

1ST READING

6-12-07

2ND READING

6-19-07

INDEX NO.

2007-037

Southeast U.S. Retail Fund

ORDINANCE NO. 11978

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 5900-6000 BLOCKS OF SNOW HILL ROAD AND THE 6000 BLOCK OF MOUNTAIN VIEW ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE AND M-2 LIGHT INDUSTRIAL 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 Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

An unplatted tract of land located in the 6000 block of Mountain View Road, an unplatted tract of land located in the 5900 block of Snow Hill Road and all that part of an unplatted tract of land located at 6006 Snow Hill Road which is located east of the east line of the 6000 block of Snow Hill Road being parts of the properties described in Deed Book 3738, Page 584, Deed Book 4704, Page 174, and Deed Book 5984, Page 260, ROHC. Tax Map 132-003, 003.03(part) and 003.05.

from R-1 Residential Zone and M-2 Light Industrial Zone to C-2 Convenience Commercial Zone.

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

1. Revised site plan submitted on May 3, 2007;
2. A traffic study approved by the City Traffic Engineer;
3. Final approval of the ingress and egress by the City Traffic Engineer; and
4. Lighting will be directed down and away from nearby residential areas.

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

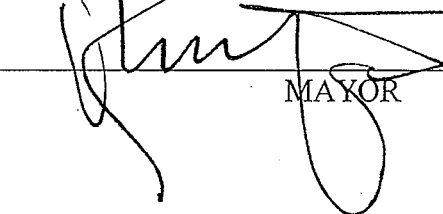
June 19, 2007.



CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2007

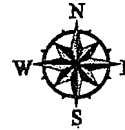


MAYOR

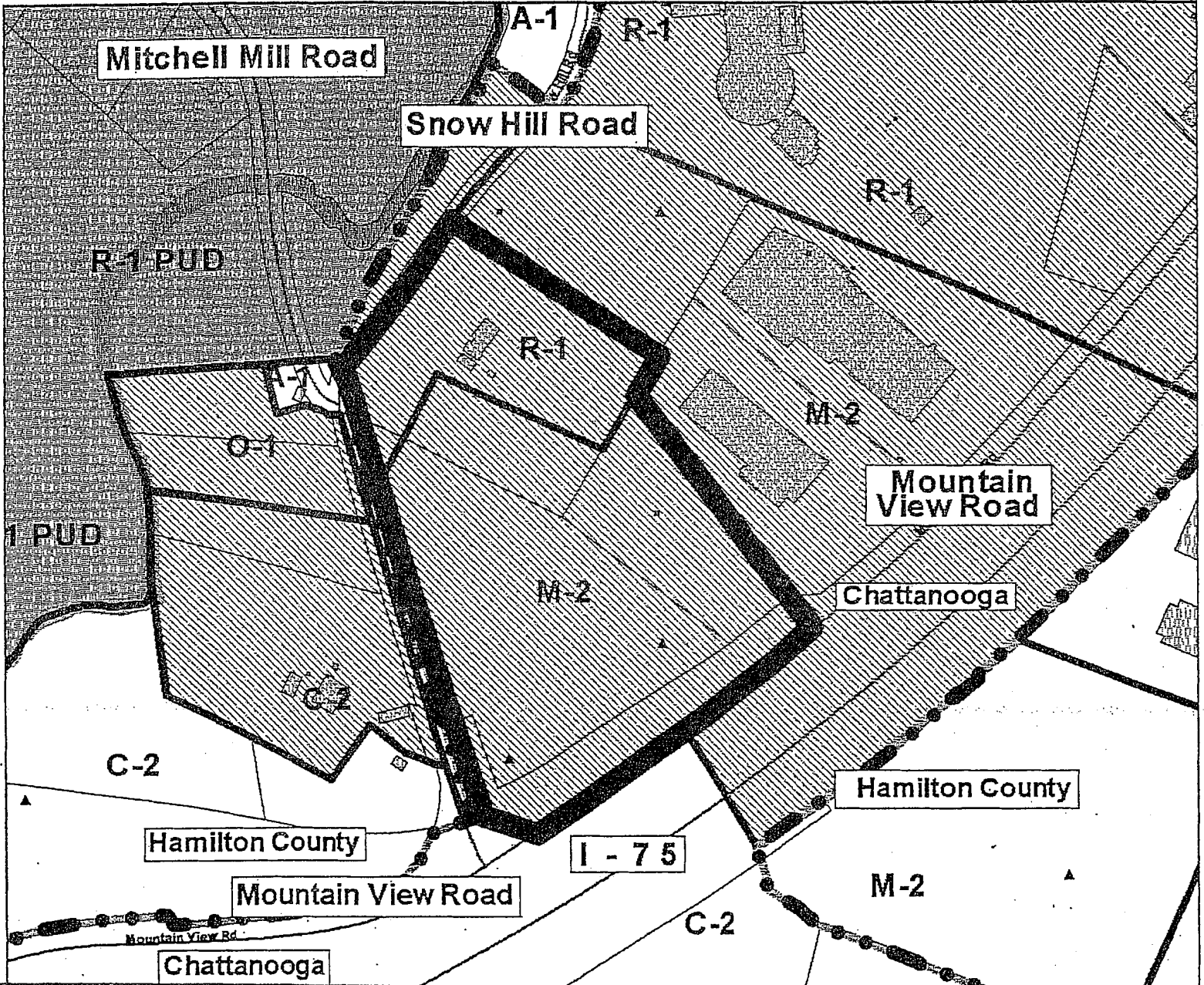
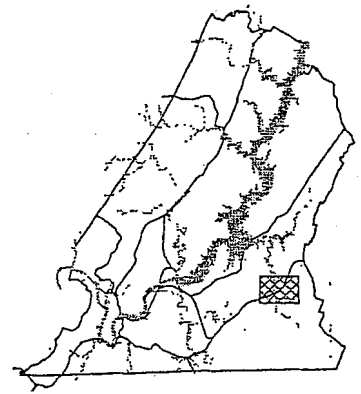
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2007-0037
PC MEETING DATE: 5/14/2007
FROM: R-1 & M-2
TO: C-2

