

1ST READING 488
2ND READING 4-15-03
3RD READING 4-15-03
INDEX NO. _____

2003-037
Margie Baumgardner, Ted Fugunt
And Valor & Sun Land Associates, Inc.

ORDINANCE NO. 11414

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED IN THE 2300 BLOCK OF NAPIER DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL 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:

A tract of land located in the 2300 block or Napier Drive. Lots 1, 2, 2A, 3, 4, and 4A, Fugunt's Resubdivision of Baumgardner Estates, Plat Book 37, Page 174, ROHC, Deed Book 1559, Page 135 (part), and Tracts 1 thru 3, Deed Book 3978, Page 559, ROHC, and Part of Lot 2, Block A, J. L. Jenkins Subdivision, Plat Book 10, Page 49, Deed Book 6357, Page 455. Tax Map 149H-A-021, 022, 022.02 and 022.06.

from R-1 Residential Zone to R-4 Special Zone.

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

1. The following conditions listed in R-4 Special Zone, Sections 401 and 402

of the Chattanooga Zoning Ordinance, Appendix A, be excluded:

Sec. 401: (1) Single-family, two family and multiple-family dwellings, excluding factory manufactured homes constructed as a single self contained unit and mounted on a single chassis; (2) lodging houses, boarding houses and bed and breakfast; (5) dormitories; (11) home occupations and (14) day care homes.

Sec. 402: (1) Fraternal, professional or hobby clubs; (3) funeral homes, mortuaries and undertaking establishments (excluding crematoriums); (6) small animal hospitals; (8) drug and alcohol, penal or correctional halfway houses or rehabilitation centers and uses similar in character.

✓ 2. Submittal of an ingress and egress and internal traffic flow plan for the proposed development showing how that will tie into traffic control and circulation patterns for any additional development of other properties which the applicant plans to develop in the future.

✓ 3. Review and approval of all access and signalization proposals by the City Traffic Engineer's Office in order to assure compliance with the community plan with regard to traffic controls.

✓ 4. All existing easements are retained.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage, as provided by law.

PASSED on Third and Final Reading

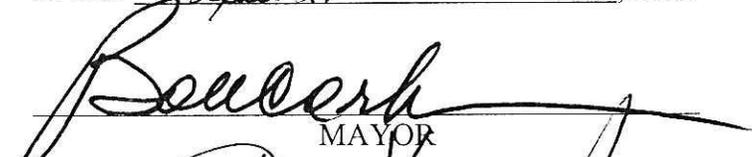
April 15, 2003.



CHAIRPERSON

APPROVED: X DISAPPROVED: _____

DATE: April 21, 2003



MAYOR

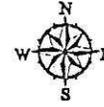
Reviewed By: 

