

**First Reading: August 8, 2023**  
**Second Reading: August 15, 2023**

2021-0213  
PBD Development, GP, Gunbarrel Partners,  
Chattanooga Hotel Properties Investment, LLC and  
Napier Associates  
District No. 4  
Alternate Version

ORDINANCE NO. 14018

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITIONS OF #11B AND #11C FROM ORDINANCE NO. 13110 OF PREVIOUS CASE NO. 2016-0060, FROM THE PROPERTIES LOCATED IN THE 2300 AND 2400 BLOCKS OF ELAM LANE, AND THE 2300 THROUGH 2500 BLOCKS OF GUNBARREL ROAD, 2321 LIFESTYLE WAY, AND 7344 MCCUTCHEON ROAD, SUBJECT TO CERTAIN CONDITIONS.

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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 lift conditions of #11B and #11C from Ordinance No. 13110 of previous Case No. 2016-0060, from the properties located in the 2300 and 2400 blocks of Elam Lane, and the 2300 through 2500 blocks of Gunbarrel Road, 2321 Lifestyle Way, and 7344 McCutcheon Road, more particularly described herein:

Lot 8, the Village at Waterside Subdivision, Plat Book 112, Page 115, Lot 30, Timberland Subdivision, Plat Book 82, Page 59, ROHC, the C-4 portion of Lot 10, Waterside Subdivision, Plat Book 111, Page 148, Lot 6, Waterside Subdivision, Plat Book 114, Page 142, Lot 1, J. L. Jenkins Subdivision, Plat Book 118, Page 80, Lot 5, Block B, J. L. Jenkins Subdivision, Plat Book 10, Page 49, Lots 1 and 14, Waterside Subdivision, Plat Book 97, Page

184, Lot 13, Waterside Subdivision, Plat Bok 97, Page 184, Lots 1 and 2, Donald E. Taylor Subdivision, Plat Book 69, Page 83, Lots 2 and 3, W. E. Bynum Property Subdivision, Plat Book 44, Page 328, Lot 1 W. E. Bynum Property Subdivision, Plat Book 35, page 65, ROHC, and two unplatted tracts of land located at 2519 and 2527 Gunbarrel Road, being part of the properties described in Deed Book 9103 Pages 294 and 302, Deed Book 9433, Page 409, Deed Book 9803, Page 51, Deed Book 9964, Page 873, Deed Book 10927, Page 612, Deed Book 10950, Page 170, Deed Book 11690, Page 505, Deed Book 11890, Page 394, and Deed Book 11942, Page 258, ROHC. Tax Map Numbers 149A-B-007, 007.01, 008, 014 thru 019, 149H-A-019, 019.04, 019.06 (part), 019.08, 019.09, 149H-G-011.01 and 018.

and as shown on the maps attached hereto and made a part hereof by reference.

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

- 1) A traffic impact study will be submitted for determining warranted improvements.

