

**First Reading: September 9, 2014**  
**Second Reading: September 16, 2014**

2013-144  
Napier Associates and  
Gunbarrel Partners  
District No. 4  
Planning Version

ORDINANCE NO. 12854

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2418, 2424, 2428, AND 2440 ELAM LANE AND 2501, 2511, 2515, 2519, AND 2527 GUNBARREL ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE AND C-4 PLANNED COMMERCE CENTER ZONE TO MXU ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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, be and the same hereby is amended so as to rezone properties located at 2418, 2424, 2428, and 2440 Elam Lane and 2501, 2511, 2515, 2519, and 2527 Gunbarrel Road, more particularly described herein:

Beginning at the southern corner of Tax Map No. 149H-A-019.04, thence northeast along Elam Lane approximately 467 feet, thence approximately 20 feet east to the center of Elam Lane, thence approximately 1400 feet northeastwardly, thence approximately 417 feet southeastwardly, thence approximately 1070 feet southwestwardly, thence approximately 344 feet west, thence approximately 149 feet southwest, thence approximately 325 feet west, thence approximately 447 feet southwest, thence approximately 20 feet west to the point of beginning. Part of Tax Map Nos. 149A-B-007, 149A-B-007.01, 149A-B-008, 149A-B-

017.01, 149A-B-017.02, 149A-B-018, and 149A-B-019 and all of  
Tax Map Nos. 149A-B-016, 149A-B-017.

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

SECTION 2. BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE  
CITY OF CHATTANOOGA, TENNESSEE, That this rezoning shall be subject to the following:

- 1) Dumpsters should be located no closer than 100 feet to Gunbarrel  
Road and screened from view of Gunbarrel Road; and
- 2) The applicant shall install a shared-use path with a minimum 20  
feet deep buffer area along the eastern property line within the  
MXU that abuts the Gunbarrel Road right-of-way that incorporates  
landscaping, berming and sidewalk features as illustrated in  
Attachment A.

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: September 16, 2014

  
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CHAIRPERSON

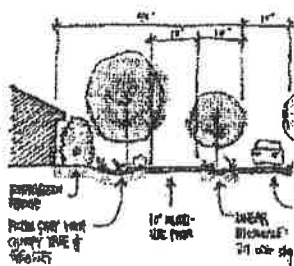
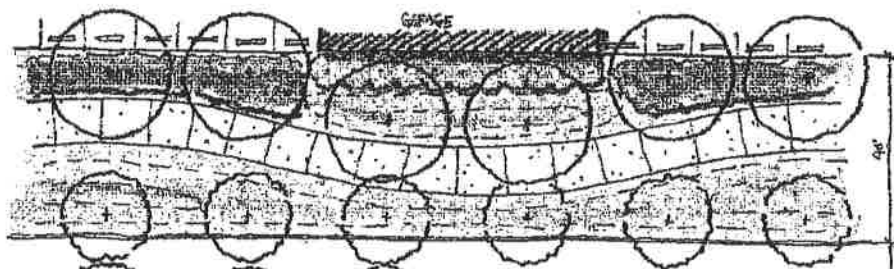
APPROVED:  DISAPPROVED:

  
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MAYOR

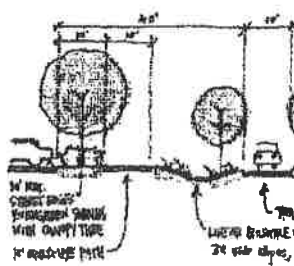
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**ATTACHMENT A**

