

First Reading: December 9, 2014
Second Reading: December 16, 2014

2014-121
Allen Jones/University Investors, LLC
District No. 4
Planning Version

ORDINANCE NO. 12885

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7407 IGOU GAP ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 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 Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone property located at 7407 Igou Gap Road, more particularly described herein:

Lot 2 of the Suntrust Subdivision, Plat Book 71, Page 188, ROHC, being the property described in Deed Book 7536, Page 605, ROHC. Tax Map No. 149P-A-014.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to C-2 Convenience Commercial Zone.

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

- 1) Require a 20' type "B" landscape buffer along Denton Road north of curb cut along Denton Road;
- 2) Any curb-cut on Igou Gap Road must be approved by the Transportation Department;
- 3) No auto-oriented uses such as Gas Stations, Service Stations, Convenience Stores, Auto Dealerships, Auto Repair/Detailing Shops, Car Washes; and
- 4) Drive-through is only permitted for a multi-use building along the western side of the property.

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: December 16, 2014



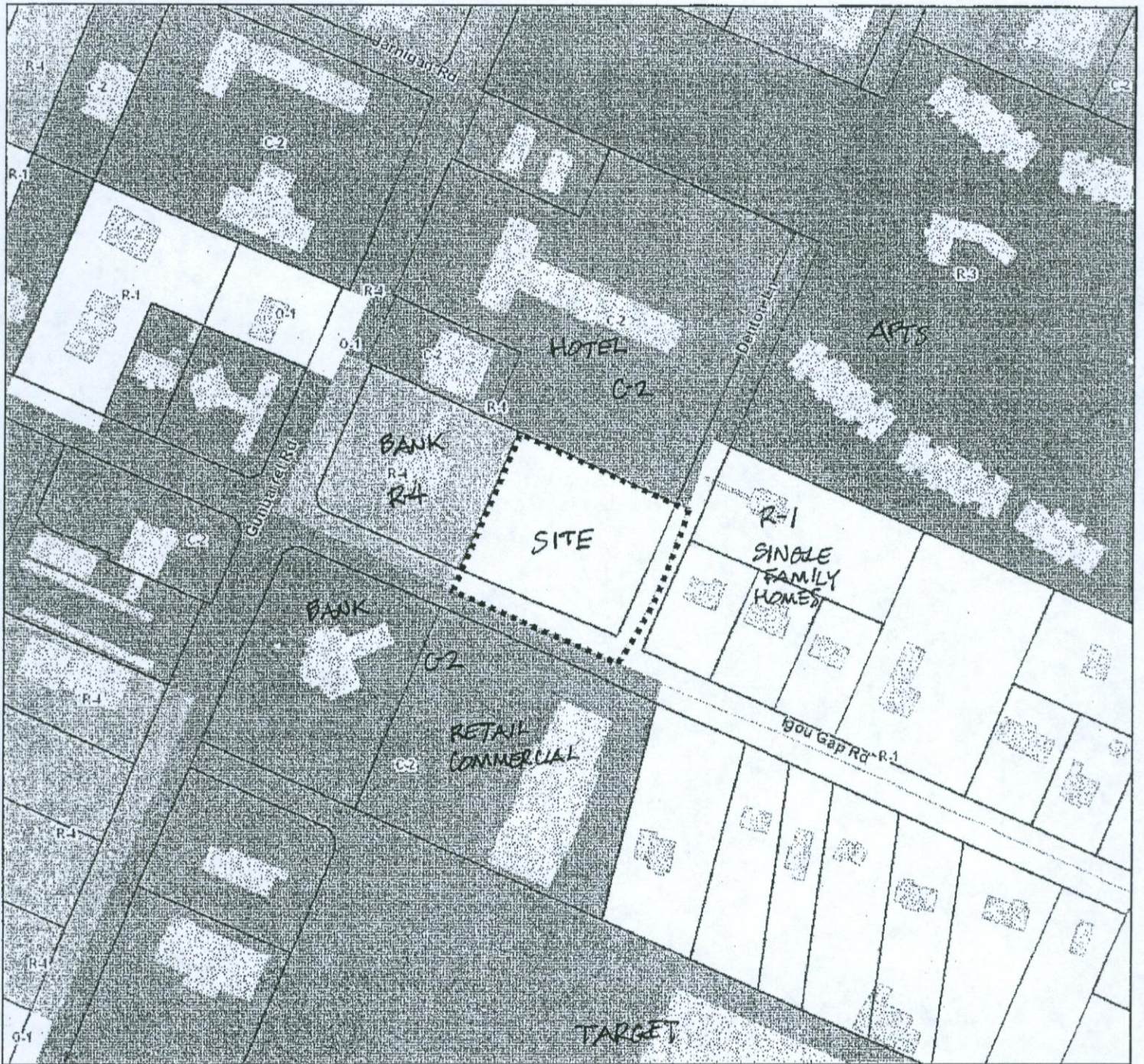
CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

