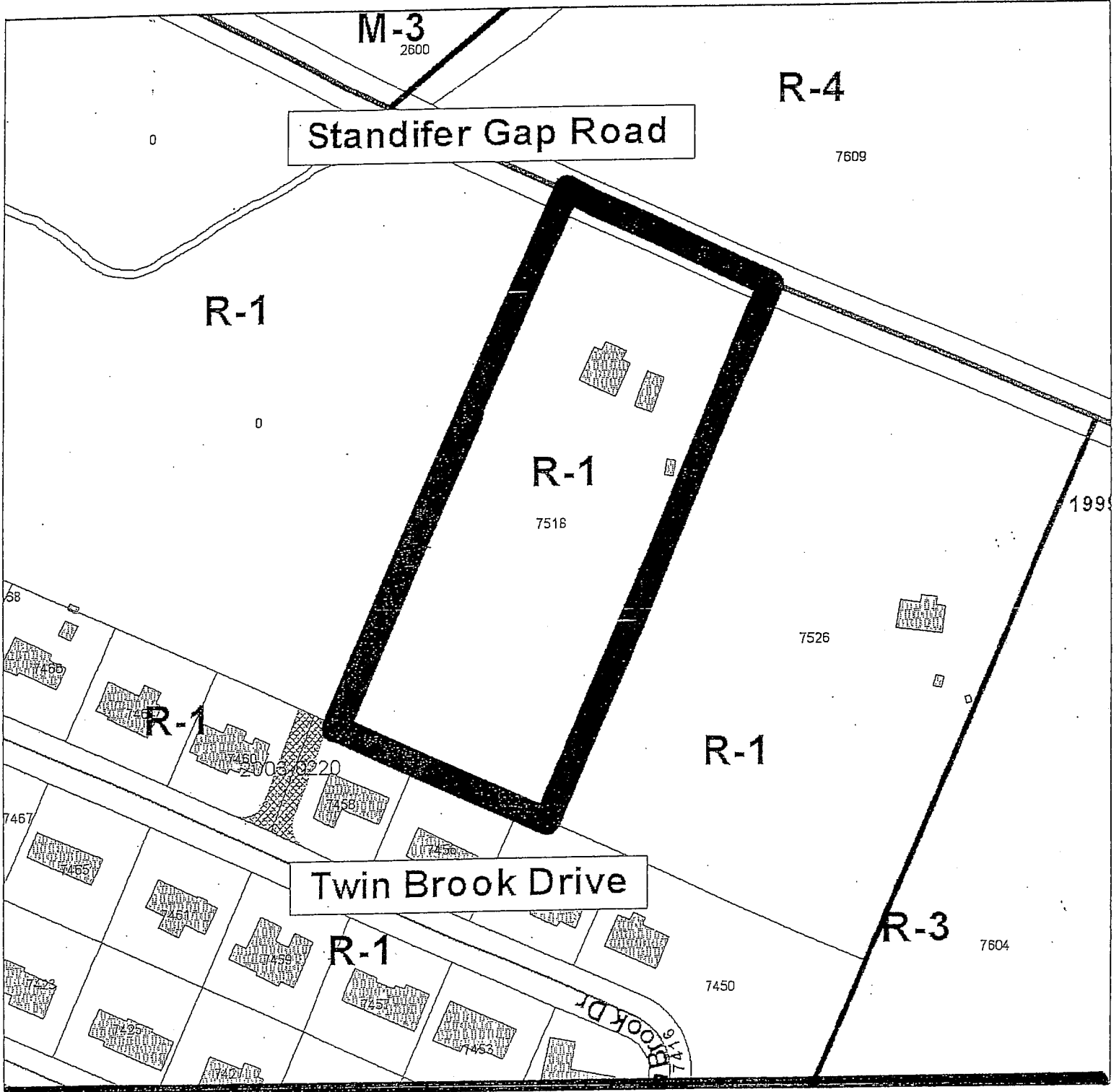
ATTANDOOGA  
 MEETING DATE: 4/12/2010  
 SE NO.: 2010-0050  
 OM: R-1  
 R: R-4



CHATTANOOGA  
PC MEETING DATE: 4/12/2010  
CASE NO.: 2010-0050  
FROM: R-1  
TO: R-4



1 in. = 160.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-050: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