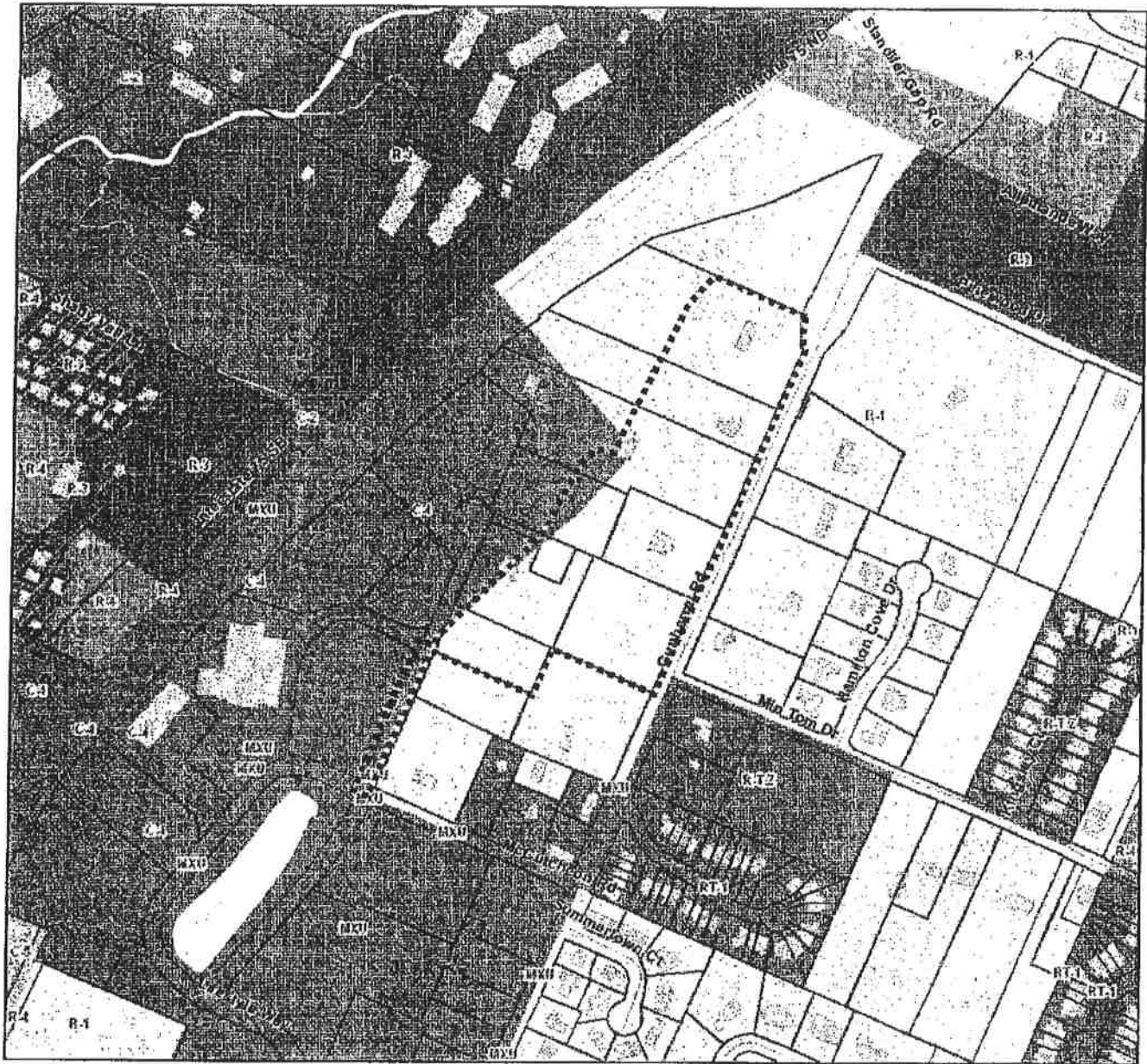
**GUNBARREL ROAD – WATERSIDE MXU LINEAR PARK ILLUSTRATION**



Treatment where blank walls  
border Gunbarrel Road  
Linear Park



Treatment where parking  
areas border Gunbarrel Road  
Linear Park



## 2013-144 Rezoning from R-1 and C-4 to MXU

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-144: Approve, subject to: 1) Dumpsters should be located no closer than 100 feet to Gunbarrel Road and screened from view of Gunbarrel Road, and 2) The applicant shall install a shared-use path with a minimum 20 feet deep buffer area along the eastern property line within the MXU that abuts the Gunbarrel Road right-of-way that incorporates landscaping, berming and sidewalk features as illustrated in Attachment A.



400 ft

Chattanooga Hamilton County Regional Planning Agency

RPA