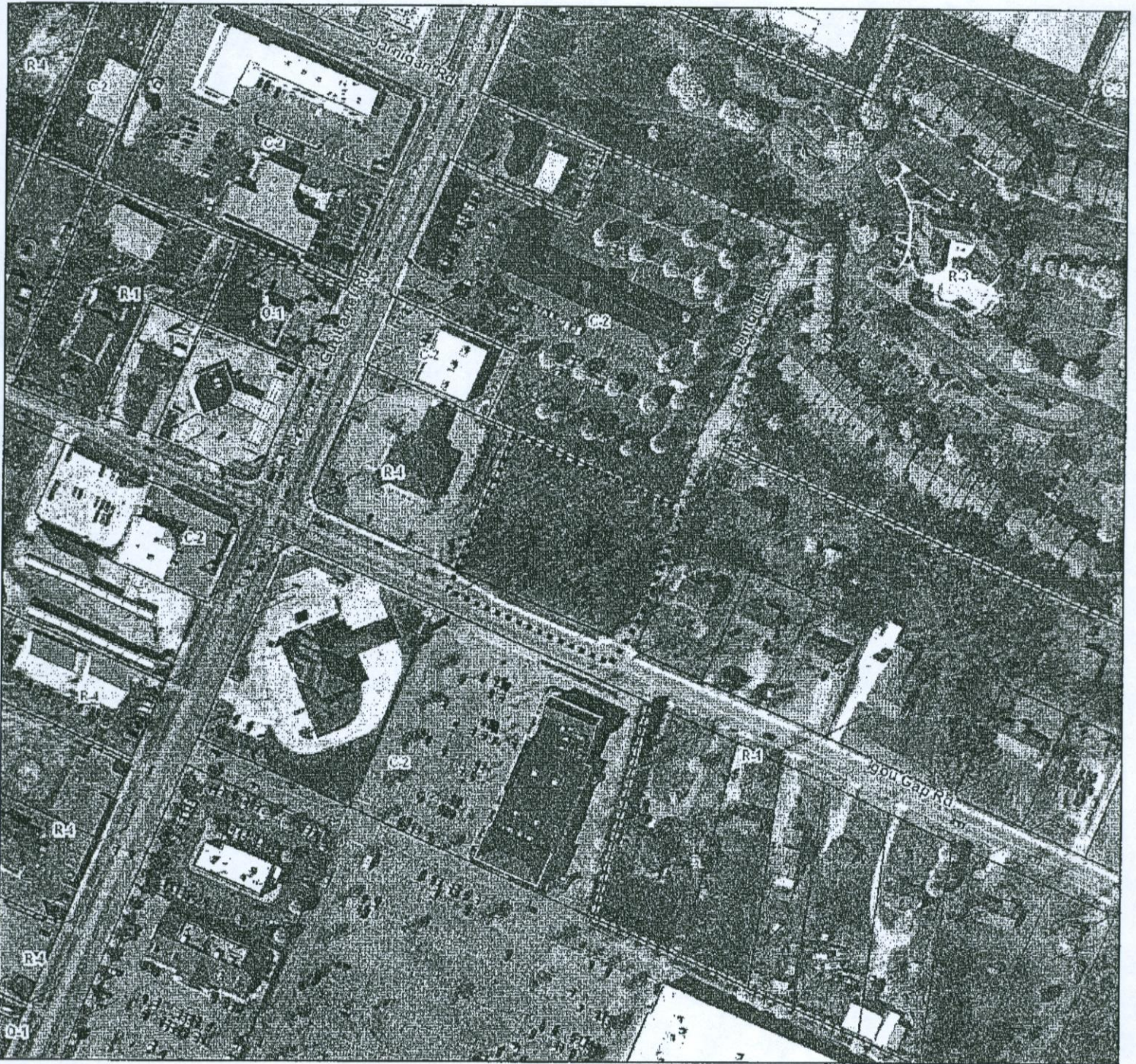
/mem



2014-121 Rezoning from R-1 to C-2

200 ft

Chattanooga Hamilton County Regional Planning Agency



2014-121 Rezoning from R-1 to C-2



200 ft

Chattanooga Hamilton County Regional Planning Agency



