

**First Reading: October 14, 2014**  
**Second Reading: October 21, 2014**

2014-064  
MAP Engineers  
c/o Mike Price/Valor  
District No. 4  
Planning Version

ORDINANCE NO. 12868

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7518 STANDIFER GAP ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL ZONE TO M-3 WAREHOUSE AND WHOLESALE ZONE.

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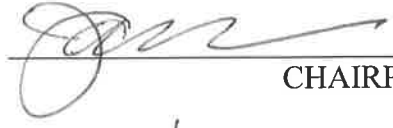
SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone property located at 7518 Standifer Gap Road, more particularly described herein:

An unplatted tract of land located at 7518 Standifer Gap Road, being more fully described in Deed Book 8781, Page 755, ROHC. Tax Map No. 1390-B-006.01.

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special Zone to M-3 Warehouse and Wholesale Zone.

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: October 21, 2014



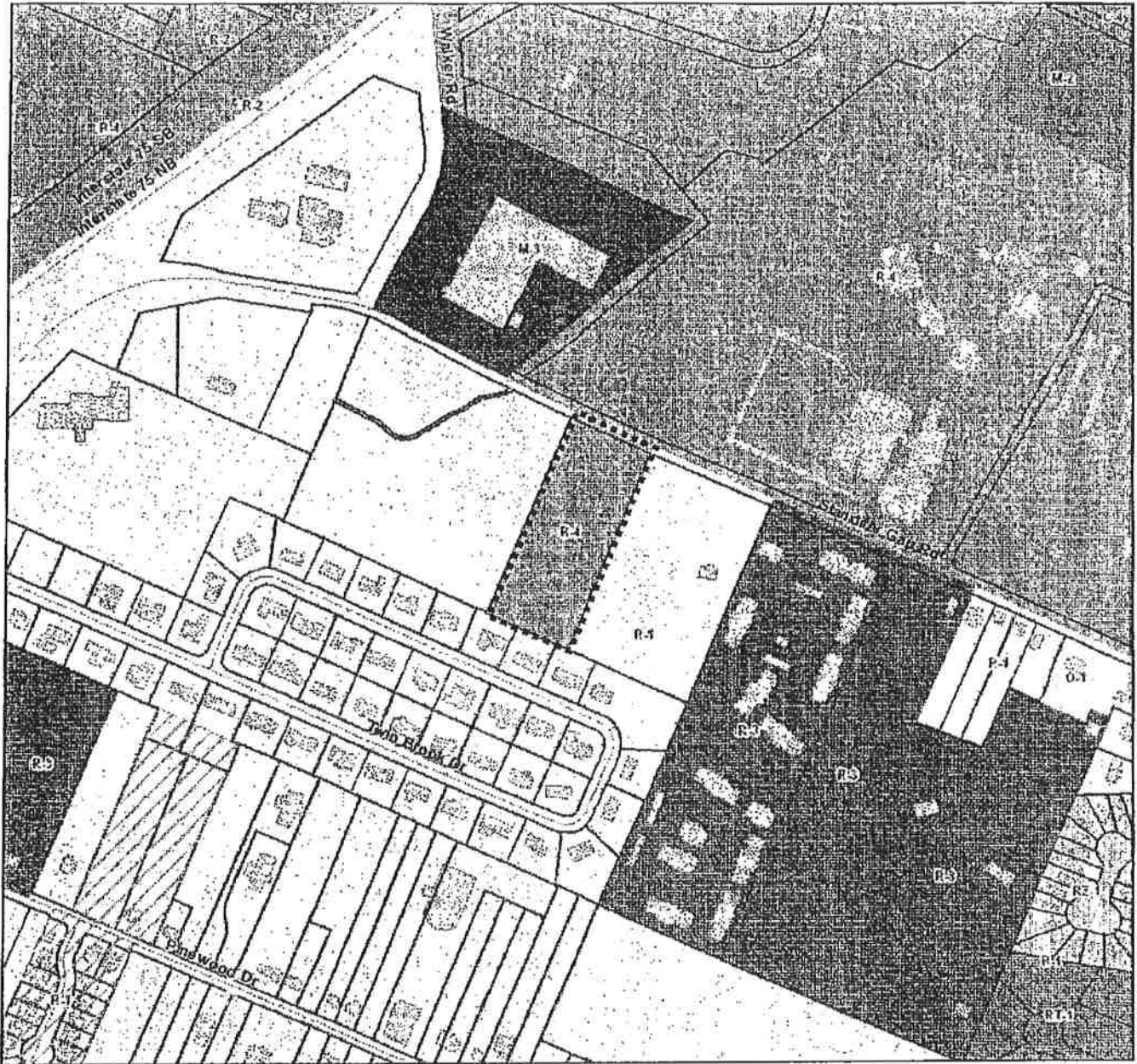
CHAIRPERSON

APPROVED:  DISAPPROVED:



