

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_

2013-145  
Gunbarrel Partners  
District No. 4  
Applicant Version

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2515, 2519, AND 2527 GUNBARREL ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO C-4 PLANNED COMMERCE CENTER ZONE.

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 properties located at 2515, 2519, and 2527 Gunbarrel Road, more particularly described herein:

Beginning at the northernmost corner of Tax Map No. 149A-B-019 then going approximately 434 feet southwest, thence approximately 416 feet southeast, thence approximately 446 feet northeast, thence approximately 107 feet northeastwardly, thence approximately 212 feet northwestwardly to the point of beginning. Part of Tax Map Nos. 149A-B-017.20, 149A-B-018, and 149A-B-019.

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

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

Passed on second and final reading: \_\_\_\_\_

\_\_\_\_\_  
CHAIRPERSON

APPROVED: \_\_\_ DISAPPROVED: \_\_\_

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

/mem

2013-145 City of Chattanooga  
July 14, 2014 (Deferred)  
August 11, 2014 (Action Taken)

## RESOLUTION

WHEREAS, Gunbarrel Partners petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning R-1 Residential Zone to C-4 Planned Commerce Center Zone, properties located at 2515, 2519, and 2527 Gunbarrel Road.

Beginning at the northernmost corner of Tax Map 149A-B-019 then going approximately 434 feet southwest, thence approximately 416 feet southeast, thence approximately 446 feet northeast, thence approximately 107 feet northeastwardly, thence approximately 212 feet northwestwardly to the point of beginning. Part of Tax Maps 149A-B-017.20, 149A-B-018, and 149A-B-019 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on July 14, 2014, at which time hearing was deferred to August 11, 2014,

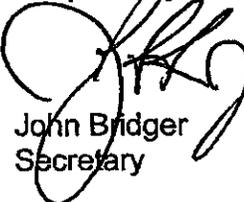
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on August 11, 2014, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,



John Bridger  
Secretary

# ZONING APPLICATION FORM

<b>CASE NUMBER: 2013-145</b>		<b>Date Submitted: 10-10-2013</b>	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
<b>1 Applicant Request</b>			
Zoning	From: R-1	To: C-4	
Total Acres in request area: ±6.5 Acres			
<b>2 Property Information</b>			
Property Address:	2515, 2519, 2527 Gunbarrel Road		
Property Tax Map Number(s):	Part of 149A-B-017.02, Part of 149A-B-018, 149A-B-019		
<b>3 Proposed Development</b>			
Reason for Request and/or Proposed Use:	Future Commercial Development		
<b>4 Site Characteristics</b>			
Current Zoning:	R-1		
Current Use:	Vacant		
Adjacent Uses:	Vacant, Residential, and Institutional		
<b>5 Applicant Information</b>			
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.			
Name: Gunbarrel Partners		Address: 7201 Shallowford Road, Suite 200	
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner	
City: Chattanooga	State: TN.	Zip Code: 37421	Email: ken@defoordevelopments.com
Phone 1: 423-855-0784	Phone 2:	Phone 3:	Fax: 423-855-1526
<b>6 Property Owner Information (if not applicant)</b>			
Name:		Phone:	
Address:			
<b>Office Use Only:</b>			
Planning District: 10		Neighborhood: Brainerd-East Brainerd, Friends of East Brainerd	
Hamilton Co. Comm. District: 8		Chatt. Council District: 4	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:	
<b>Checklist</b>			
<input checked="" type="checkbox"/> Application Complete	<input checked="" type="checkbox"/> Ownership Verification	<input checked="" type="checkbox"/> Map of Proposed Zoning Area with dimensions	
<input checked="" type="checkbox"/> Site Plan, if required	<input checked="" type="checkbox"/> Total Acres to be considered: ±6.5	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 9670-235			
Plat Book/Page: 35-65		<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1
<input checked="" type="checkbox"/> Filing Fee: \$705.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check	Check Number: 7522
Planning Commission meeting date: 11-11-13		Application processed by: Trevor Slayton	

## STAFF CASE REPORT TO PLANNING COMMISSION

<b>Case Number:</b>	<b>2013-145</b>	<b>PC Meeting Date: 08-11-14</b>
<b>Applicant Request:</b>	<b>Rezone from R-1 Residential Zone to C-4 Planned Commerce Center Zone</b>	
<b>Property Location:</b>	<b>2515,2519,2527 Gunbarrel Road</b>	
<b>Property Owner:</b>	<b>Gunbarrel Partners</b>	
<b>Applicant:</b>	<b>Same</b>	
<b>Staff Recommendation:</b>	<b>APPROVE</b>	

### PROJECT ANALYSIS

#### RPA Land Use & Transportation Comments

##### Project Description

The applicant is proposing future retail development at the rear of the stated parcels along I-75. Based on the site plan submitted, the indicated use is a 36,000 square feet fitness center.