The Shoppes At Gunbarrel Pointe

10,500 SF OF RETAIL

Map A 614 BY
ERIGAN (MATH BANK & TRUST CO.)
ZONED R-4 COMMERCIAL USE

(R-4)

19 POWEREA - PERMIT

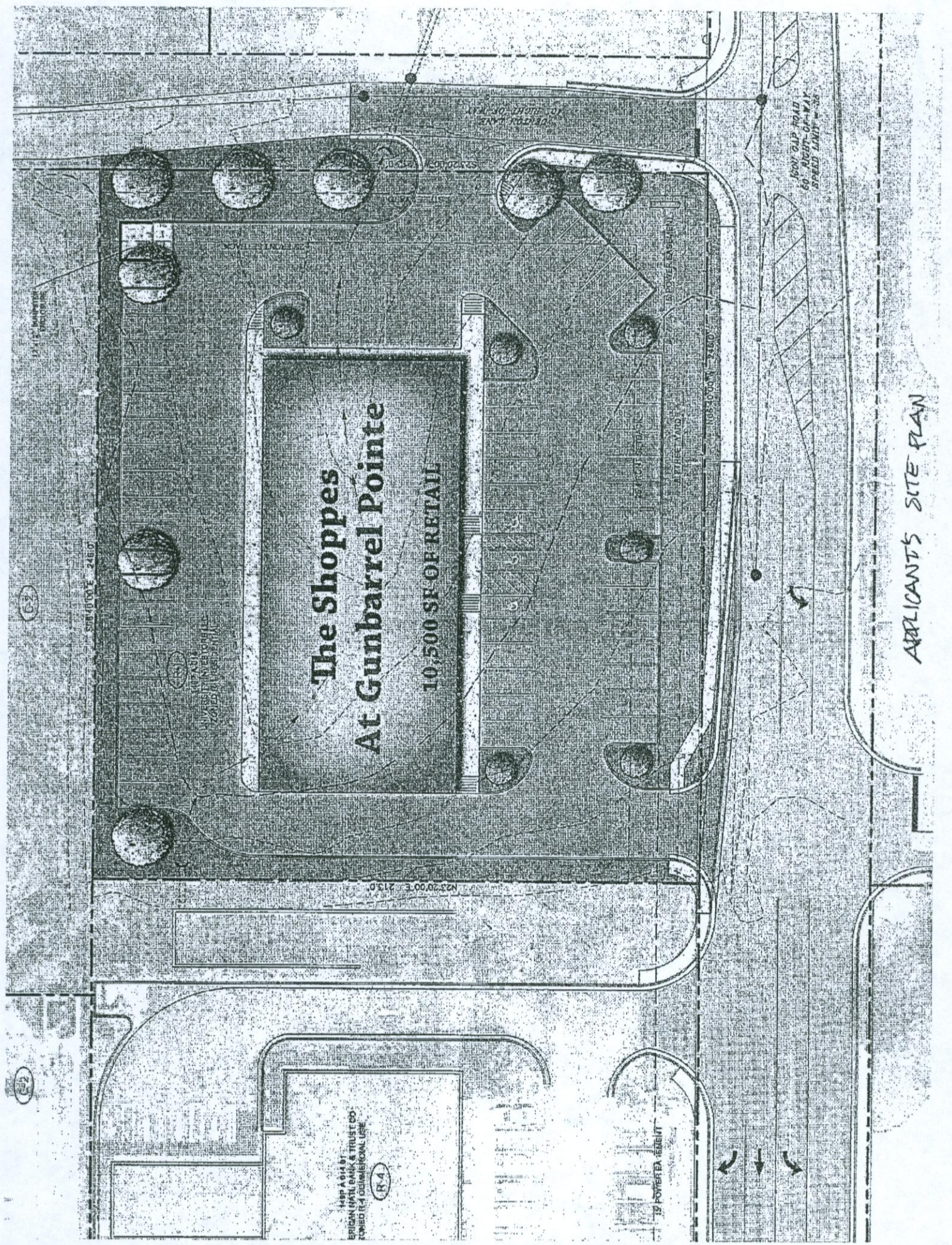
58' 0" 0" 0" E 218' 0"

