

1ST READING

2-10-09

2ND READING

2-17-09

INDEX NO.

2009-006

Jim Williamson

ORDINANCE NO. 12213

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED ON PART OF A PROPERTY LOCATED AT 7420 BONNY OAKS DRIVE AND ALL OF THE PROPERTY LOCATED AT 7635 LEE HIGHWAY, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP AND DRAWING ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM R-3 RESIDENTIAL 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:

All that part of Lot 1, Resubdivision of Lots 1 and 2 of the Standifer Estate Subdivision, Plat Book 41, Page 94, ROHC, which is currently zoned R-3 being part of the property described in Deed Book 6352, Page 450, ROHC, and an unplatted tract of land located at 7635 Lee Highway being the property described in Deed Book 7330, Page 671, ROHC. Tax Map 139G-D-004.01 (part) and 005.

from R-3 Residential Zone to C-2 Convenience Commercial Zone.

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

- 1) One access drive only off Bonny Oaks Drive with this entrance to be located to the east of Country Lane; and
- 2) A 20' landscaping yard (Type B) along the northern property line of the development (which is the south property line of Bonny Oaks Drive).

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

(2) weeks from and after its passage.

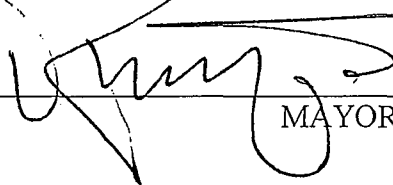
PASSED on Second and Final Reading

February 17, 2009.


CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: Feb 19, 2009


MAYOR

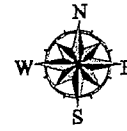
CHATTANOOGA

CASE NO: 2009-0006

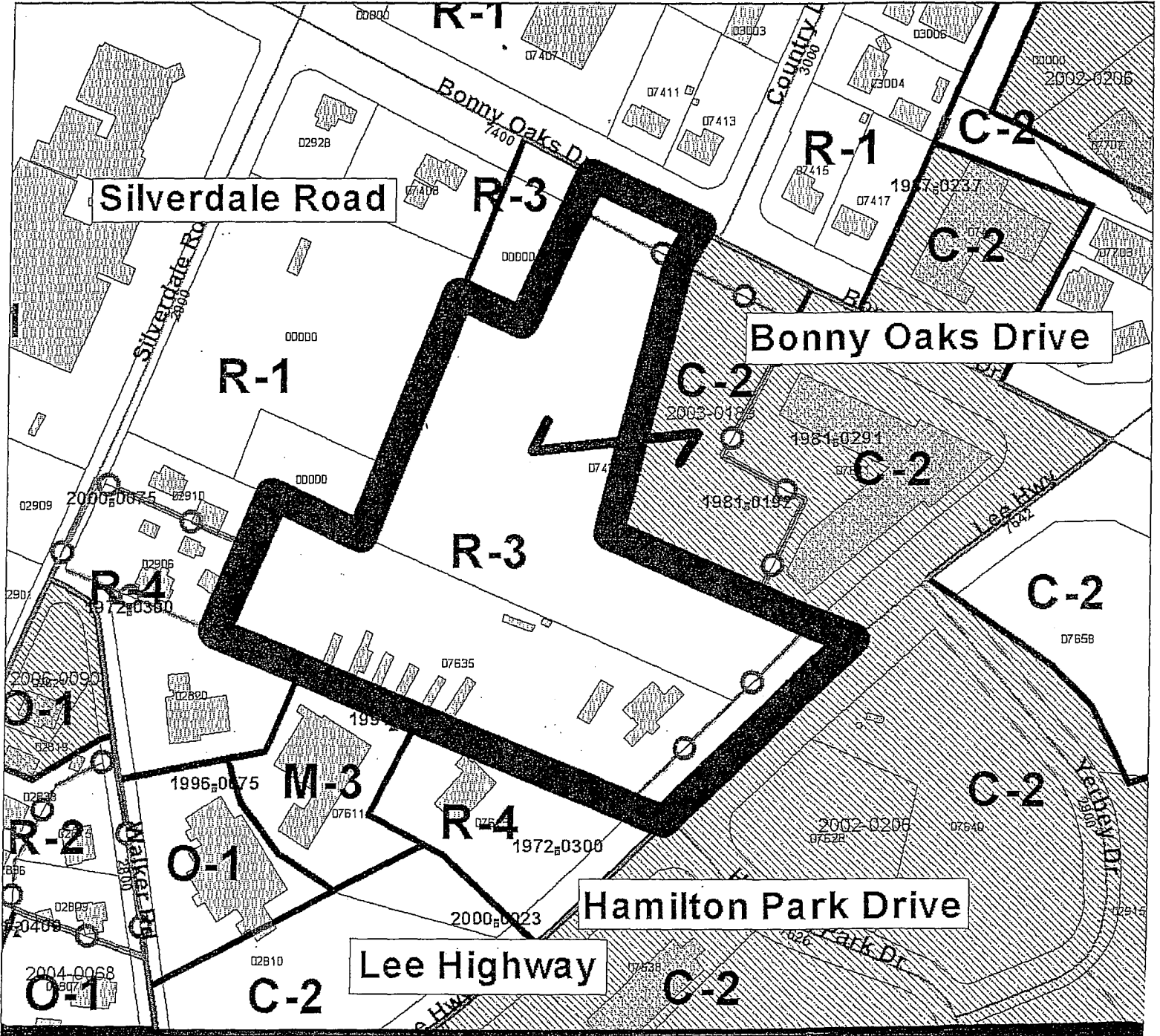
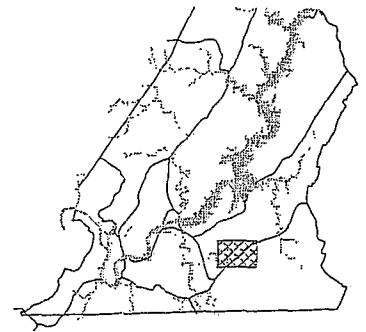
PC MEETING DATE: 1/12/2009

