

2013-008
Napier Associates/
Defoor Brothers
District No. 4
Planning Version

ORDINANCE NO. 12692

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO AMEND CONDITIONS OF CASE NO. 2012-014 TO CHANGE MXU BOUNDARY AND PLAN ON PROPERTIES LOCATED IN THE 2300 AND 2400 BLOCKS OF GUNBARREL ROAD, BEING MORE PARTICULARLY DESCRIBED HEREIN, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to amend conditions on properties located in the 2300 and 2400 blocks of Gunbarrel Road, being more particularly described herein.

Lot 4, Block B, J. L. Jenkins Subdivision, Plat Book 10, Page 49, Lots 24 thru 27, Timberland Subdivision, Plat Book 20, Page 73, Lots A and B Resubdivision of Lot 3, Block B, J. L. Jenkins Subdivision, Plat Book 24, Page 12, Lot 30, Revised Plat Timberland Subdivision, Plat Book 82, Page 59, Lot 3, Revised Plat Waterside Subdivision, Plat Book 87, Page 181, Lot A, Revised Plat Waterside Subdivision Life Style Center, Plat Book 89, Page 28, Lots 2 and 7, Revised Plat Waterside Subdivision Life Style Center Lots 2 and 7, Plat Book 89, Page 76, and Lot 9, Final Plat Waterside Subdivision Life Style Center Lot 9, Plat Book 94, Page 170, Lot 10, Final Plat Waterside Subdivision Life Style Center Lot 10, Plat Book 95, Page 108, and all that part currently zoned MXU of Lot 5, Final Plat Waterside Subdivision, Lots 5 and 11, Plat Book 96, Page 85, ROHC, being part of the property described in Deed Book 8042, Page 436, and the properties described in Deed Book 9110, Page 967, Deed Book 9433, Page 409, Deed Book 9433, Page 818, Tract 2, Deed Book 9512, Page 519, Deed Book 9538, Page 369, Deed Book 9583, Page 994, Deed Book 9633, Page 366, Deed Book 9693, Page 198, the

portion currently zoned MXU in Deed Book 9761, Page 926 and Deed Book 9803, Page 51, ROHC. Tax Map Nos. 149A-B-011 thru 014, 149H-A-019.02 (part), 019.03 and 019.06, 149H-G-002, 002.01, 011, 012, and 013 thru 018.

SECTION 2. BE IT FURTHER ORDAINED to amend the conditions of Case No. 2012-

014 to change MXU Boundary and Plan subject to the following conditions:

- 1) Any transportation improvements as approved by the City Traffic Engineer;
- 2) Twelve (12) feet of right-of-way along Gunbarrel Road necessary for future widening;
- 3) No more than one ingress/egress drive onto Gunbarrel Road provided that two entrances may be permitted after Gunbarrel Road is widened;
- 4) Appropriate Drainage Impact Study to be provided by the developer to City Engineering Department;
- 5) A sidewalk to be constructed along Gunbarrel Road with trees planted appropriately and street lamps per the drawings presented to City Council;
- 6) A landscaping plan shall be required for the Gunbarrel Road frontage;
- 7) Type C landscape tree buffer as relates to tree separation and buffer width, except where road and/or pedestrian connectivity occurs, with up to 25% of the trees being deciduous, shall be planted along the western property line of the lots fronting Gunbarrel Road in Area IV of the site plan;
- 8) Parcel 149H-G-018, the southernmost lot that fronts Gunbarrel Road, shall be dedicated to open/green space only;
- 9) No temporary or permanent Certificate of Occupancy (CO) being issued for Area VIII until Phase 1 road improvements on Gunbarrel Road are completed to include McCutcheon and Gunbarrel Road intersection;
- 10) A 20' (Type A) buffer frontage on Gunbarrel Road; and

11) Exit only from development onto Napier Drive.

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

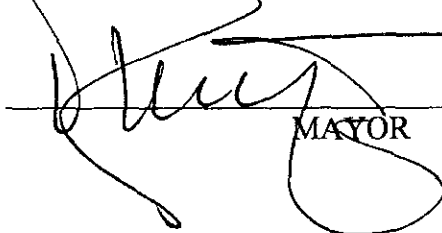
February 19, 2013.