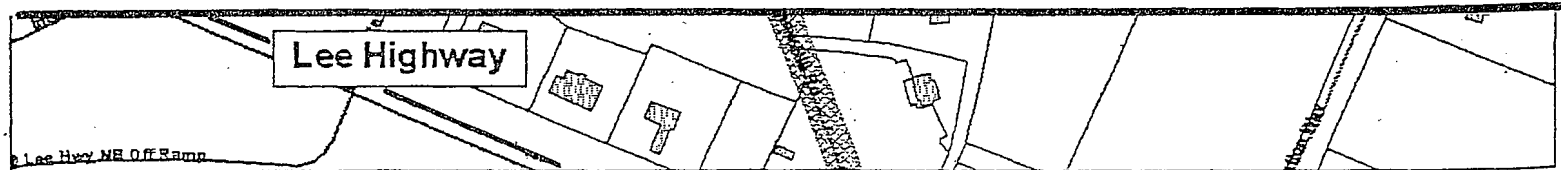


1 in. = 350.0 feet

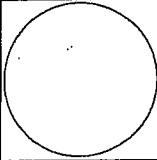


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-037: Approve, subject to:

- 1) Revised site plan submitted May 3, 2007;
- 2) A traffic study approved by the City Traffic Engineer;
- 3) Final approval of the ingress and egress by the City Traffic Engineer; and
- 4) Lighting will be directed down and away from nearby residential areas.



inform
 CHATTANOOGA REGIONAL PLANNING AGENCY
 1000 MARKET STREET, SUITE 200
 CHATTANOOGA, TN 37402
 TEL: 423-249-1111 FAX: 423-249-1112
 WWW.CHATTANOOGA-REGIONAL-PLANNING.ORG



THIS PLAN IS A PRELIMINARY SITE PLAN. IT IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION DOCUMENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPROPRIATE OWNERS. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES FROM THE APPROPRIATE PROVIDERS. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING FROM THE APPROPRIATE PROVIDERS. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS FROM THE APPROPRIATE PROVIDERS. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPROPRIATE OWNERS. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES FROM THE APPROPRIATE PROVIDERS. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING FROM THE APPROPRIATE PROVIDERS. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS FROM THE APPROPRIATE PROVIDERS.