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: August 15, 2023

  
VICE-CHAIR

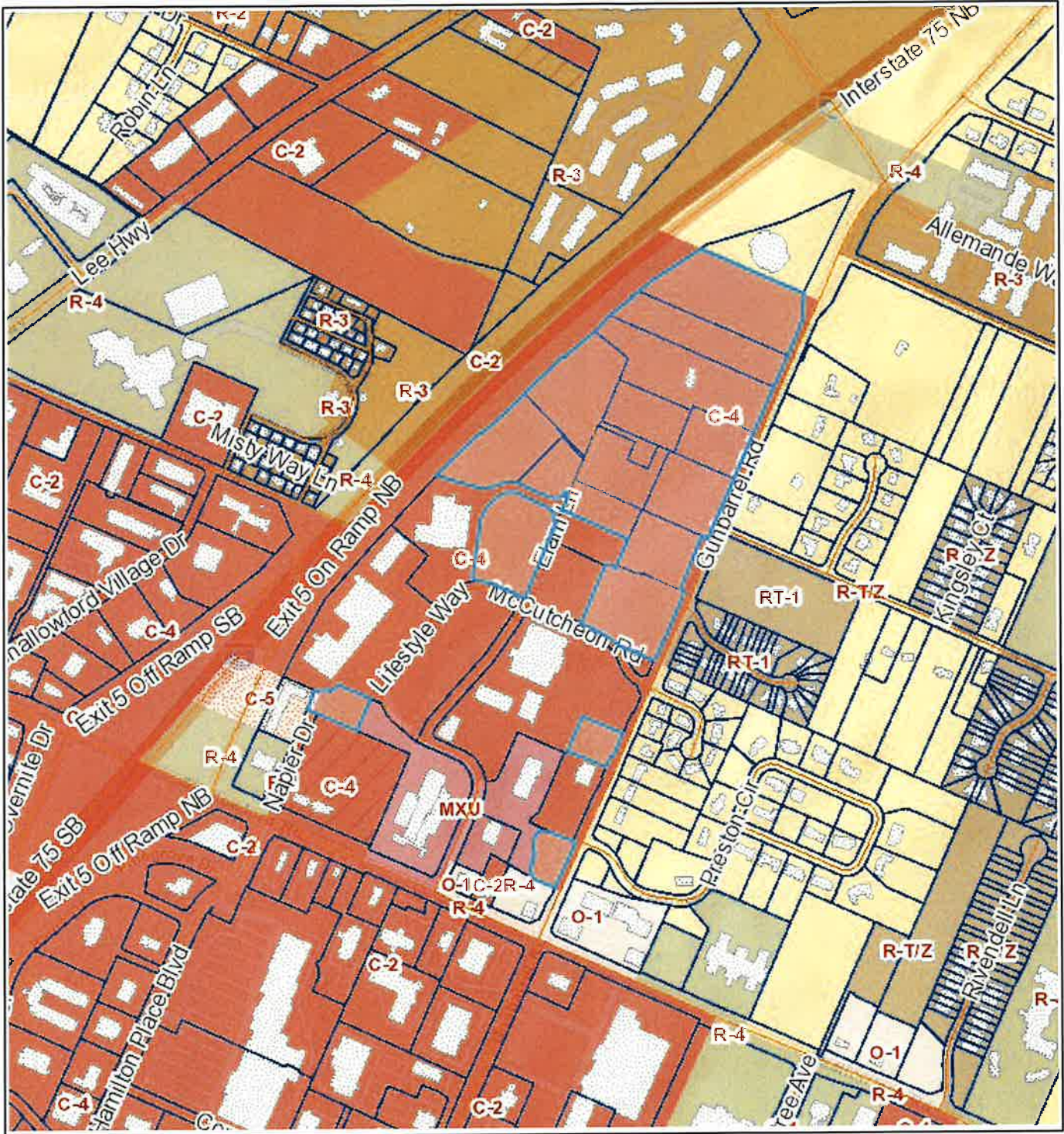
APPROVED: X DISAPPROVED:     

  
MAYOR

/mem/Alternate Version

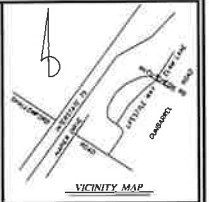


# 2021-0213 Lift Conditions



PLANNING COMMISSION RECOMMENDATION  
FOR CASE NO. 2021-0213: Approve.





**MAP ENGINEERS L.L.C.**  
 COLLECTING 25 YEARS  
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**WATERSIDE DEVELOPMENT**  
 FOR:  
 PBD DEVELOPMENT GP & NAPIER ASSOCIATES  
 801 BROAD STREET, SUITE 200  
 CHATTANOOGA, TN 37402

**LIFT CONDITION EXHIBIT**

NO.	DATE	DESCRIPTION
1	08/13/2015	ISSUED FOR PERMITS

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DATE: 08/13/2015  
 DRAWN BY: GBT  
 CHECKED BY: MAP  
 PLOT NUMBER: 15-145  
 SHEET NUMBER: LC-1

