

2013-037  
Rohdie Group, LLC/  
Willie Mae Sweeney  
District No. 6  
Planning Version

ORDINANCE NO. 12719

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6839 McCUTCHEON ROAD, MORE PARTICULARLY DESCRIBED HEREIN, 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 Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone property located at 6839 McCutcheon Road, more particularly described herein:

Parts of Lots 33 thru 41, Block B, Plat of Part of the Property of Robin Sterchi, Plat Book 15, Page 23, ROHC, Deed Book 1005, Page 404, ROHC. Tax Map No. 138M-C-002.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-3 Residential Zone.

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

- 1) Approval of the City Traffic Engineer regarding any required transportation system improvements; and
- 2) A 15' wide landscape buffer with a 3' high earthen berm along McCutcheon Road and St. Stephens Place; and
- 3) Installation of the evergreen tree option of the Type C landscaping and not the shrub option (although

supplemental shrubs or additional landscaping can be provided).

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: APRIL 23, 2013

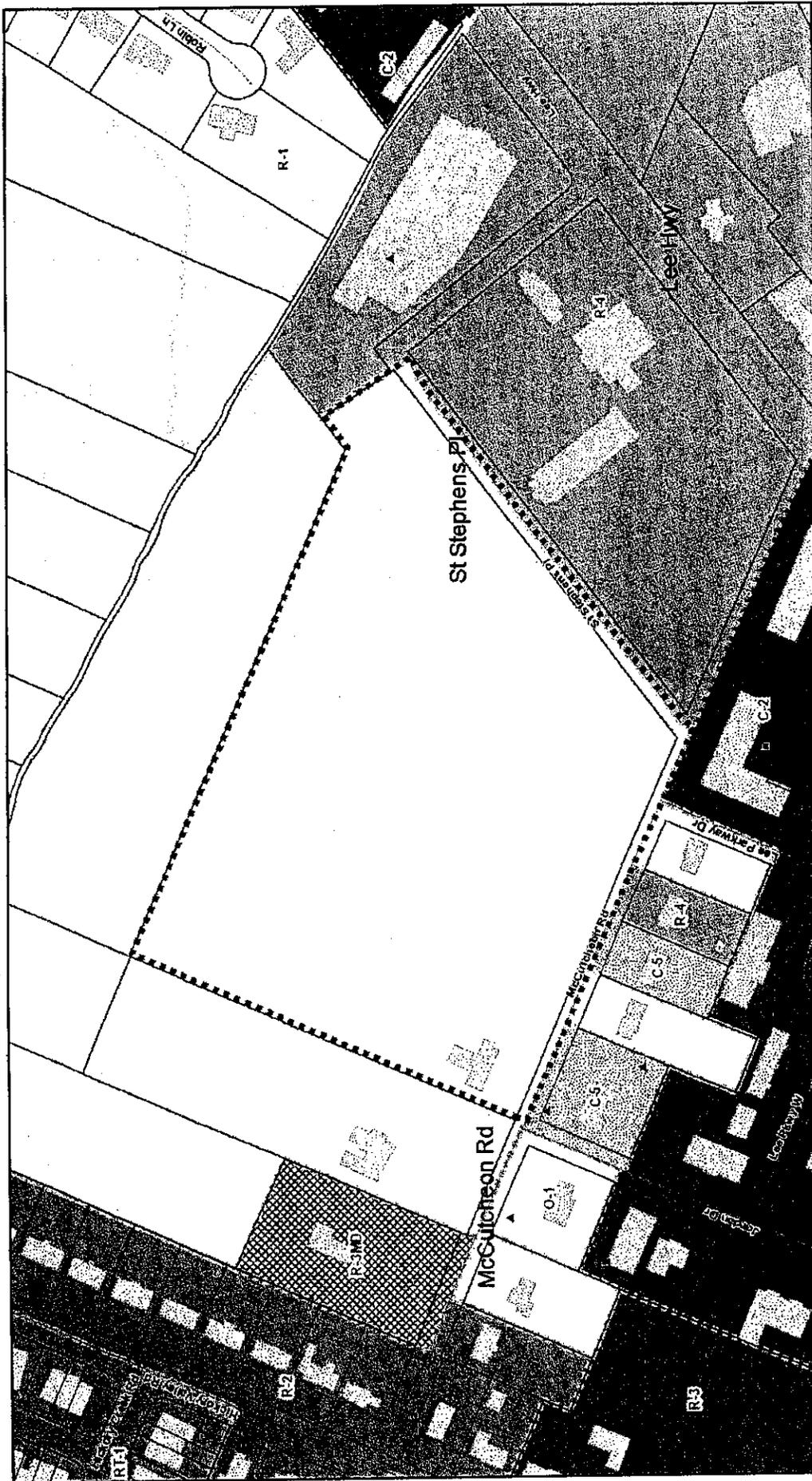
  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

