

1ST READING

5-9-06

2ND READING

5-16-06

INDEX NO.

2006-028

Paragon Development, Inc.

ORDINANCE NO. 11827

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 5800, 5900, AND 6000 BLOCKS OF HIGHWAY 153, 5900-6200 BLOCKS OF GOTHARD ROAD, AND 6300-6306 AND 6410-6500 BLOCKS OF GRUBB ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE, R-2 RESIDENTIAL ZONE, R-4 SPECIAL ZONE WITH CONDITIONS, C-2 CONVENIENCE COMMERCIAL ZONE, AND C-2 CONVENIENCE COMMERCIAL ZONE WITH CONDITIONS TO C-2 CONVENIENCE COMMERCIAL 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:

Lots 1 & 2, Emiling Subdivision, Plat Book 30, Page 174; Lots 1 thru 3, Final Plat Estate of Ruby Sliger Seago, Plat Book 36, Page 372; Tract 3, Final Plan Tracts 1, 2, 3, 4, and 5 Hosanna, Inc. Subdivision, Plat Book 52, Page 119; Tract 1, Corrective Plat Revised Plan of Tract 1, Hosanna, Inc. Subdivision, Plat Book 53, Page 271; Tract 4, Corrective Plat Revised Plan of Tract 4, Hosanna, Inc. Subdivision, Plat Book 62, Page 332; Parts of Tracts 3, 4 and 5, Subdivision of Jesse Evans Tract as shown in Deed Book 806, Page 302; and Lot 1, Houston Hixson Estates as shown in Book U, Volume 2, Page 149, ROHC together with several unplatted tracts of land located at 5947, 6210, 6220 and 6232 Gothard Road, 6306, 6430, 6434, and 6438 Grubb Road, and the 5800, 5900 and 6000 blocks of Highway 153, being the properties described as Deed Book 1214, Page 575(part), Deed Book 1294, Page 252, Deed Book 1716, Page 544(part), Deed Book 1757, Page 544, Deed Book 1885, Page 472(part), Deed Book 2591, Page 924, Deed Book 3124, Page 275 and 277, Deed Book 3549, Page 572 & 574, Deed Book 3838, Page 129, Deed Book 3899,

Page 944, Deed Book 3978, Page 692(part), Deed Book 4169, Page 011, Deed Book 4183, Page 185, Deed Book 4214, Page 816, Deed Book 4251, Page 829, Deed Book 4254, Page 419 and 423, Deed Book 4295, Page 501, Deed Book 4393, Page 453, Deed Book 4571, Page 282, Deed Book 4761, Page 208, Deed Book 5270, Page 462, Deed Book 5537, Page 219, Deed Book 6347, Page 440, Deed Book 6371, Page 553, Deed Book 7184, Page 932, Deed Book 7286, Page 607, Deed Book 7623, Page 878, and Deed Book 7830, Page 603, ROHC. Tax Map 091I-A-001 thru 014; 091P-A-002 thru 005 and 007.01 thru 011.

from R-1 Residential Zone, R-2 Residential Zone, R-4 Special Zone with conditions, C-2 Convenience Commercial Zone, and C-2 Convenience Commercial Zone with conditions to C-2 Convenience Commercial Zone.

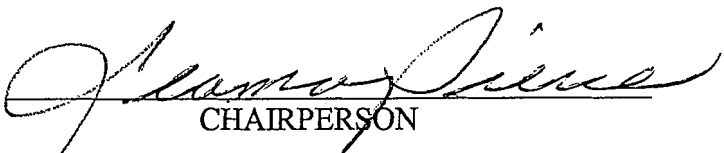
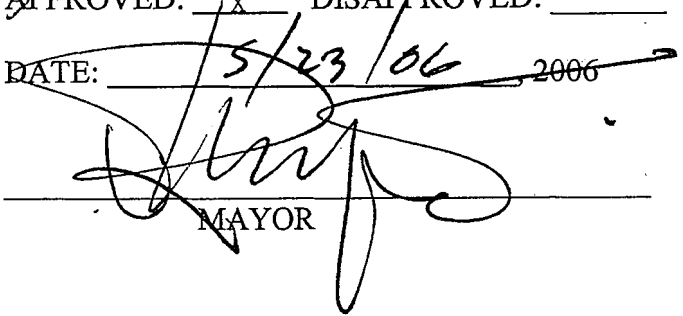
SECTION 2. BE IT FURTHERE ORDAINED, That this rezoning shall be subject to:

1. The conceptual site plan;
2. No access to Grubb Road;
3. No out parcel access to 153 except the lower parcel near Grubb Road as shown on site plan;
4. Develop, design and build traffic signals per City specifications and review and approval of the City Traffic Engineer regarding signal design and not to be activated until full build-out;
5. 100' screening/buffer from Grubb Road as shown on site plan and a 50' screen and buffered area with Type B landscaping along the property line abutting the R-4 property on Grubb Road, landscaping along Grubb Road to consist of 2 staggered rows of evergreen trees 15' on center at the bottom and top of slope to be 2" caliber or 6' tall;
6. Commitment for full build-out with any major deviations or changes of site plan going back to the RPA staff for approval;

- 7. Detention pond with capability of handling a 50 year storm event;
- 8. All lighting directed toward the development and away from residential properties; and
- 9. Dumpster activity only from 7:00 a.m. until 7:00 p.m.

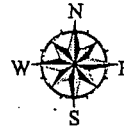
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

PASSED on Second and Final Reading
_____ May 16 _____, 2006.

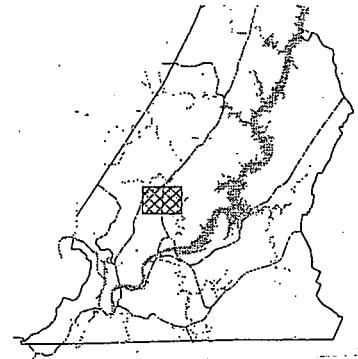

CHAIRPERSON
APPROVED: DISAPPROVED:
DATE: 5/23/06 2006

MAYOR

DML/add

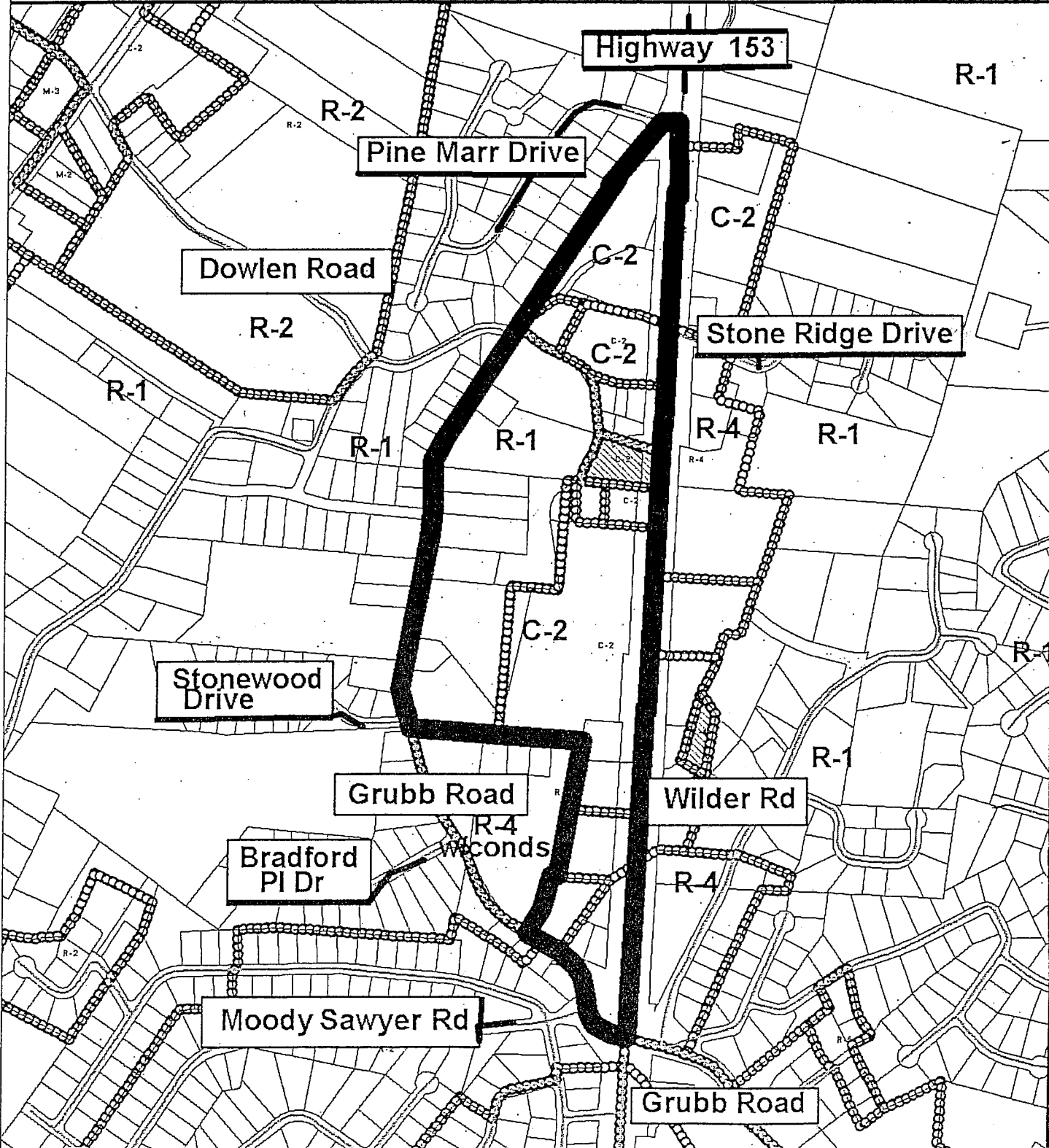
CHATTANOOGA
CASE NO: 2006-0028
PC MEETING DATE: 4/10/2006
FROM: R-1, R-2 & (R-4 & C-2 W/CONDS)
TO: C-2



