

1ST READING 11-11-08  
2ND READING 11-18-08  
INDEX NO. \_\_\_\_\_

2008-179  
Flournoy Development Company, LLC

ORDINANCE NO. 12184

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 7200 BLOCK OF EAST BRAINERD ROAD AND THE 1200 BLOCK OF PANORAMA DRIVE, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP AND DRAWING ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL 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:

Two unplatted tracts of land located in the 7200 block of East Brainerd Road and the 1200 block of Panorama Drive being the property described in Deed Book 8138, Page 300, ROHC. Tax Map 158L-A-001 and 002.

from R-1 Residential Zone to R-3 Residential Zone.

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

1. A traffic warrant study and approval by the State of Tennessee for a traffic signal at Panorama Drive; and if approved by the State and the City Traffic Engineer, the applicant shall design and install and coordinate signal with existing signals as a condition of this development. The date of installation of the signal shall be determined by the City Traffic Engineer, but installation shall be complete prior to major construction activities which create hazardous conditions to the traveling public or creates delays in the normal flow of vehicular travel;
2. Schematic grading plan shall be provided before final approval by City Council;

3. Applicant shall provide cross-sections of the perimeter of the site showing grading and landscaping components before final approval by City Council;
4. Architectural drawings shall be provided before final approval by City Council;
5. All lighting shall be directed away from residential areas;
6. The development shall have no access to East Brainerd Road;
7. There shall be a maximum of 316 units;
8. Maximum height shall be three stories for all buildings, except buildings 6 and 7, which shall be a 3/4 split configuration;
9. Applicant shall extend concrete curb and gutter on eastern side of Panorama along entire road frontage and install storm drainage system to eliminate side ditch;
10. Applicant shall construct new pavement overlay along frontage of Panorama Drive;
11. Minimum building setback for multi-family residential structures from Panorama Drive shall be 110 feet. Minimum building setback for accessory structures such as parking garages and the club house shall be 50 feet;
12. Applicant shall provide a 40' vegetative buffer along Panorama Drive consisting of the following landscaping requirements: One row of 2" evergreen caliper (6' high) trees planted at 15 feet on center along the top of berm and one row of holly bushes (or evergreen equivalent) planted along the right-of-way of Panorama Drive. Total width of vegetative buffer along Panorama Drive shall not be less than 40 feet. The developer shall lower the finished floor elevations of buildings 1 through 5 below Panorama Drive as generally depicted on the Conceptual Grading Plan and Buffer Cross Sections Plan;
13. There shall be one entrance into the development to be located off Panorama Drive as depicted on the Preliminary Site Plan;

14. Retention ponds shall have active fountains. Retention ponds, active fountains, and all stormwater drainage systems shall be maintained by owner in good condition and repair;

15. Minimum building setback from southern property boundary shall be 50' for one-story multi-family structures, 50' for two-story multi-family structures, and a minimum building setback from the southern property boundary shall be 100 feet for three-story multi-family structures;

16. There shall be a 40' building setback from East Brainerd Road. If retaining walls are constructed in this setback, no individual wall shall be higher than 8' and there shall be a minimum of 8' separation between walls. The intent of this condition is to have any retaining walls step back from the right of way instead of providing a high blank front along the right of way;

17. There shall be a 10' high landscape berm with the toe of slope, which shall be located no closer than 10' to the eastern boundary. Height of the earthen berm shall be measured based upon existing grade at the toe of slope. Maximum slope of earthen berm shall be 2.5 foot horizontal to 1 foot vertical. There shall be a landscape buffer consisting of two staggered rows of 2" caliper evergreen (6' high) trees planted at 20 feet on center along the eastern and southern property boundaries. No landscape berm shall be constructed along the southern boundary as generally depicted by the Conceptual Grading Plan. The berm shall be maintained by the owner in good condition and repair as required; and

18. Along East Brainerd Road and Panorama Drive there shall be a 4 foot high wrought iron style fence. On the southern and eastern property line there shall be a 5 foot high vinyl coated, non-chain link fence.

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

November 18, 2008.

