

FST READING 6-9-09  
2ND READING 6-16-09  
INDEX NO. \_\_\_\_\_

2009-075  
Greg Vital

ORDINANCE NO. 12256

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO AMEND THE CONDITIONS IMPOSED IN ORDINANCE NO. 11957 (CASE NO. 2007-046) ON PROPERTY LOCATED AT 5501 OLD HIXSON PIKE, BEING MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP AND DRAWING ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, 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, be and is hereby amended so as to the amend conditions imposed by Ordinance No. 11957 (Case No. 2007-046, rezoning) to reference a new site plan dated April 8, 2009 on the following tracts of land:

Lots 1 thru 3, Morning Pointe of Hixson Subdivision, Plat Book 90, Page 25, ROHC. Tax Map 100-021.01, 021.03 and 021.04.

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

1. The proposed uses for this development shall consist of those uses consistent with a senior services campus with two (2) of the building uses identified on a site plan dated April 8, 2009;
2. Minimum of Type B landscape buffer and fencing as shown along the southwestern property boundary of the subject site as shown on a site plan dated April 8, 3009 as constructed; and
3. If a building is constructed on the vacant lot shown on a site plan dated April 8, 2009 is taller than one (1) story, the building set back shall be increased by an additional ten (10)

feet for every additional story above the first floor and limited to a height not greater than three (3) stories.

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

June 16, 2009.

W. Jack Benson  
CHAIRPERSON

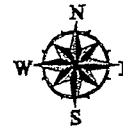
APPROVED:  DISAPPROVED:

DATE: 6/19, 2009

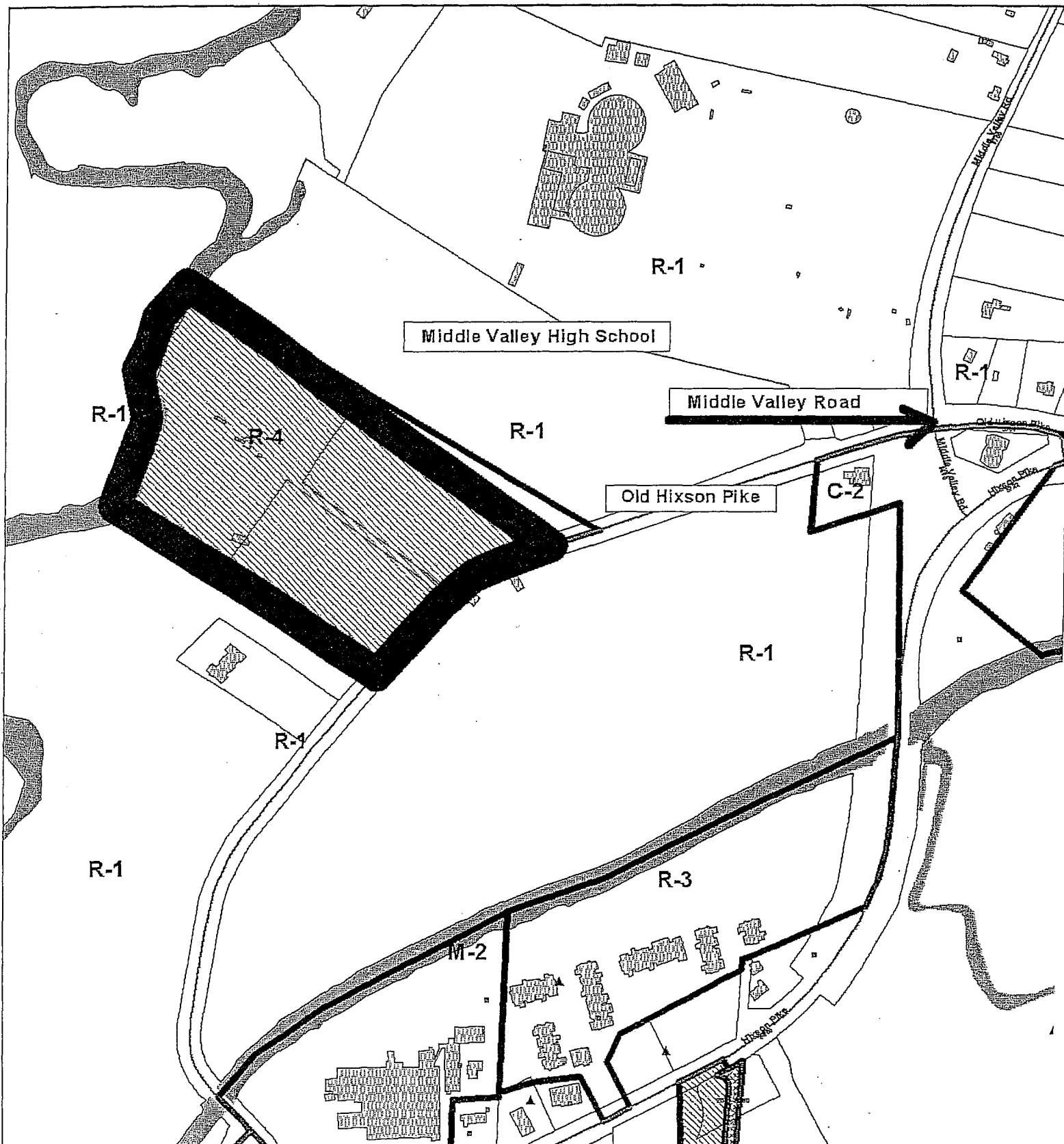
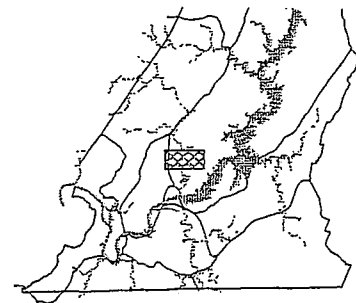
[Signature]  
MAYOR