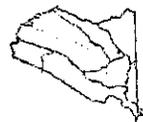
APRIL 23, 2013

  
\_\_\_\_\_  
MAYOR

/mms



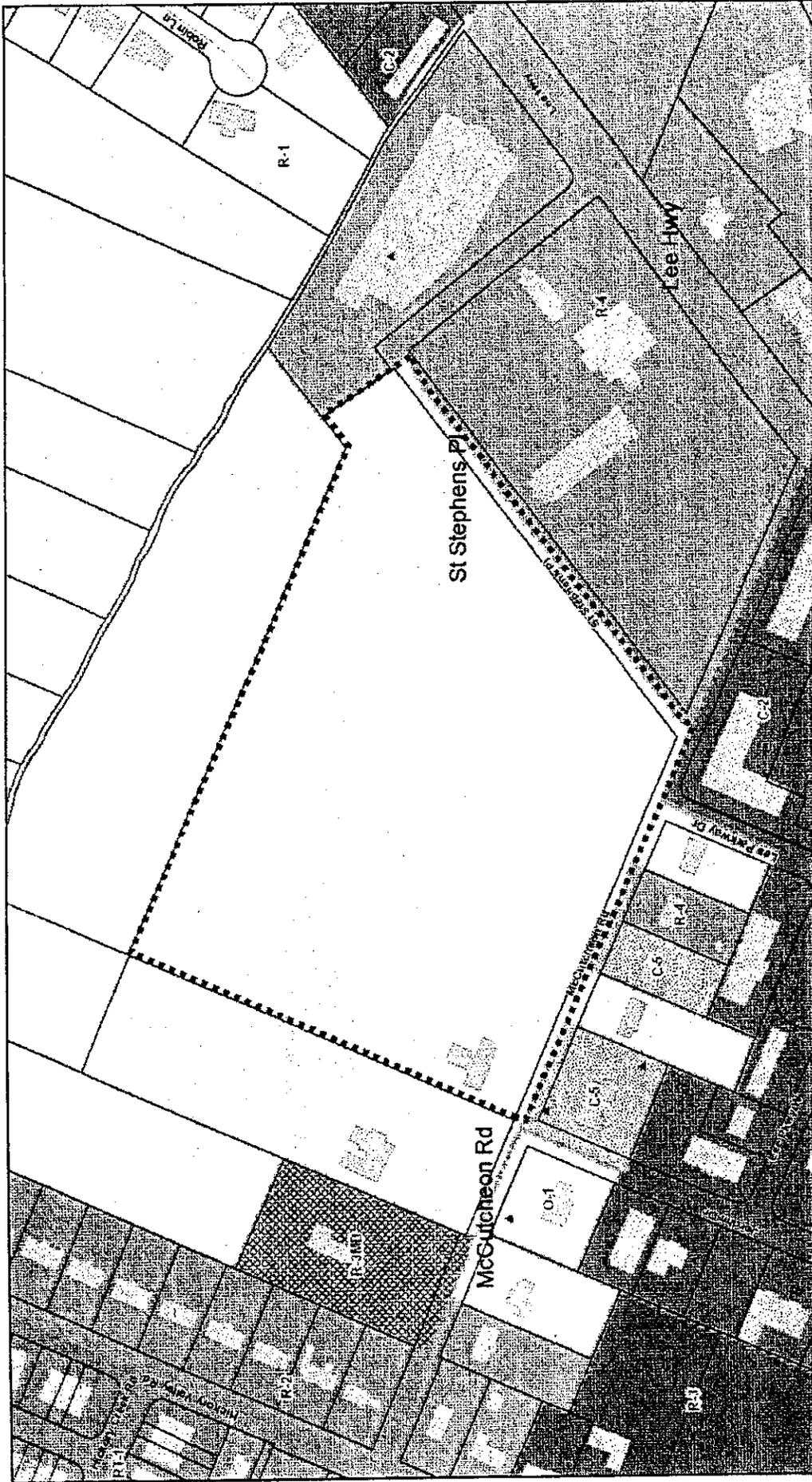
**2013-037 Rezoning from