David Eichenholz

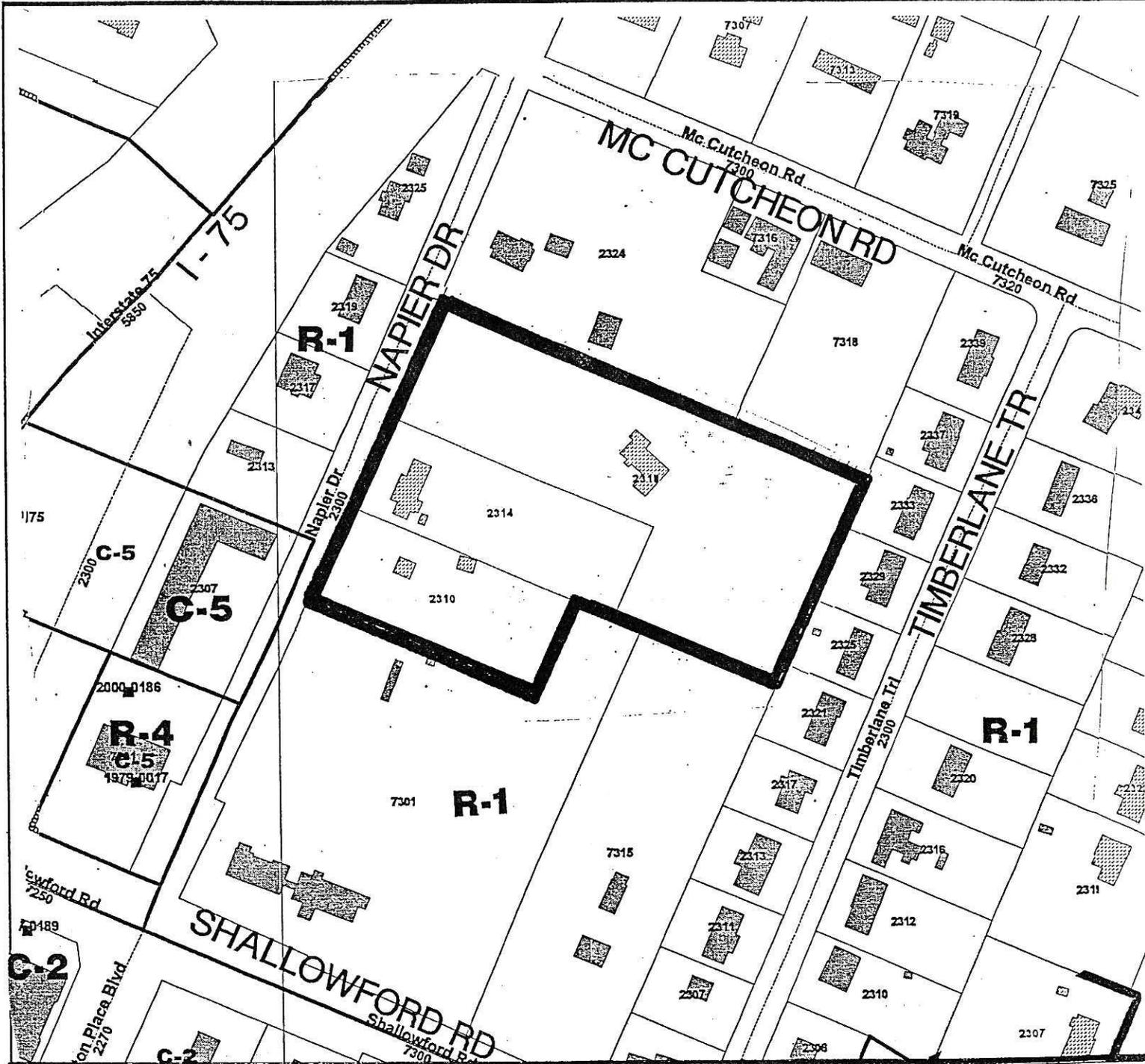
AKS/pm



Case #: 2003-0037
PC Meeting Date: 3/10/2003
From: R-1
To: R-4



1 in. = 200.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2003-037: Approve, subject to conditions as listed in the Planning Commission Resolution.