##### Site Description

The 6.5 acre site is vacant. Adjacent properties to the south are vacant and zoned for C-4 Planned Commerce Center. The adjacent property to the north is zoned residential and used for religious facilities.

##### Zoning History

The general requested site has no recent rezoning requests. The MXU Mixed Used Zone area to the south of this request has had six (6) approved zoning requests covering 2005, 2006, 2007, and 2012 to establish the existing MXU boundary.

##### Plans/Policies

The land uses of this site are guided by the 2001 Hamilton Place Community Land Use Plan. The Plan sets a series of principles organized by Land Use, Transportation, and Open Space as defined below:

##### Land Use

- Commercial and neighborhood boundaries should be maintained as defined by the land use plan
- Configure new development so that it is compatible with existing adjoining uses. Examples include placing smaller scale, less intense buildings next to existing neighborhoods.
- Placement of large-scale buildings next to neighborhoods should be avoided.

##### Transportation

- Promote and expand street network to provide better access to area destinations
- Encourage multi-modal transportation system that supports pedestrians, cyclists, transit, and the automobile.
- Promote pedestrian-friendly street design including sidewalks and street trees
- Establish neighborhood traffic calming programs

##### Open Space

- Support new parks and greenway connections
- Promote effective and sustainable stormwater management
- Protect the natural environment including stream and creek corridors, and existing tree canopy
- Establish better landscape design standards and buffers

## STAFF CASE REPORT TO PLANNING COMMISSION

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The Hamilton Place Plan identified this as one of several "pressured sites" and recommended a mixed use development featuring apartments, townhomes and office with supporting retail. The key design principles for this site were:

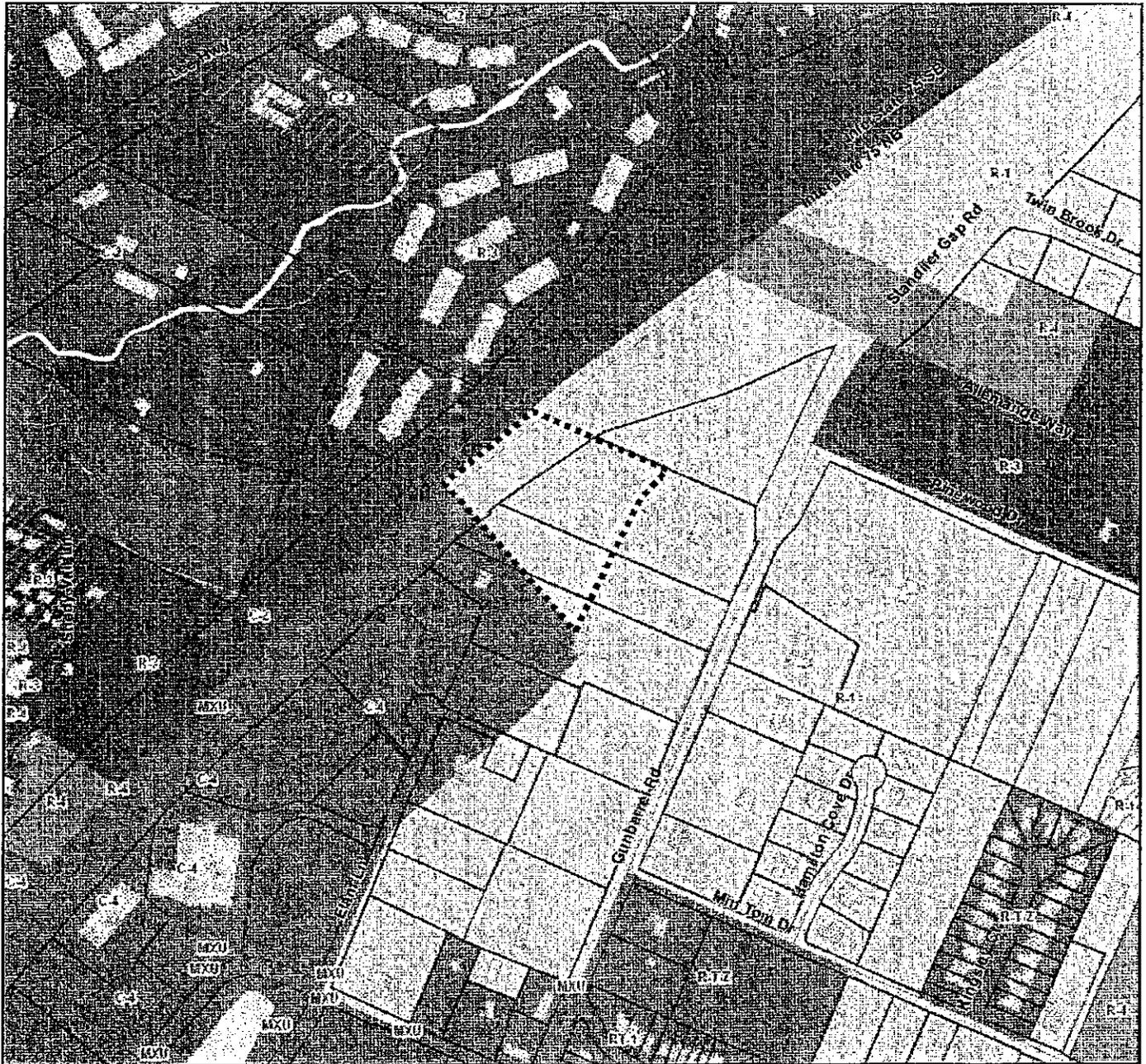
- ❖ Potential access should be planned as a series of blocks that provide multiple ways to get in and out of the site from both Shallowford Road and Gunbarrel Road.
- ❖ The Land Use Plan shows one potential way of organizing future development into blocks that accommodate office, townhome and apartment uses.
- ❖ Parks and open space should be designed as an integral part of the development providing needed public space.

### City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

### RPA Summary

The proposed zone and use for this site is consistent with the Hamilton Place Plan principles of placing large scale retail uses away from existing residential areas. This site is located adjacent to the Interstate 75 corridor and represents an extension of existing C-4. Therefore, staff recommends approval.



## 2013-145 Rezoning from R-1 to C-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-145:

Approve.



400 ft

Chattanooga Hamilton County Regional Planning Agency



## NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be approved:

2014-077 Allen Jones/Watkins Street Project, LLC. 1700 & 1800 Watkins Street & 2461 East 18<sup>th</sup> Street, from R-2 Residential Zone, M-1 Manufacturing Zone, and M-2 Light Industrial Zone to UGC Urban General Commercial Zone, subject to certain conditions.

2013-145 Gunbarrel Partners. 2515, 2519, and 2527 Gunbarrel Road, from R-1 Residential Zone to C-4 Planned Commerce Center Zone.

2013-144 Napier Associates & Gunbarrel Partners. 2418, 2424, 2428, and 2440 Elam Lane and 2501, 2511, 2515, 2519, and 2527 Gunbarrel Road, from R-1 Residential Zone and C-4 Planned Commerce Center Zone to MXU Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied:

2014-083 Carl Buch/Les Lazarus. 319 Pine Ridge Road, from R-1 Residential Zone to R-2 Residential Zone.

2014-086 MAP Engineers, LLC/Heatec, Inc. 5200 Wilson Road, from M-1 Manufacturing Zone to O-1 Office Zone, and recommends lifting Condition #1 from Ordinance No. 11820 and replacing same.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following amendments be made to the Chattanooga City Code, Part II, Chapter 38, known as the Chattanooga Zoning Ordinance by:

- (a) Adding to and Renumbering Section 38-201. Intent;
- (b) Deleting Sections 38-207 through 38-213 in its entirety and substituting in lieu thereof; and

- (c) Deleting Section 38-473(12) in its entirety and substituting in lieu thereof.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

**September 9, 2014**

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the \_\_\_\_ day of \_\_\_\_\_, 2014.

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Sandra Freeman  
Clerk to the City Council