R-1 to R-3**



250 ft



**Hamilton County Regional Planning Agency**



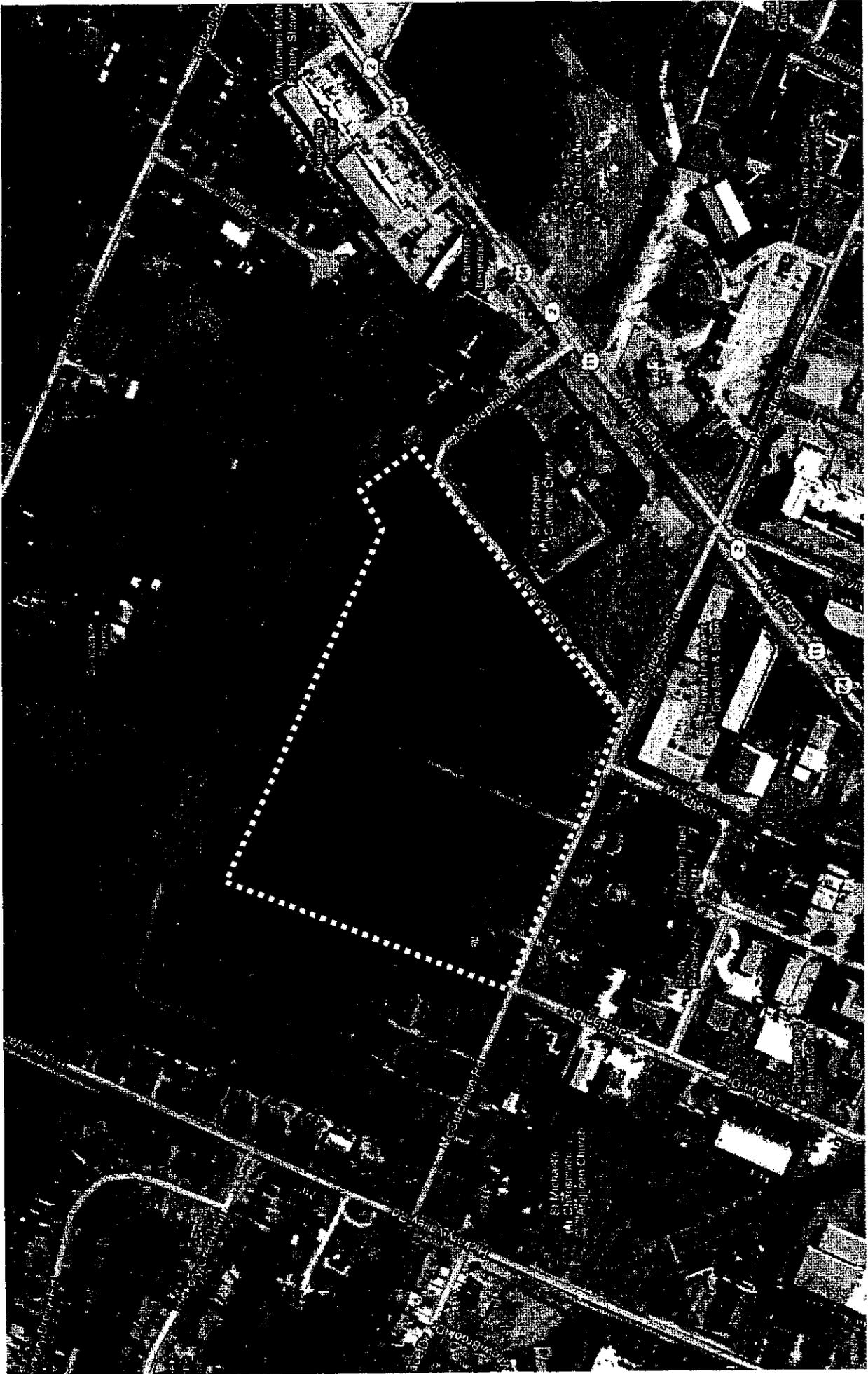
**2013-037 Rezoning from R-1 to R-3**



250 ft