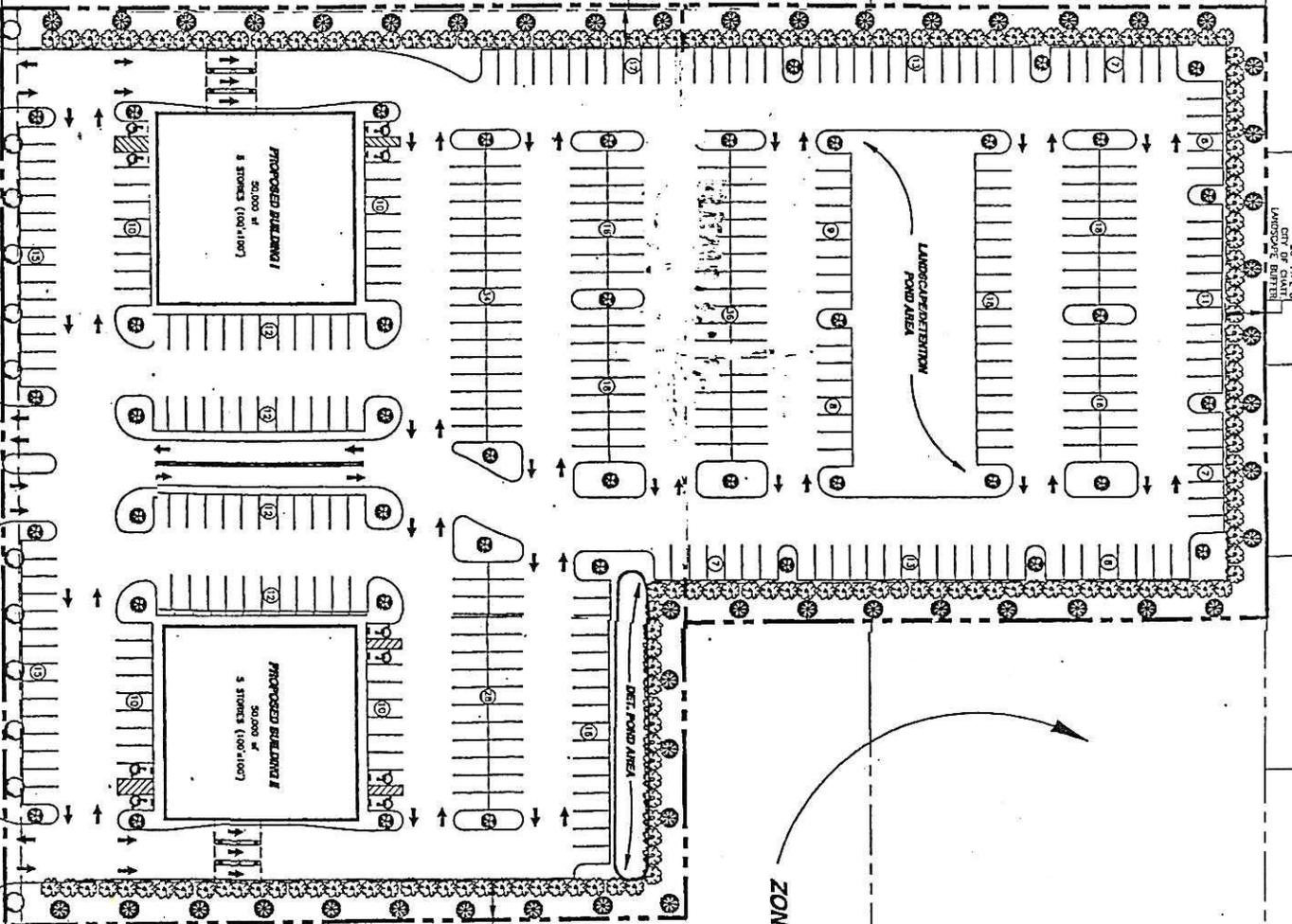
MC CUTCHEON RD

SITE ANALYSIS

PROPERTY ADDRESS: 2310, 2314 & 2318 NAPIER
 TAX MAP ID: 149H-A-21,22,22.02
 PROPOSED BUILDING AREA: 100,000± sf
 REGULAR PARKING SPACES PROVIDED: 414 SPACES
 HANDICAP SPACES PROVIDED: 10 SPACES
 TOTAL PARKING SPACES PROVIDED: 424 SPACES
 ACREAGE: 5.93± ACRES

ZONED R-1

NAPIER DR
 NAPIER DRIVE



20' TYPE B CITY OF CHAIT LANDSCAPE BUFFER

20' TYPE B CITY OF CHAIT LANDSCAPE BUFFER

10' CITY OF CHAIT STREET/DRIVE

20' TYPE B CITY OF CHAIT LANDSCAPE BUFFER

ZONED R-1