FROM: R-3

TO: C-2



1 in. = 190.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2009-006: Approve, subject to:

- 1) One access drive only off Bonny Oaks Drive with this entrance to be located to the east of Country Lane; and
- 2) A 20' landscaping yard (Type B) along the northern property line of the development (which is the south property line of Bonny Oaks Drive).



2009-006

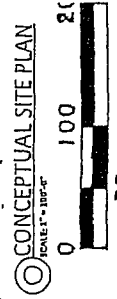
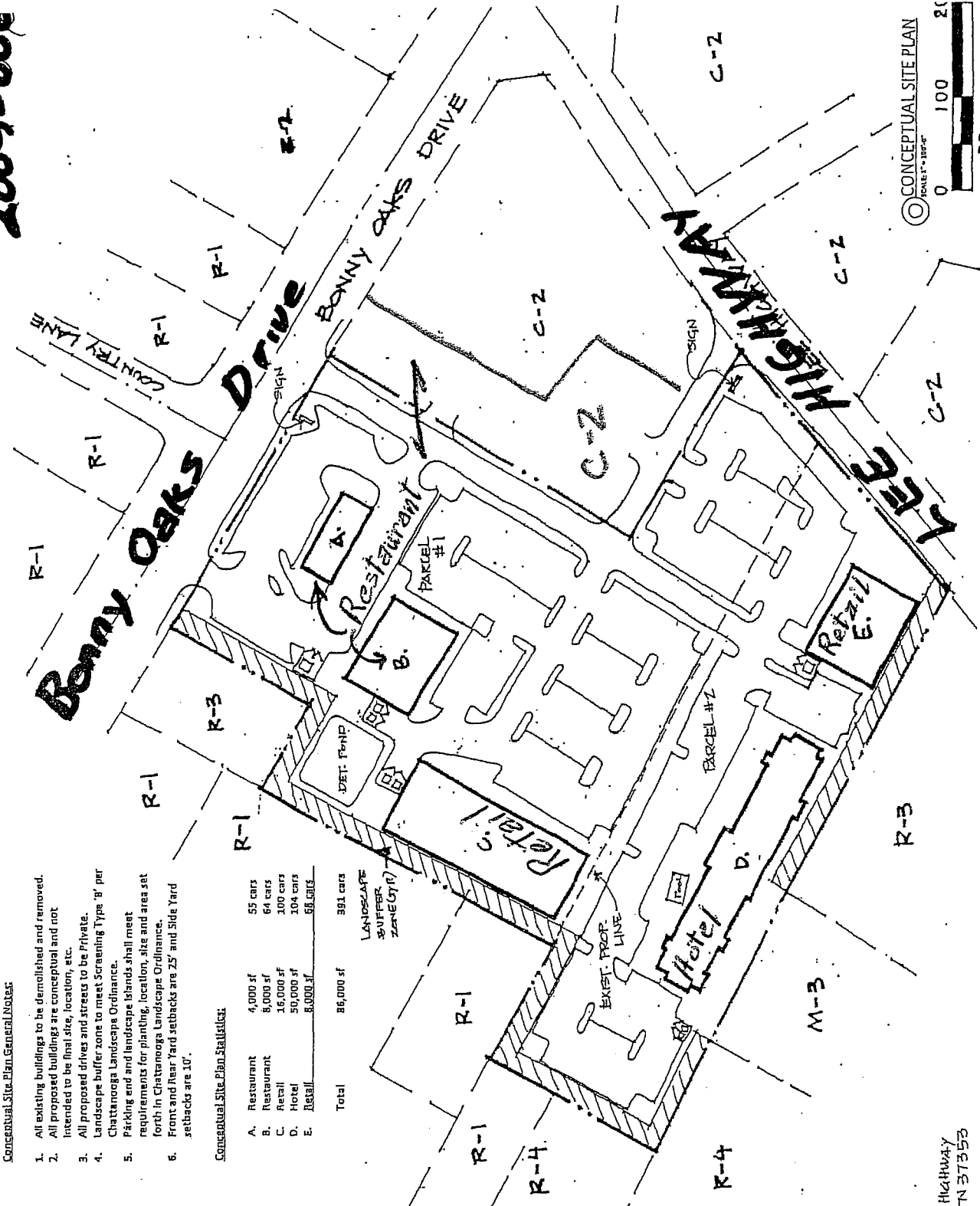
Conceptual Site Plan General Notes:

1. All existing buildings to be demolished and removed.
2. All proposed buildings are conceptual and not intended to be final site, location, etc.
3. All proposed drives and streets to be private.
4. Landscape buffer zone to meet Screening Type 'B' per Chattanooga Landscapes Ordinance.
5. Parking end and landscape islands shall meet requirements for planting, location, site and area set forth in Chattanooga Landscapes Ordinance.
6. Front and Rear Yard setbacks are 25' and Side Yard setbacks are 10'.

Conceptual Site Plan Statistics:

A. Restaurant	4,000 sf	55 cars
B. Restaurant	6,000 sf	64 cars
C. Retail	16,000 sf	100 cars
D. Hotel	50,000 sf	104 cars
E. Retail	8,000 sf	58 cars
Total	86,000 sf	381 cars

LANDSCAPE BUFFER ZONE (GTR)



Subject Parcel #2
 Owner: DEVGURU INVESTMENTS, INC.
 6716 Heritage Business Court, Suite 4
 Chattanooga, TN 37421

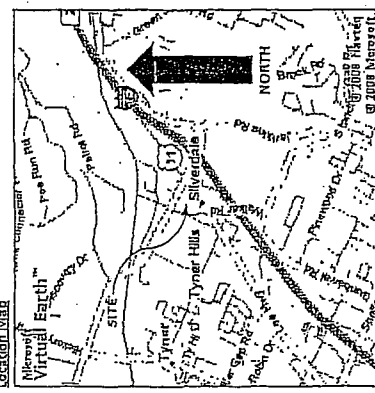
Contact: Hiren Desai
 423-499-0497
 hdesai@3group-hotels.com
 Tax Map: 1396 D 004.01
 Site: 5.6 acres (per GIS)
 Zoning: C-2/R-3 (current) to C-2 (requested)

Contact: Richard Crotteau
 423-756-6600
 rcrotteau@millermartin.com
 Tax Map: 1396 D 005
 Site: 2.74 acres (per GIS)
 Zoning: R-3 (current) to C-2 (requested)

Landscapes Requirements

Screening Type 'B' required between C-2 and R-1, R-3 and R-4 adjacent properties as follows:
 Provide a twenty (20) foot deep (as measured towards the interior of the property) landscape yard along the shared property line planted with:

- Evergreen trees spaced a maximum of ten (10) feet on-center or two (2) staggered rows (spaced a maximum of seven (7) feet apart) of shrubs spaced a maximum of eight (8) feet on-center, and one (1) row of shade trees spaced a maximum of thirty-five (35) feet on-center.
- All plantings shall meet the installation and planting site requirements specified in the Plant Installation Specification section.



PROJECT CONTACT:
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 McDONALD, TN 37353