1 in. = 650.0 feet

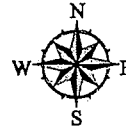


Area Covered by Site Plan For C-2 with Conditions Sheet 1 of 2

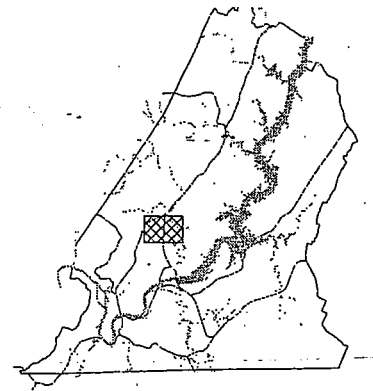


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-0028: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

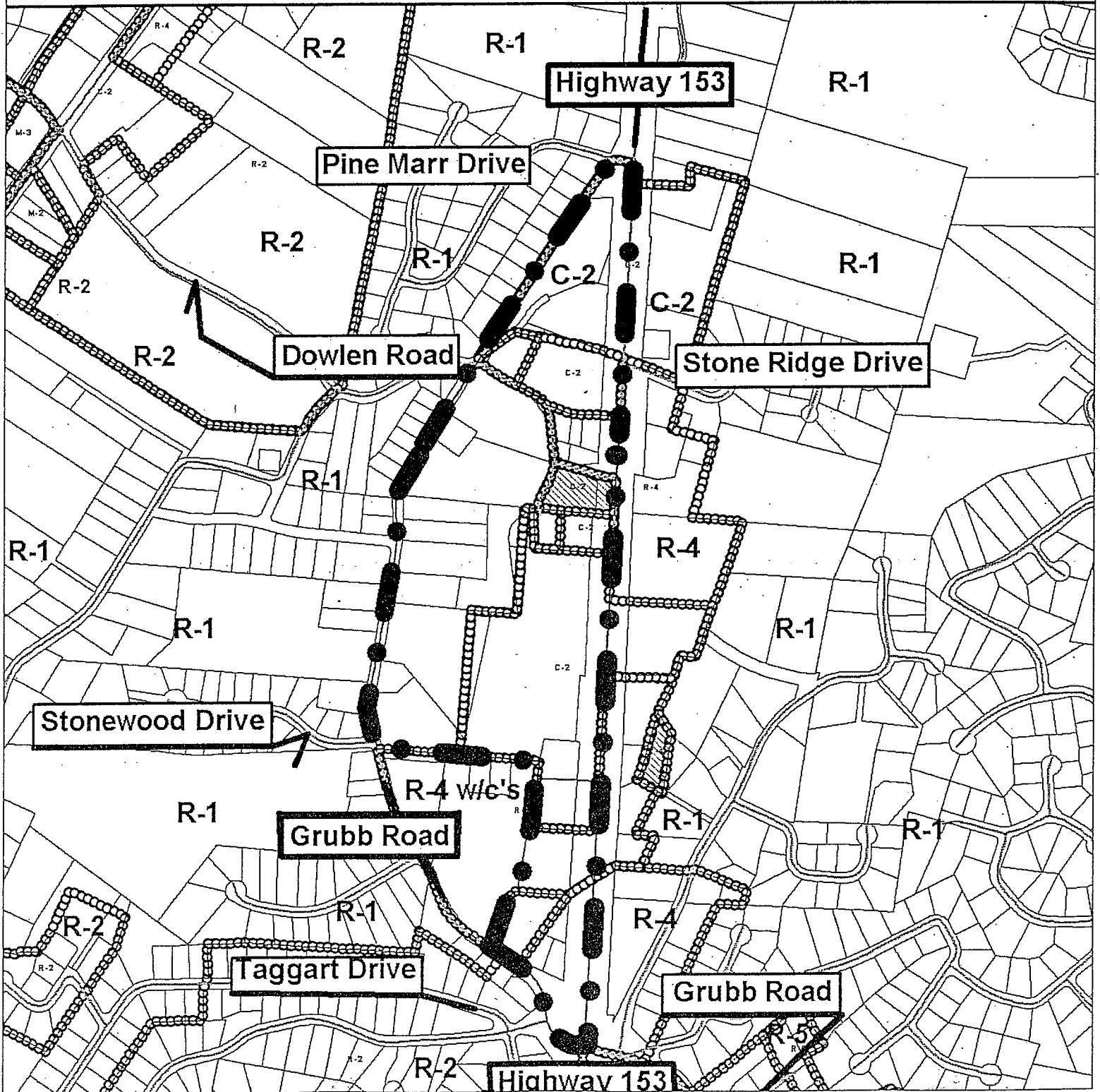
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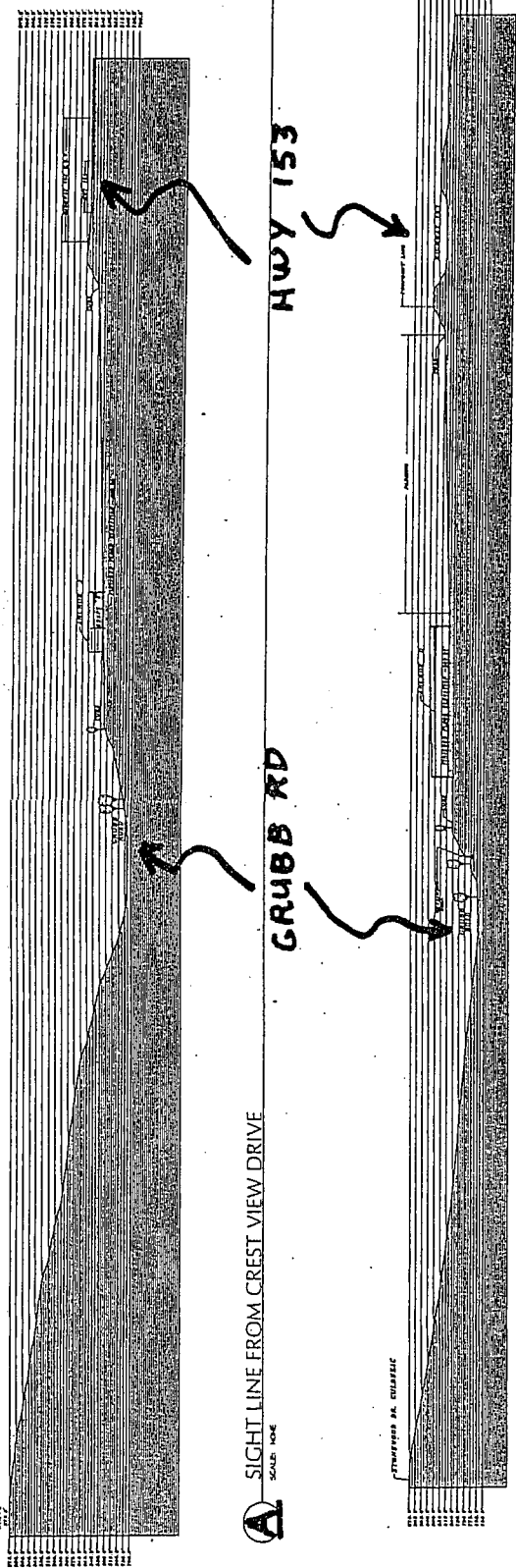
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Overall Site Plan Location Approximately 50 Acres Sheet 2 of 2