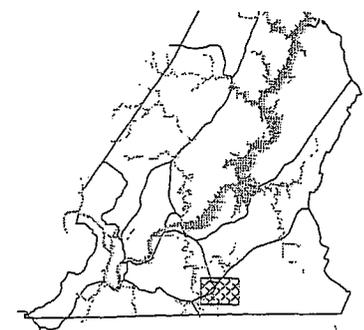
Linda Bennett  
CHAIRPERSON

APPROVED:   x   DISAPPROVED:       

DATE: 11-24, 2008

[Signature]  
MAYOR

/add



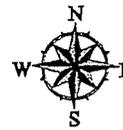
CHATTANOOGA

CASE NO: 2008-0179

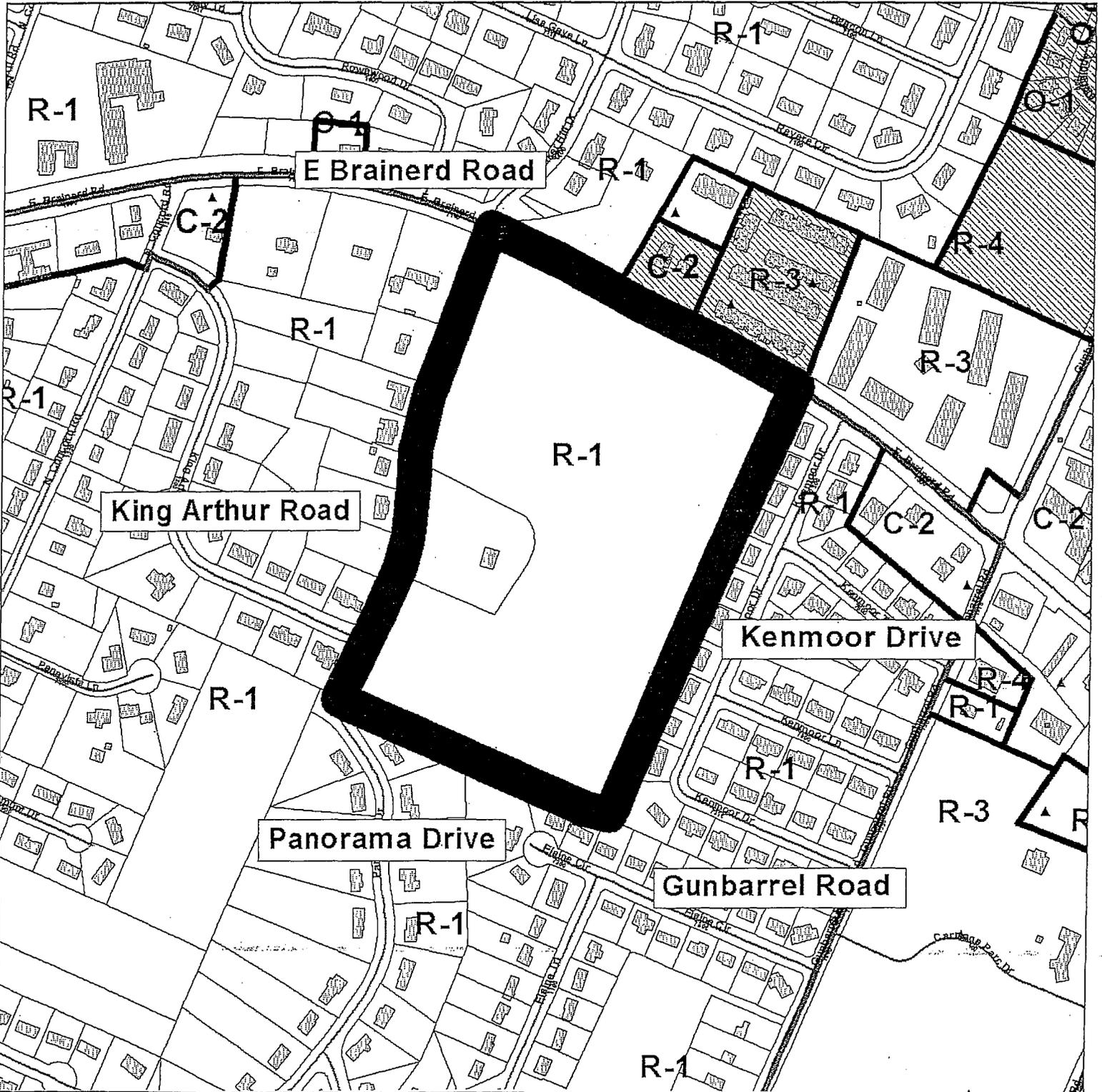
PC MEETING DATE: 10/13/2008

FROM: R-1

TO: R-3



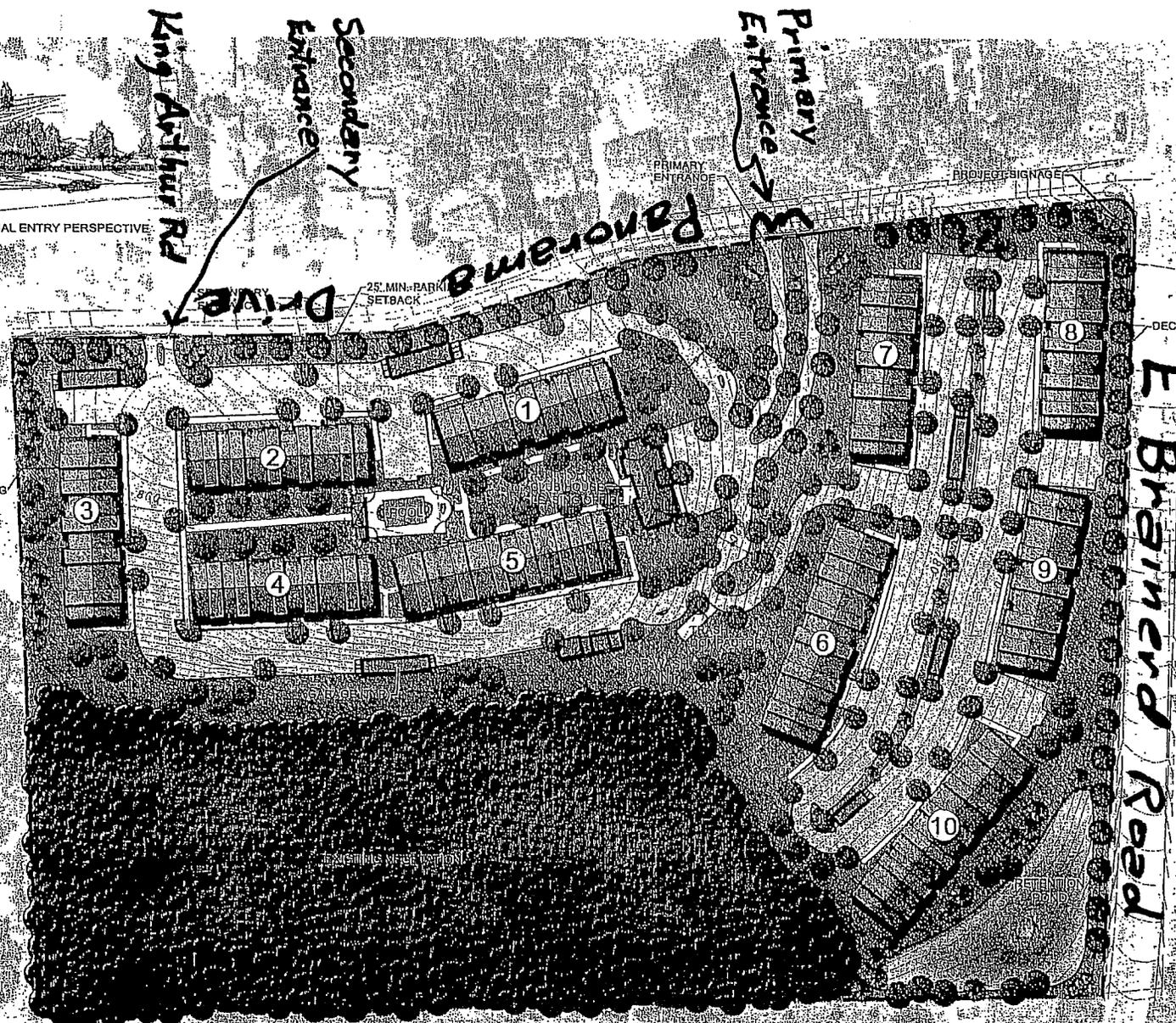
1 in. = 400.0 feet



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2008-179:** Approve, subject to certain conditional as listed in the Planning Commission Resolution.



CONCEPTUAL ENTRY PERSPECTIVE



**SITE DATA:**  
 27.70 AC TOTAL SITE AREA  
 316 UNITS  
 3 BLDGS @ 37 UNITS  
 6 BLDGS @ 29 UNITS  
 1 BLDG @ 31 UNITS  
 11.41 D.U. /AC  
 584 PARKING SPACES  
 614 TYPICAL SURFACE SPACES  
 80 GARAGE SPACES  
 1.88 SPACES/UNIT  
 +/- 1.52 AC DETENTION (+/- 5.5%)  
 \*ALL BUILDINGS ARE 3 STORIES

2008-179

the **HAVEN**  
 at panorama  
 Distinctive Apartment Living

**Flournoy Development Co.**  
 800 BROOKSTONE CENTRE PKWY.  
 COLUMBUS, GEORGIA 31904



1"=60'

September 10, 2008



LAND PLANNING & CIVIL ENGINEERING