**Thim Brook Drive**

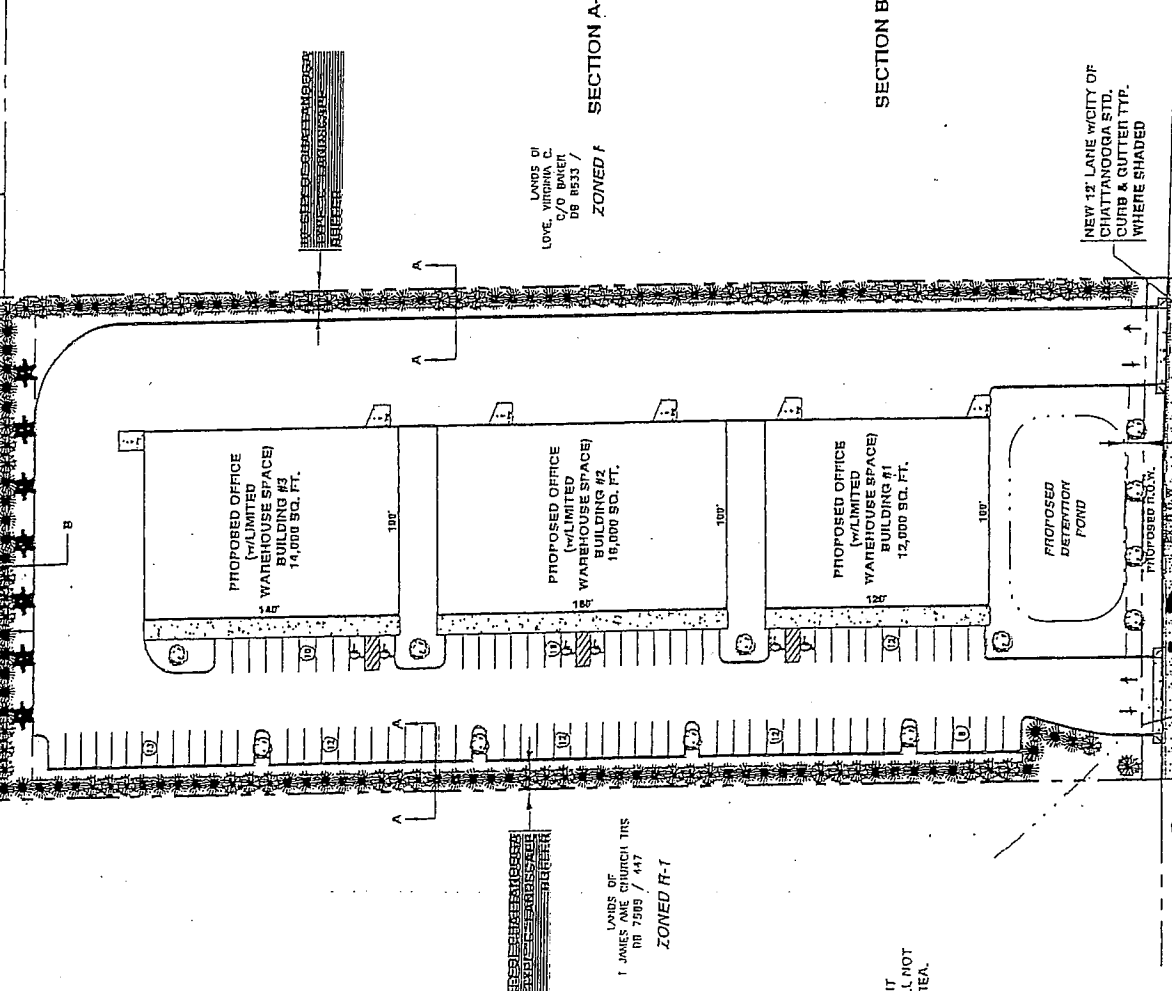
LOT 23  
THIM BROOK S/O  
PG 25 / 10  
ZONED R-1

LOT 34  
THIM BROOK S/O  
PG 25 / 70  
ZONED R-1

LOT 25  
THIM BROOK S/O  
PG 31 / 174  
ZONED R-1

LOT 28  
THIM BROOK S/O  
PG 31 / 174  
ZONED R-1

20' CITY OF CHATTAHOOGA  
TYPE "B" LANDSCAPE  
BUFFER



**Standifer Gap Road**

**Gap Road**

8'-CITY-OF-  
CHATTAHOOGA  
SUNBELT-LAND

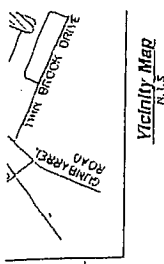
NEW 12' LANE WIDTH OF  
CHATTAHOOGA STD.  
CURB & GUTTER TYP.  
WHERE SHADED

LANDS OF  
JAMES AHE CHURCH TRS  
DB 7589 / 447  
ZONED R-1

LANDS OF  
LOVE, VIRGINIA C  
S/O BAYNET  
DB 8633 /  
ZONED F

SECTION A-A

SECTION B-B

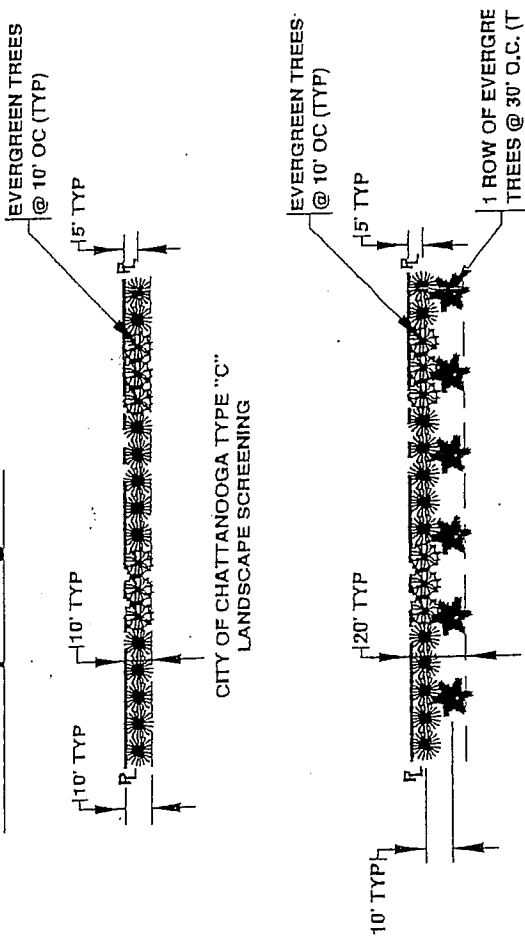


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**Landscape Legend**



CITY OF CHATTAHOOGA TYPE "B"  
LANDSCAPE SCREENING

CITY OF CHATTAHOOGA TYPE "C"  
LANDSCAPE SCREENING

"Revised" 3/24/10

IN TERRAIN  
FACE SHALL NOT  
BE HOUSE AREA.