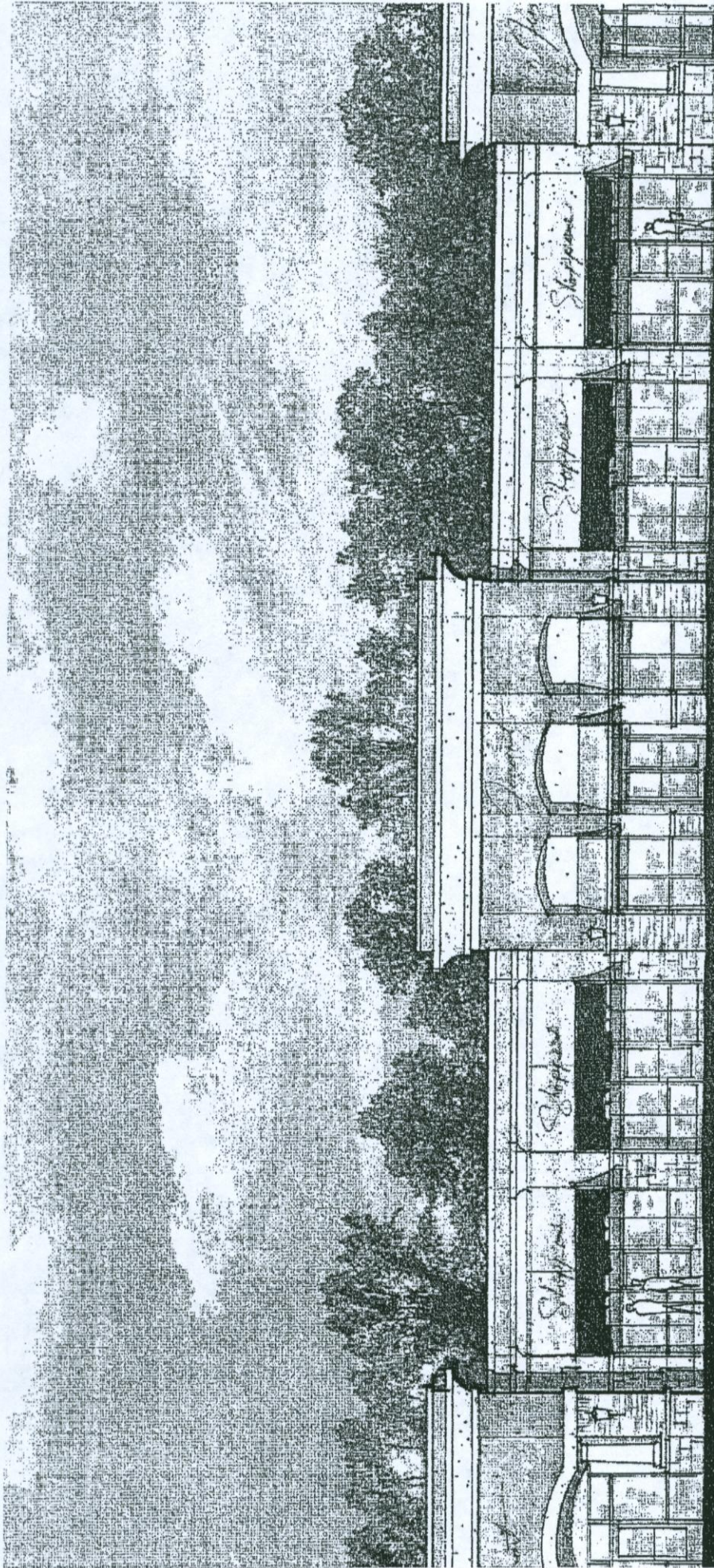
N23°20'00" E 213' 0"

N68°00'00" W 21' 00"