CHAIRPERSON

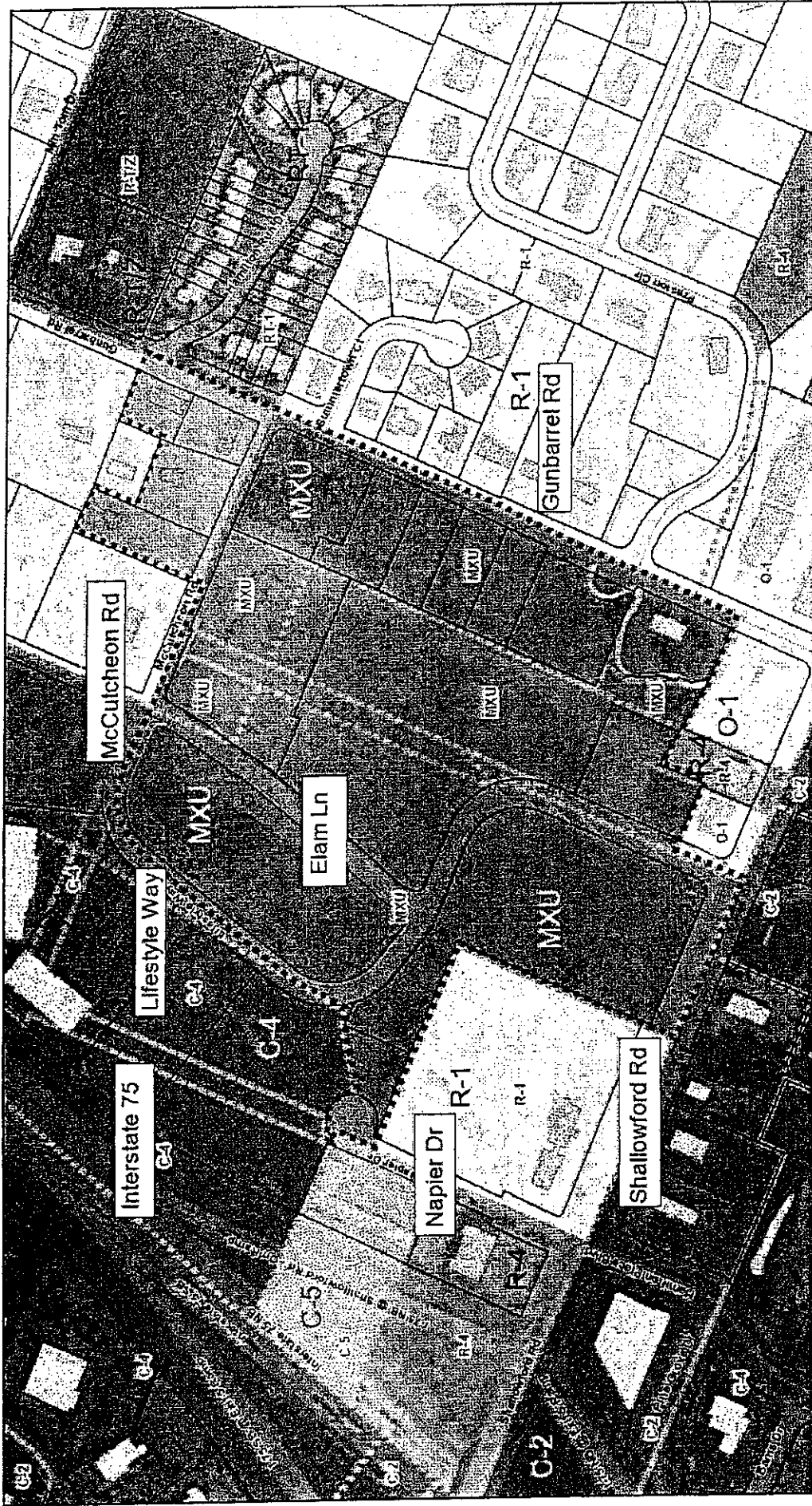
APPROVED: X DISAPPROVED:

DATE: Feb 20, 2013



MAYOR

/mms



2013-008 Amend Conditions of Ordinance 12583 to Change MXU Boundary and Plan



300 ft



MAP ENGINEERS LLC

SCALE: 1" = 100'

WATERSIDE DEVELOPMENT

FOR:
 DEFOON BROTHERS
 8074 SHALLOWFORD ROAD
 CHATTANOOGA, TN 37421

PROPOSED MASTER ZONING PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

ALL RIGHTS RESERVED
 THIS PLAN IS THE PROPERTY OF MAP ENGINEERS, LLC
 AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MAP ENGINEERS, LLC.