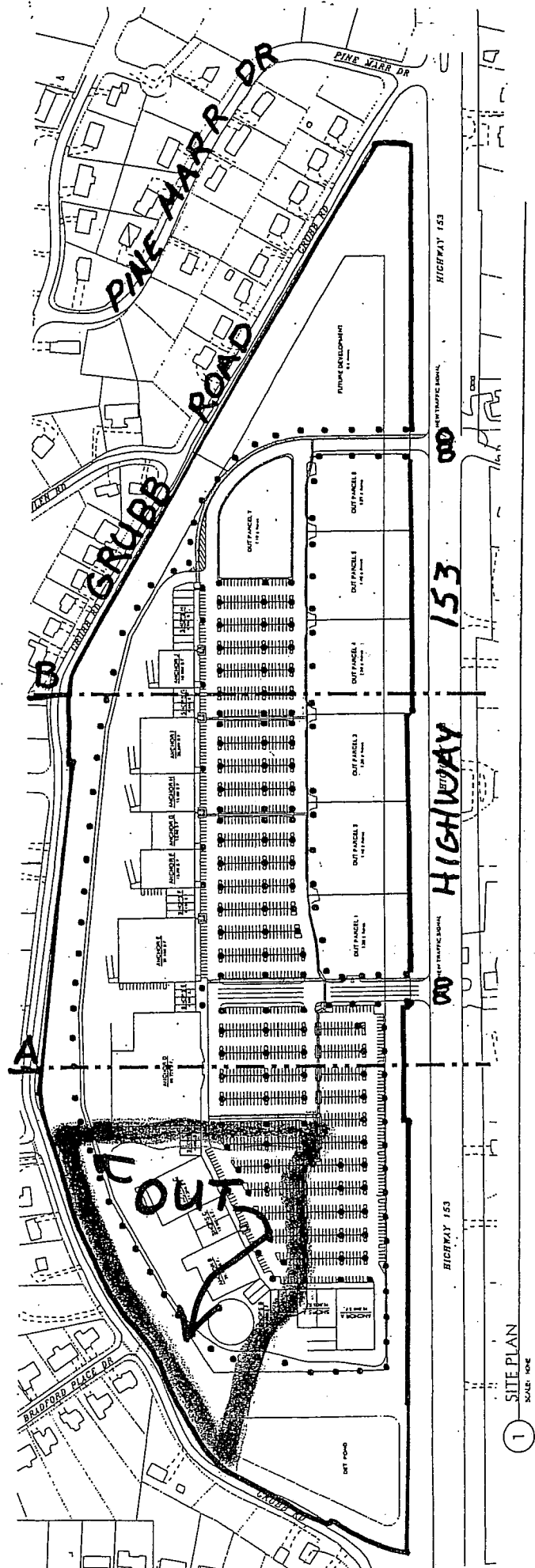


2006-028
02/20/06

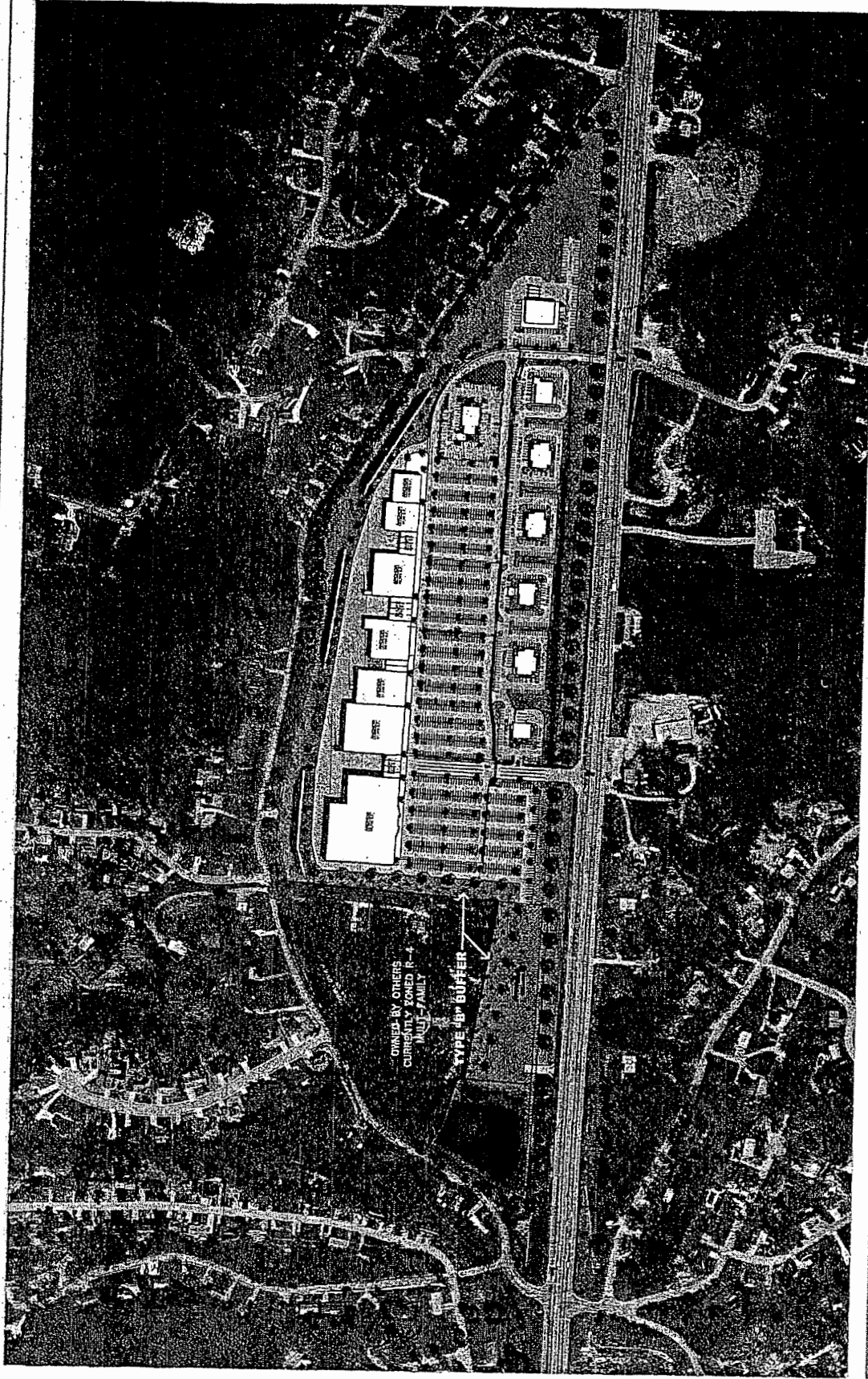


A SIGHT LINE FROM CREST VIEW DRIVE
SCALE: NONE

B SIGHT LINE FROM STONEWOOD DRIVE
SCALE: NONE



1 SITE PLAN
SCALE: NONE



ART TECH
RETAIL

FIGURE 2

PROPOSED DEVELOPMENT

HIGHWAY 153 AT GRUBB ROAD
MARCH 27, 2006