

2ND READING

2-12-13

2-19-13

2012-089
Napier Associates/
Defoor Brothers Development, LLC/
Gunbarrel Partners/
Waterside Property Investment, LLC
District No. 4
Planning Version

ORDINANCE NO. 12691

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PARTS OF PROPERTIES LOCATED AT 2351, 2417, 2424, 2428, AND 2440 ELAM LANE; 2545 AND 2565 LIFESTYLE WAY; AND 2515 AND 2519 GUNBARREL ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE AND MXU ZONE TO C-4 PLANNED COMMERCE CENTER ZONE, 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 the same hereby is amended so as to rezone parts of properties located at 2351, 2417, 2424, 2428, and 2440 Elam Lane; 2545 and 2565 Lifestyle Way; and 2515 and 2519 Gunbarrel Road, more particularly described herein:

Beginning at the intersection of the west line of the 2300 block of Elam Lane with the north line of the 7300 block of McCutcheon Road, thence northeast some 461 feet to a point, thence some 744 feet northeast to a point, thence northwest some 456 feet to a point in the east line of the Interstate 75 right-of-way, thence southwest along the said east line some 889 feet to a point, thence southeast some 202 feet, thence southwest some 206 feet to a point, thence northwest some 29 feet to a point, thence southwest some 590 feet to a point, thence northeast some 530 feet to the intersection of the west line of the 2300 block of Elam Lane with the north line of the 7300 block of McCutcheon Road, the point of beginning being

parts of the properties described in Deed Book 8042, Page 436, Deed Book 9116, Page 511 and Deed Book 9410, Page 83, and parts of Tracts 2 thru 4 of Deed Book 9670, Page 235, ROHC. Being parts of Tax Map Nos. 149A-B-007, 007.01, 017.01, 017.02, 018 and parts of Tax Map Nos. 149H-A-019, 019.01, 019.04 and 019.05.

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

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

- 1) The City Traffic Engineer's review and approval of a traffic study submitted by the applicant;
- 2) Lighting from any commercial or office development needs to be directed down and away from the abutting R-1 properties; and
- 3) The use to be incorporated in the MXU development.

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 19, 2013.

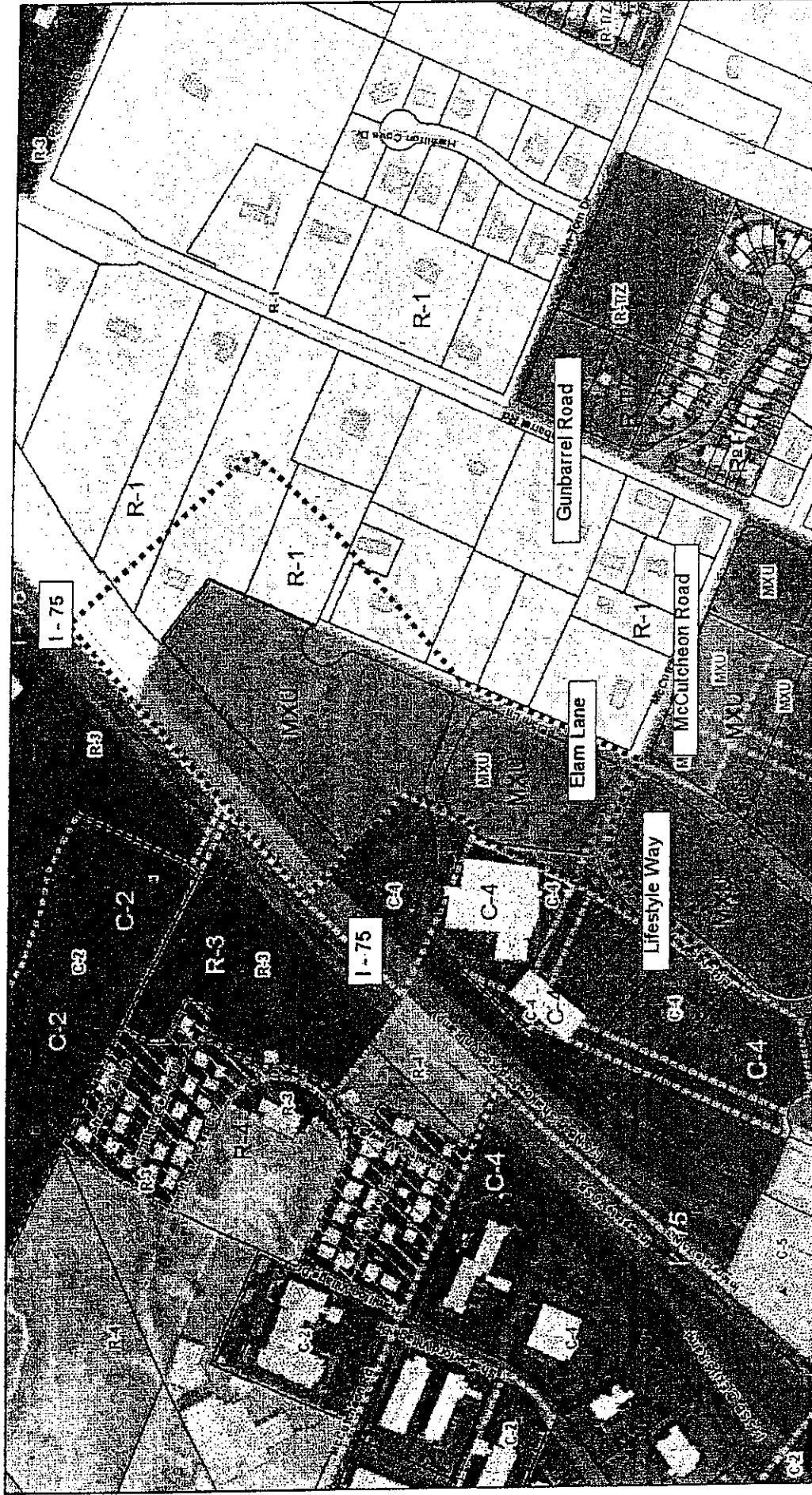

CHAIRPERSON

APPROVED: DISAPPROVED:

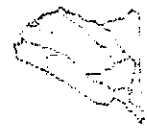
DATE: Feb 20, 2013


MAYOR

/mms



2012-0089 R-1 & MXU to C-4



350 ft