DATE: 02/08/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 PROJECT NUMBER: MZP-11

NEW AREA PARCELS (ACRES)

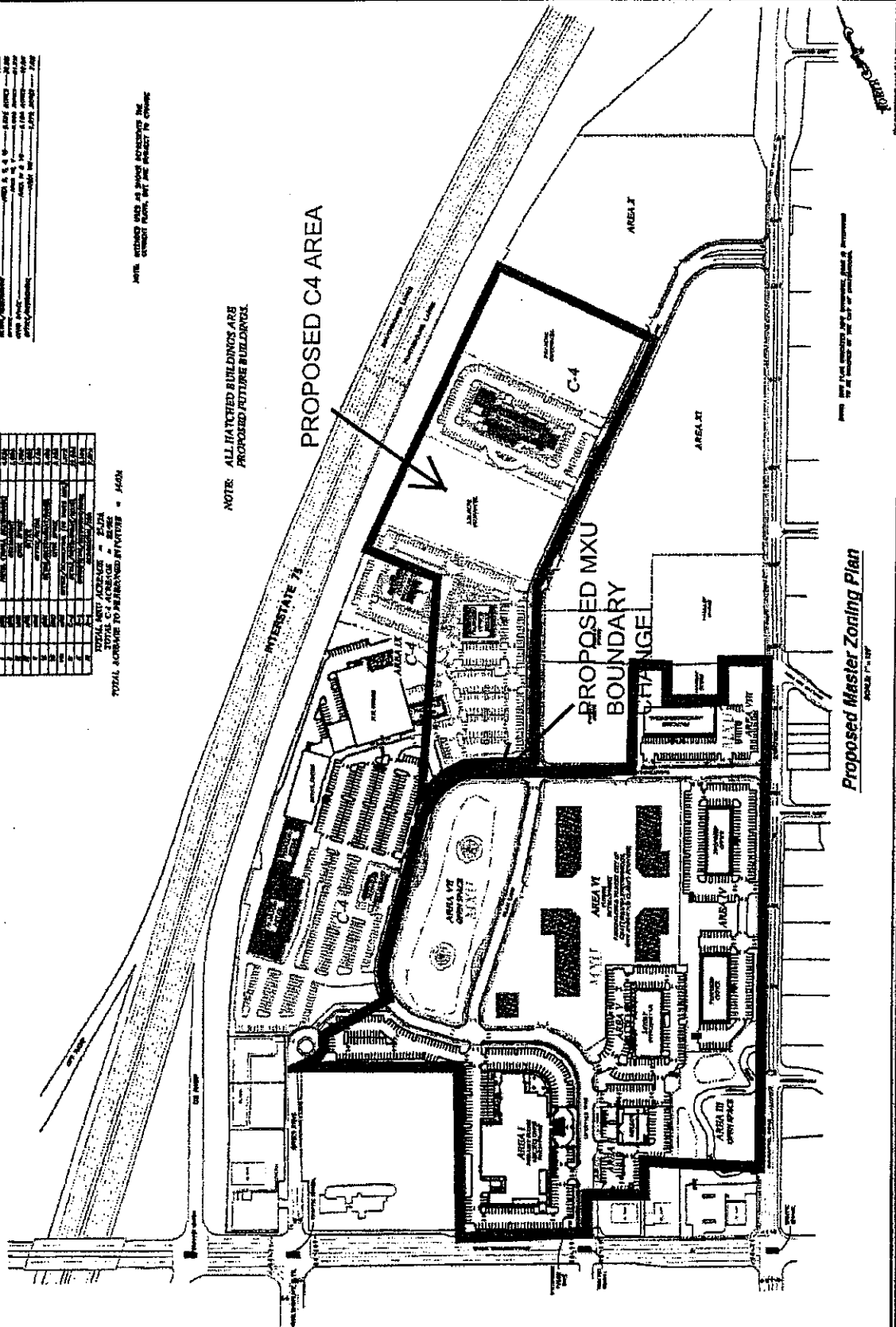
AREA 1	1.2
AREA 2	1.5
AREA 3	1.8
AREA 4	2.1
AREA 5	2.4
AREA 6	2.7
AREA 7	3.0
AREA 8	3.3
AREA 9	3.6
AREA 10	3.9
AREA 11	4.2
AREA 12	4.5
AREA 13	4.8
AREA 14	5.1
AREA 15	5.4
AREA 16	5.7
AREA 17	6.0
AREA 18	6.3
AREA 19	6.6
AREA 20	6.9
AREA 21	7.2
AREA 22	7.5
AREA 23	7.8
AREA 24	8.1
AREA 25	8.4
AREA 26	8.7
AREA 27	9.0
AREA 28	9.3
AREA 29	9.6
AREA 30	9.9
AREA 31	10.2
AREA 32	10.5
AREA 33	10.8
AREA 34	11.1
AREA 35	11.4
AREA 36	11.7
AREA 37	12.0
AREA 38	12.3
AREA 39	12.6
AREA 40	12.9
AREA 41	13.2
AREA 42	13.5
AREA 43	13.8
AREA 44	14.1
AREA 45	14.4
AREA 46	14.7