**Charlotte-Mecklenburg County Regional Planning Agency**

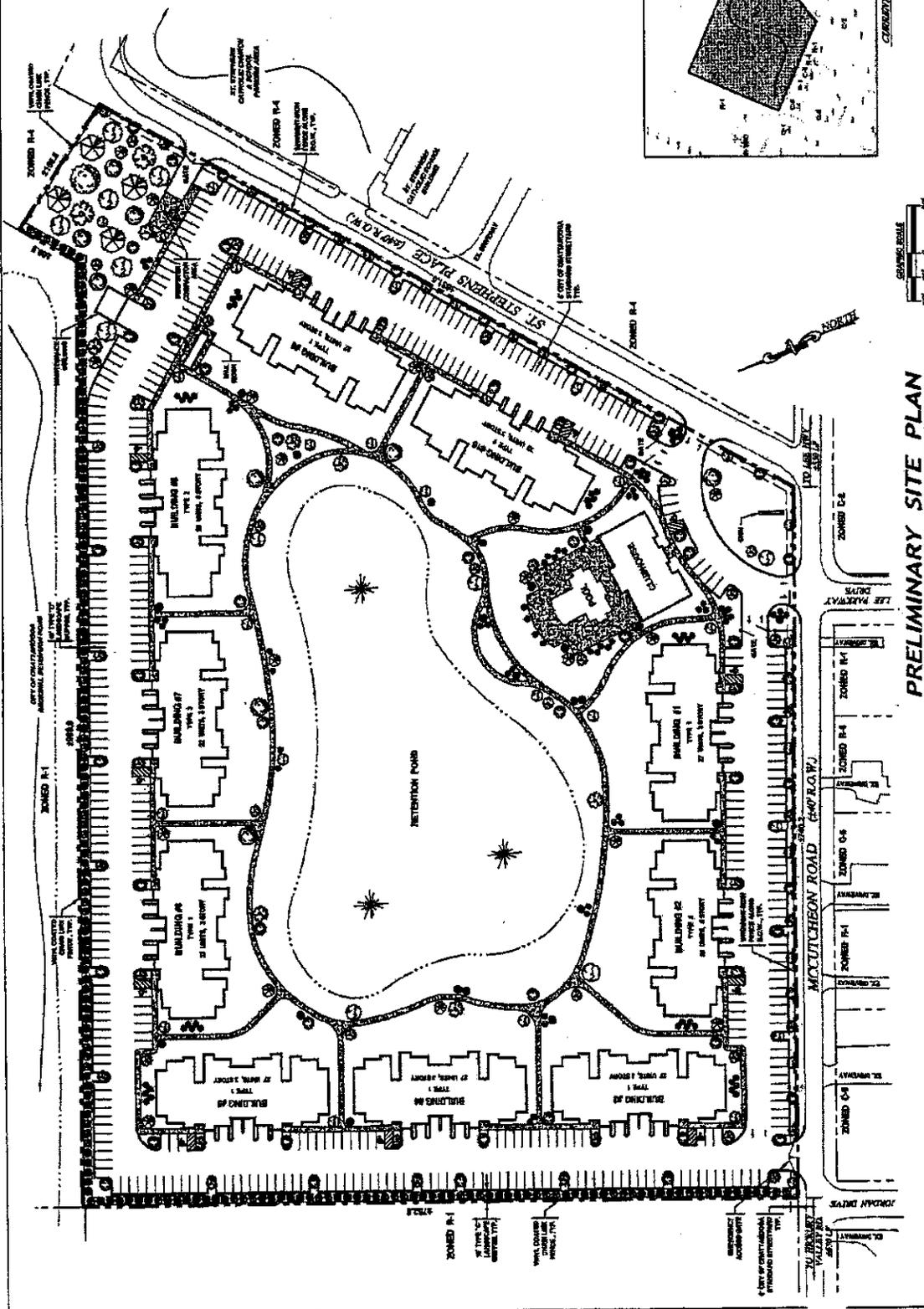
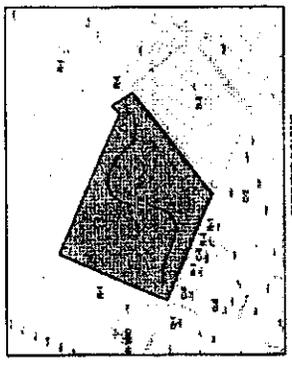