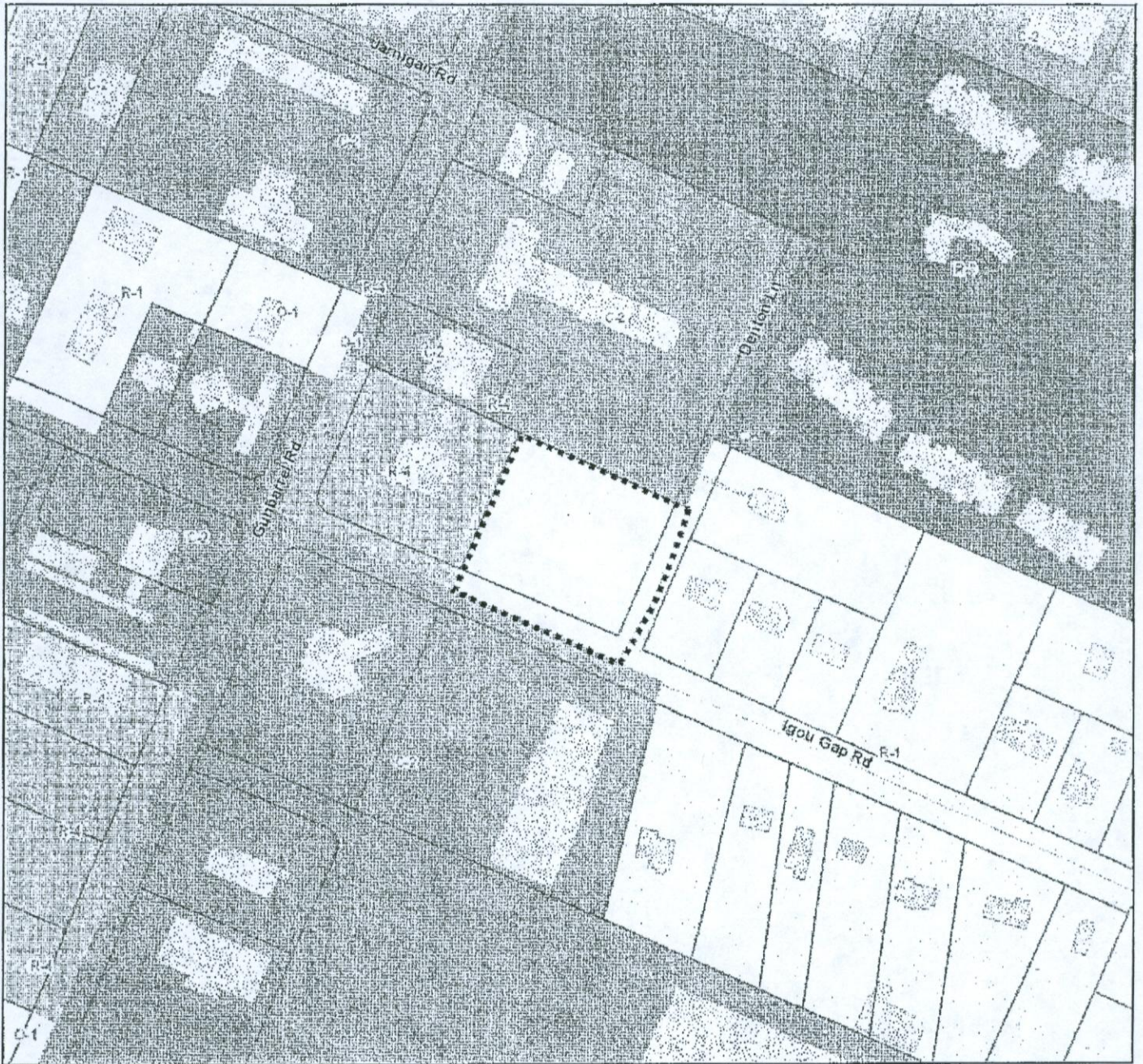
100' GAP ROAD
60' RIGHT-OF-WAY
SPEED LIMIT 25.00

APPLICANT'S SITE PLAN





The Shoppes at Gunbarrel Pointe



2014-121 Rezoning from R-1 to C-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-121:
 Approve, subject to the list of conditions in the Planning Commission Resolution.



200 ft



Chattanooga Hamilton County Regional Planning Agency