AREA 47	15.0
AREA 48	15.3
AREA 49	15.6
AREA 50	15.9
AREA 51	16.2
AREA 52	16.5
AREA 53	16.8
AREA 54	17.1
AREA 55	17.4
AREA 56	17.7
AREA 57	18.0
AREA 58	18.3
AREA 59	18.6
AREA 60	18.9
AREA 61	19.2
AREA 62	19.5
AREA 63	19.8
AREA 64	20.1
AREA 65	20.4
AREA 66	20.7
AREA 67	21.0
AREA 68	21.3
AREA 69	21.6
AREA 70	21.9
AREA 71	22.2
AREA 72	22.5
AREA 73	22.8
AREA 74	23.1
AREA 75	23.4
AREA 76	23.7
AREA 77	24.0
AREA 78	24.3
AREA 79	24.6
AREA 80	24.9
AREA 81	25.2
AREA 82	25.5
AREA 83	25.8
AREA 84	26.1
AREA 85	26.4
AREA 86	26.7
AREA 87	27.0
AREA 88	27.3
AREA 89	27.6
AREA 90	27.9
AREA 91	28.2
AREA 92	28.5
AREA 93	28.8
AREA 94	29.1
AREA 95	29.4
AREA 96	29.7
AREA 97	30.0
AREA 98	30.3
AREA 99	30.6
AREA 100	30.9