**Company Name:**  
**Company Address:**  
**Project Name/Number:**  
**Client Name:**  
**Client Address:**

**SITE ANALYSIS**

PROPERTY ADDRESS:	1000 STEPHENS PLACE
CITY:	ROCKVILLE, MD
STATE:	MARYLAND
ZIP:	20850
OWNER:	MAP ENGINEERS, LLC
DESIGNER:	MAP ENGINEERS, LLC
DATE:	08/15/2017
SCALE:	AS SHOWN
PROJECT TYPE:	COMMERCIAL DEVELOPMENT
PROJECT PHASE:	PRELIMINARY SITE PLAN
PROJECT STATUS:	UNDER REVIEW
PROJECT DESCRIPTION:	REDEVELOPMENT OF EXISTING INDUSTRIAL/WAREHOUSE FACILITY INTO A MIXED-USE COMMERCIAL DEVELOPMENT INCLUDING OFFICE, RETAIL, AND RESIDENTIAL COMPONENTS.
PROJECT LOCATION:	1000 STEPHENS PLACE, ROCKVILLE, MD 20850
PROJECT AREA:	APPROXIMATELY 100,000 SQ. FT.
PROJECT PERMITS:	PRELIMINARY SITE PLAN, ZONING, AND UTILITIES PERMITS.
PROJECT CONTACT:	MAP ENGINEERS, LLC, 1000 STEPHENS PLACE, ROCKVILLE, MD 20850, (301) 581-1111



**NOTES:**  
 1. THIS PRELIMINARY SITE PLAN IS A CONCEPTUAL PLAN AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION DOCUMENT.  
 2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.  
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.  
 4. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PRELIMINARY SITE PLAN.

**MAP ENGINEERS, LLC**  
 1000 STEPHENS PLACE  
 ROCKVILLE, MD 20850  
 (301) 581-1111  
 www.mapengineers.com

**MAP ENGINEERS, LLC**  
 PREPARED BY:  
 PROJECT NO. 17-001  
 DATE: 08/15/2017

**MAP ENGINEERS, LLC**  
 PREPARED BY:  
 PROJECT NO. 17-001  
 DATE: 08/15/2017