SNOW HILL VILLAGE
 Snow Hill Road at Mountain View Road
 Oakwood, Tennessee

JOE SHUTTERBARK V.S.
 MITCHELL FULLER

PRELIMINARY SITE PLAN
 NOT FOR CONSTRUCTION
 PROJECT: SNOW HILL VILLAGE
 A-REF
 3.0
 PRELIMINARY SITE PLAN

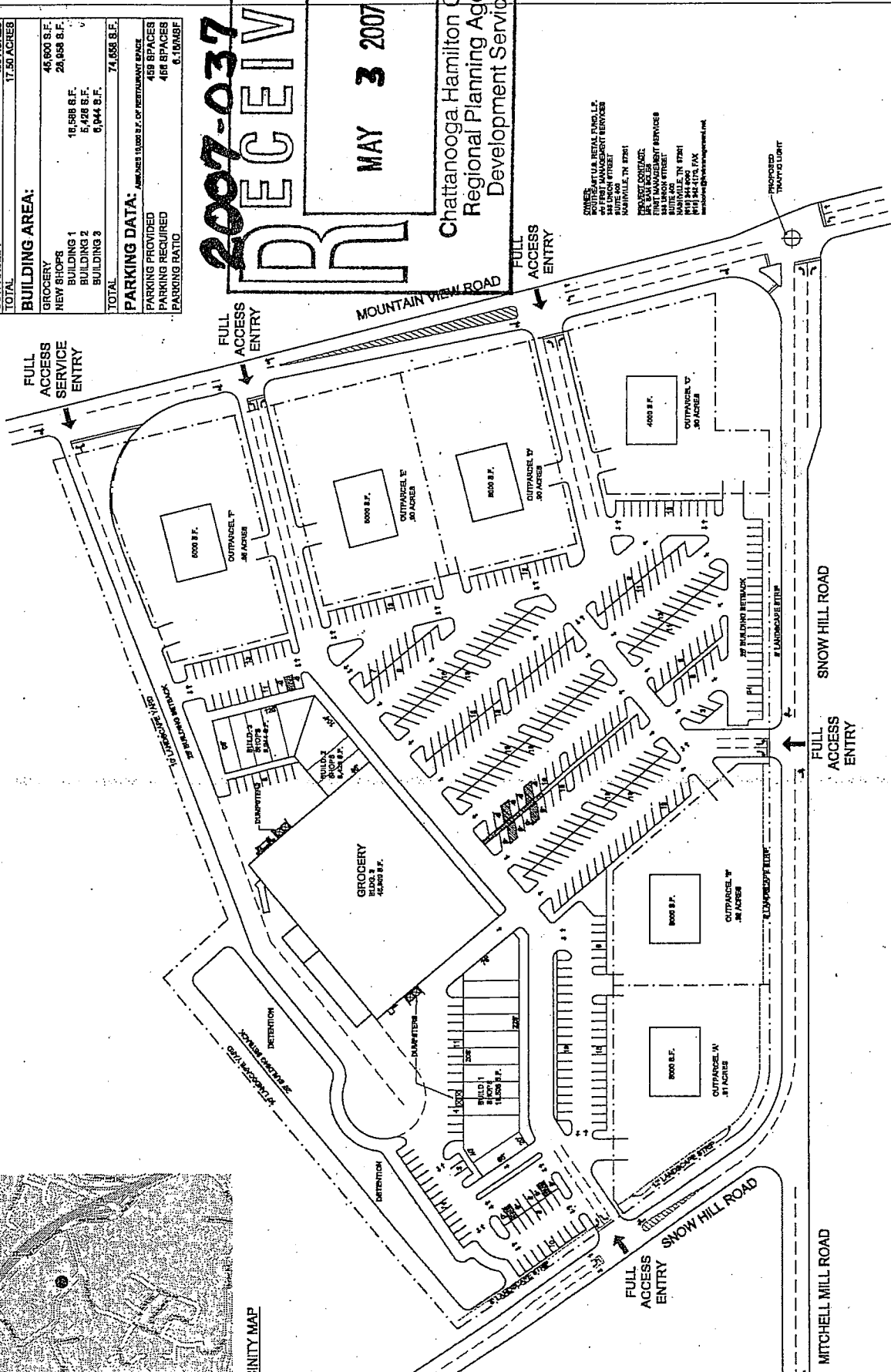
SITE AREA:	12.02 ACRES
SHOPPING CENTER	
OUTPARCEL 'A'	.01 ACRES
OUTPARCEL 'B'	.02 ACRES
OUTPARCEL 'C'	.00 ACRES
OUTPARCEL 'D'	.00 ACRES
OUTPARCEL 'E'	.00 ACRES
OUTPARCEL 'F'	.00 ACRES
TOTAL	17.50 ACRES
BUILDING AREA:	46,600 S.F.
GROCERY	
NEW SHOPS	20,058 S.F.
BUILDING 1	10,688 S.F.
BUILDING 2	5,428 S.F.
BUILDING 3	0,044 S.F.
TOTAL	74,658 S.F.
PARKING DATA:	468 SPACES
LANDSCAPED 100% OF RESTAURANT SPACE	
PARKING PROVIDED	468 SPACES
PARKING REQUIRED	468 SPACES
PARKING RATIO	0.198/SF

