

1ST READING

2ND READING

INDEX NO.

3-13-07  
3-20-07

2007-022

Paragon Development, Inc.

ORDINANCE NO. 11946

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 6308, 6338, 6348, and 6352 GRUBB ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL ZONE 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 thru 4, Final Plat of Whitaker Woods Subdivision, Plat Book 57, Page 86, ROHC, Deed Book 8139, Page 168, ROHC. Tax Map 091P-A-005.01 thru 006.

from R-4 Special Zone to C-2 Convenience Commercial Zone.

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

1. Conceptual site plan;
2. No access to Grubb Road;
3. 100' screening buffer from Grubb Road as shown on site plan. Landscaping to consist of 2 staggered rows of evergreen trees 15 feet on center at the bottom and top of slope to be 2-inch caliper or 6 feet tall;
4. Any major deviations or changes of site plan to be reviewed in conjunction with site plan for Case 2006-028 and approved by RPA staff. RPA signed copy of the final site plan for case 2006-028 and 2007-022 will accompany the case at Chattanooga City Council for final action;

5. All lighting directed toward the development and away from residential properties; and
6. 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.

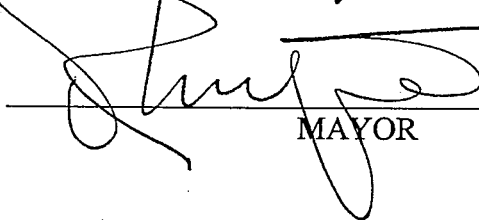
PASSED on Second and Final Reading

\_\_\_\_\_ March 20 \_\_\_\_\_, 2007.

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

DATE: 3/23, 2007

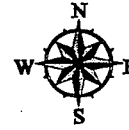
  
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MAYOR

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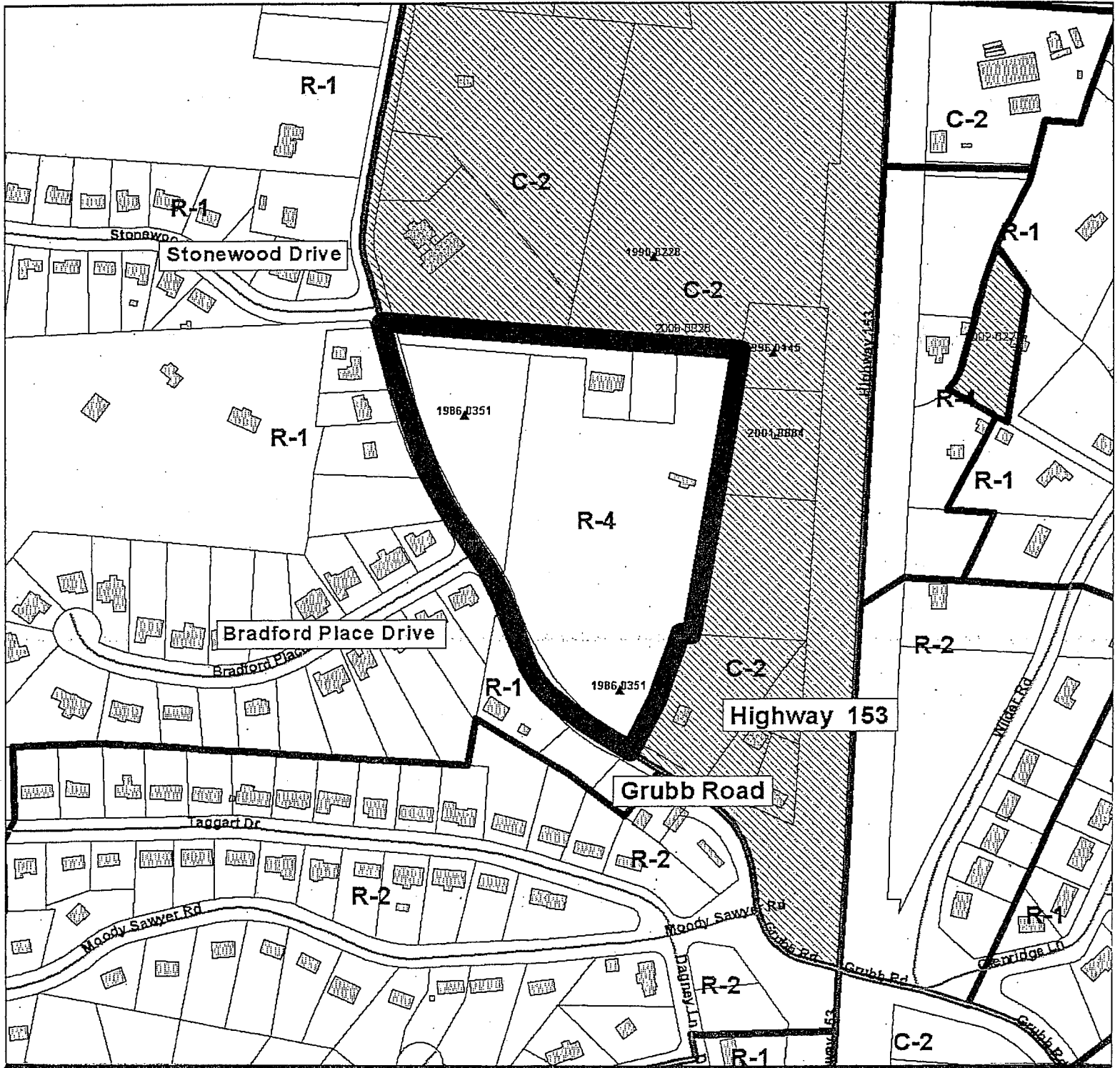
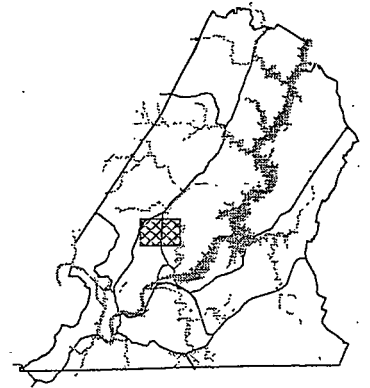
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2007-0022  
PC MEETING DATE: 2/12/2007  
FROM: R-4  
TO: C-2



1 in. = 300.0 feet



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-022:** Approve, subject to certain conditions as listed in the Planning Commission Resolution.

SITE ACREAGE

TOTAL SITE 59.30 AC.

**2007-022**

Rec. E-MAIL  
JAN 29 2007

AREA TABULATION (West)

ANCHOR A-C 84,000  
ANCHOR D-G 118,500  
ANCHOR H-M 116,000  
RETAIL SHOPS 87,500

TOTAL RETAIL 406,000  
RESTAURANTS 48,000  
OUT PARCEL 10,100  
TOTAL GLA 464,100

PARKING

PARKING REQUIRED (RETAIL) 5 SPACE / 1,000 SF GLA 2030  
PARKING REQUIRED (RESTAURANT) 1 SPACE / 75 SF GLA 640  
OUT PARCEL - SELF PARKED  
TOTAL PARKING REQUIRED 2670  
PARKING PROVIDED 2530  
(OVERALL RATIO 5.57 SPACE / 1,000 SF GLA)

**Area to be rezoned 9.25±AC**