NOTE: HATCHED AREAS ARE PROPOSED/RETIRED BUILDINGS.

NOTE: ALL HATCHED BUILDINGS ARE PROPOSED/FUTURE BUILDINGS.

AREA	GENERAL ZONING	EXISTING DEVELOPMENT	PROPOSED DEVELOPMENT	ACREAGE
1	C-4	Commercial	Commercial	1.2
2	C-4	Commercial	Commercial	1.5
3	C-4	Commercial	Commercial	1.8
4	C-4	Commercial	Commercial	2.1
5	C-4	Commercial	Commercial	2.4
6	C-4	Commercial	Commercial	2.7
7	C-4	Commercial	Commercial	3.0
8	C-4	Commercial	Commercial	3.3
9	C-4	Commercial	Commercial	3.6
10	C-4	Commercial	Commercial	3.9
11	C-4	Commercial	Commercial	4.2
12	C-4	Commercial	Commercial	4.5
13	C-4	Commercial	Commercial	4.8
14	C-4	Commercial	Commercial	5.1
15	C-4	Commercial	Commercial	5.4
16	C-4	Commercial	Commercial	5.7
17	C-4	Commercial	Commercial	6.0
18	C-4	Commercial	Commercial	6.3
19	C-4	Commercial	Commercial	6.6
20	C-4	Commercial	Commercial	6.9
21	C-4	Commercial	Commercial	7.2
22	C-4	Commercial	Commercial	7.5
23	C-4	Commercial	Commercial	7.8
24	C-4	Commercial	Commercial	8.1
25	C-4	Commercial	Commercial	8.4
26	C-4	Commercial	Commercial	8.7
27	C-4	Commercial	Commercial	9.0
28	C-4	Commercial	Commercial	9.3
29	C-4	Commercial	Commercial	9.6
30	C-4	Commercial	Commercial	9.9
31	C-4	Commercial	Commercial	10.2
32	C-4	Commercial	Commercial	10.5
33	C-4	Commercial	Commercial	10.8
34	C-4	Commercial	Commercial	11.1
35	C-4	Commercial	Commercial	11.4
36	C-4	Commercial	Commercial	11.7
37	C-4	Commercial	Commercial	12.0
38	C-4	Commercial	Commercial	12.3
39	C-4	Commercial	Commercial	12.6
40	C-4	Commercial	Commercial	12.9
41	C-4	Commercial	Commercial	13.2
42	C-4	Commercial	Commercial	13.5
43	C-4	Commercial	Commercial	13.8
44	C-4	Commercial	Commercial	14.1
45	C-4	Commercial	Commercial	14.4
46	C-4	Commercial	Commercial	14.7
47	C-4	Commercial	Commercial	15.0
48	C-4	Commercial	Commercial	15.3
49	C-4	Commercial	Commercial	15.6
50	C-4	Commercial	Commercial	15.9
51	C-4	Commercial	Commercial	16.2
52	C-4	Commercial	Commercial	16.5
53	C-4	Commercial	Commercial	16.8
54	C-4	Commercial	Commercial	17.1
55	C-4	Commercial	Commercial	17.4
56	C-4	Commercial	Commercial	17.7
57	C-4	Commercial	Commercial	18.0
58	C-4	Commercial	Commercial	18.3
59	C-4	Commercial	Commercial	18.6
60	C-4	Commercial	Commercial	18.9
61	C-4	Commercial	Commercial	19.2
62	C-4	Commercial	Commercial	19.5
63	C-4	Commercial	Commercial	19.8
64	C-4	Commercial	Commercial	20.1
65	C-4	Commercial	Commercial	20.4
66	C-4	Commercial	Commercial	20.7
67	C-4	Commercial	Commercial	21.0
68	C-4	Commercial	Commercial	21.3
69	C-4	Commercial	Commercial	21.6
70	C-4	Commercial	Commercial	21.9
71	C-4	Commercial	Commercial	22.2
72	C-4	Commercial	Commercial	22.5
73	C-4	Commercial	Commercial	22.8
74	C-4	Commercial	Commercial	23.1
75	C-4	Commercial	Commercial	23.4
76	C-4	Commercial	Commercial	23.7
77	C-4	Commercial	Commercial	24.0
78	C-4	Commercial	Commercial	24.3
79	C-4	Commercial	Commercial	24.6
80	C-4	Commercial	Commercial	24.9
81	C-4	Commercial	Commercial	25.2
82	C-4	Commercial	Commercial	25.5
83	C-4	Commercial	Commercial	25.8
84	C-4	Commercial	Commercial	26.1
85	C-4	Commercial	Commercial	26.4
86	C-4	Commercial	Commercial	26.7
87	C-4	Commercial	Commercial	27.0
88	C-4	Commercial	Commercial	27.3
89	C-4	Commercial	Commercial	27.6
90	C-4	Commercial	Commercial	27.9
91	C-4	Commercial	Commercial	28.2
92	C-4	Commercial	Commercial	28.5
93	C-4	Commercial	Commercial	28.8
94	C-4	Commercial	Commercial	29.1
95	C-4	Commercial	Commercial	29.4
96	C-4	Commercial	Commercial	29.7
97	C-4	Commercial	Commercial	30.0
98	C-4	Commercial	Commercial	30.3
99	C-4	Commercial	Commercial	30.6
100	C-4	Commercial	Commercial	30.9

TOTAL NET ACREAGE = 2,124
 TOTAL C-4 ACREAGE = 2,124
 TOTAL ACREAGE TO BE PARCELED OUT = 1,428



Proposed Master Zoning Plan

DATE: 02/08/11