/add

CHATTANOOGA  
CASE NO: 2009-0075  
PC MEETING DATE: 5/11/2009  
AMEND CONDITION(S)



1 in. = 450.0 feet





**W&A ENGINEERS, LLC**  
 7000 CHICKAMAUGA BLVD  
 SUITE 200  
 KNOXVILLE, TN 37922  
 (615) 238-5330

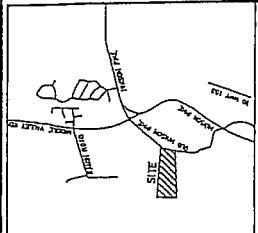
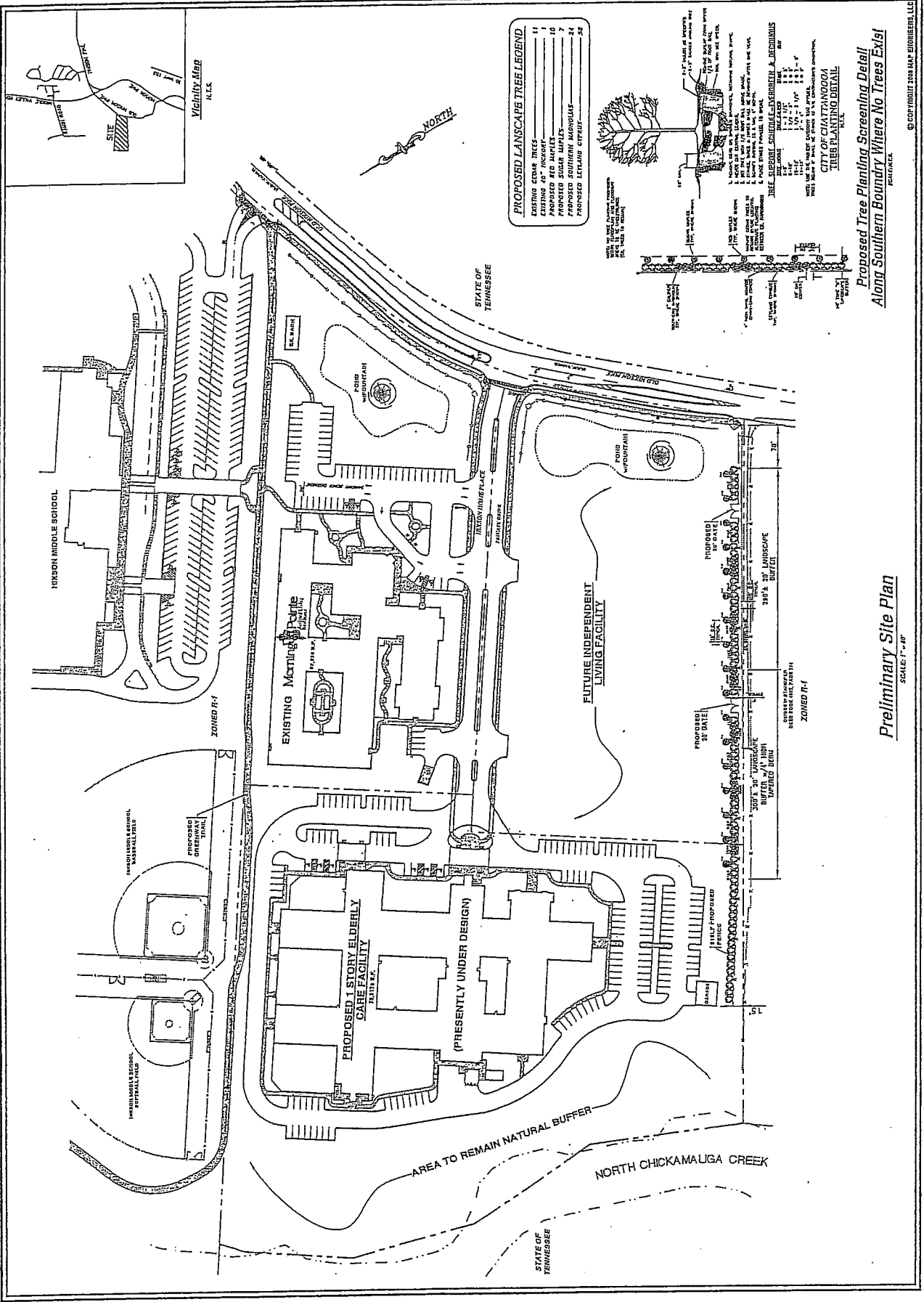
**GREENBRIAR @ NORTH CHICKAMAUGA CREEK**  
 A SENIOR SERVICES CAMPUS  
 HIXSON DEVELOPMENT PARTNERS, LLC  
 P.O. BOX 388, BIRMINGHAM, AL 35202

**PRELIMINARY SITE PLAN**

**REVISIONS**

NO.	DATE	DESCRIPTION

ALL RIGHTS RESERVED  
 THIS PLAN IS THE PROPERTY OF W&A 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 W&A ENGINEERS, LLC.  
 DATE: 04/28/10  
 DRAWN BY: CSM  
 CHECKED BY: DWP  
 PROJ. NUMBER: 09-113  
 SHEET NUMBER: PS-1



**PROPOSED LANDSCAPE TREE LEGEND**

EXISTING CROWN TREES	11
PROPOSED RED MAPLES	10
PROPOSED SUGAR MAPLES	7
PROPOSED SOUTHERN MAGNOLIAS	24
PROPOSED LANTANA STRIPS	50



**TREE SPECIES SCHEDULE - VERBENA & DECIDUOUS**

TREE SPECIES	PLANTING RATE	PLANTING DATE
RED MAPLE	1:1	1:1
SUGAR MAPLE	1:1	1:1
SOUTHERN MAGNOLIA	1:1	1:1
LANTANA STRIP	1:1	1:1

**CITY OF CHATTANOOGA TREE PLANTING DETAIL**

THIS DETAIL IS A PART OF THE CITY OF CHATTANOOGA TREE PLANTING SPECIFICATIONS. IT IS TO BE USED IN CONJUNCTION WITH THE CITY OF CHATTANOOGA TREE PLANTING SPECIFICATIONS, WHICH ARE AVAILABLE AT THE CITY ENGINEERING DEPARTMENT, 1000 MARKET STREET, CHATTANOOGA, TN 37403.

**Proposed Tree Planting Screening Detail Along Southern Boundary Where No Trees Exist**

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**Preliminary Site Plan**  
 SCALE: 1" = 40'