2007-037
RECEIVED
MAY 3 2007

Chattanooga, Hamilton County
 Regional Planning Agency
 Development Services

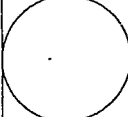


CINITY MAP



PRELIMINARY SITE PLAN

INFORM
ARCHITECTURAL FIRM
1101 N. W. 10TH AVENUE, SUITE 100
MIAMI, FL 33136
TEL: 305.573.1100 FAX: 305.573.1101



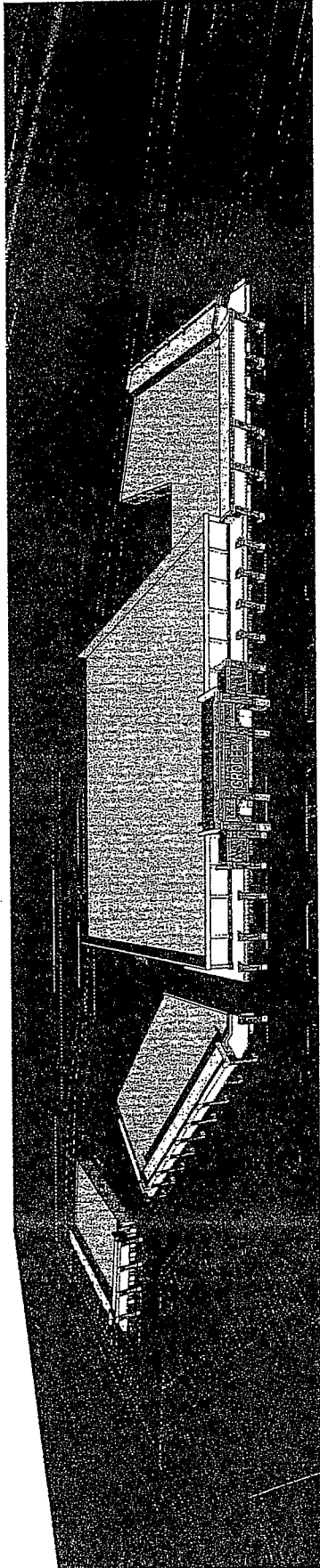
DATE: 04/09/07
SCALE: AS SHOWN
PROJECT: SNOW HILL VILLAGE SHOPPING CENTER
SHEET: A-1.1

SOUTHEAST U.S. RETAIL FUND, L.P.
SNOW HILL VILLAGE SHOPPING CENTER
1101 N.W. 10TH AVENUE, SUITE 100, MIAMI, FL 33136

PRELIMINARY
NOT FOR
CONSTRUCTION

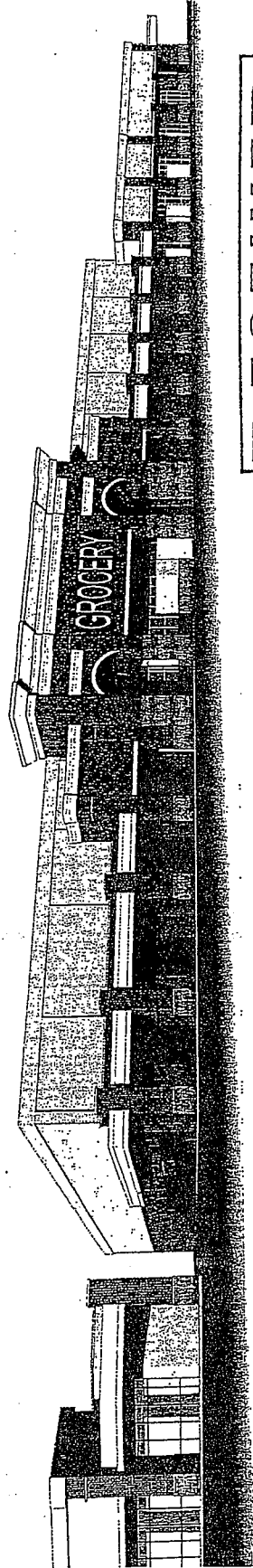
A-1.1

PRELIMINARY
ELEVATIONS



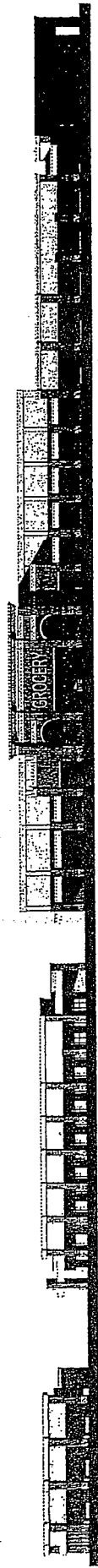
2007-037

AERIAL PERSPECTIVE LOOKING SOUTHEAST 3



PERSPECTIVE LOOKING NORTH 2

RECEIVED
APR 9 2007
Chattanooga Hamilton County
Regional Planning Agency
Development Services



FRONT ELEVATION 1