MAYOR

/mem



## 2014-064 Rezoning from R-4 to M-3

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-064:

Approve



Chattanooga Hamilton County Regional Planning Agency



420 ft





**MAP ENGINEERS LLC**

Professional Engineer  
No. 12048  
Professional Engineer  
No. 12048

ADDRESS: 12048  
CITY: CHATTANOOGA, TN 37411

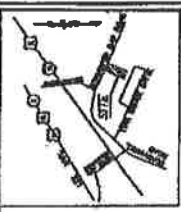
**STANDIFER GAP ROAD OFFICE/WAREHOUSE DEVELOPMENT**  
KEN DEFOOR DEVELOPMENT  
2110 BIALLOUPOLSKA RD.  
CHATTANOOGA, TN 37421

PRELIMINARY SITE PLAN

REVISIONS

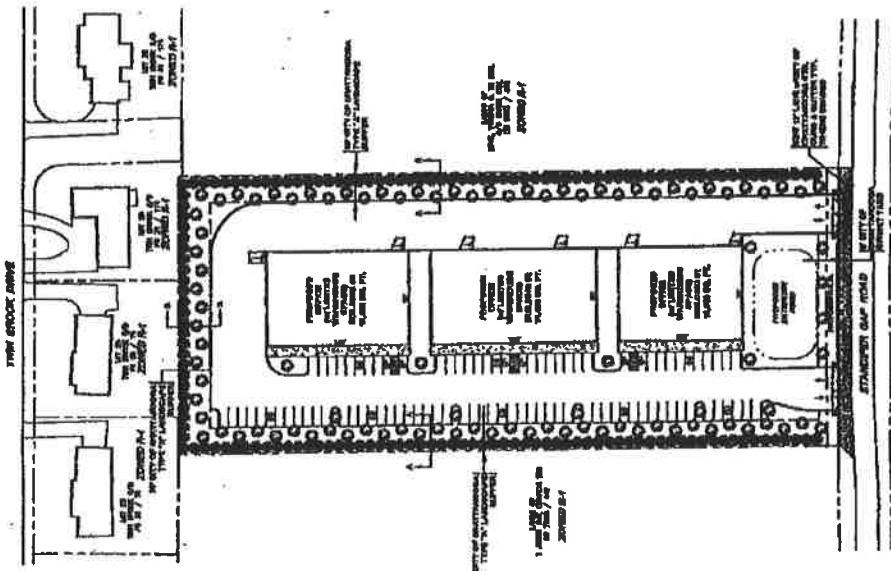
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NO. 12048  
STATE OF TENN.  
PROFESSIONAL ENGINEER  
K. DEFOOR  
2110 BIALLOUPOLSKA RD.  
CHATTANOOGA, TN 37421



**RECEIVED**  
JUN 6 2014  
Chattanooga Hamilton County Regional Planning Agency Development Services

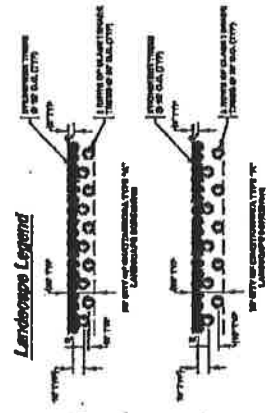
2014-064



Preliminary Site Plan  
CONSULTANT

**SITE ANALYSIS**

PROPERTY ADDRESS	2110 BIALLOUPOLSKA RD.
DATE OF ANALYSIS	1208 & 21/11
ANALYST	MAP ENGINEERS LLC
PROJECT NO.	14-001
CLIENT	KEN DEFOOR
PROJECT TYPE	OFFICE/WAREHOUSE
PROJECT AREA	2.1 ACRES
PROJECT PHASE	PRELIMINARY
PROJECT STATUS	IN PROGRESS
PROJECT ADDRESS	2110 BIALLOUPOLSKA RD.



- PROPOSED CONDITIONS OF ASSUMING**
1. OWNER TO PROVIDE A NEW TRUCK DRIVE (10') WIDE, GENERALLY AS SHOWN ON THE SITE PLAN AND APPROVED BY THE CITY TRAFFIC ENGINEER.
  2. OWNER TO PROVIDE A NEW 8" DIAMETER CURB AND GUTTER SYSTEM TO BE LOCATED AS SHOWN ON THE SITE PLAN.
  3. OWNER TO PROVIDE A NEW 8" DIAMETER CURB AND GUTTER SYSTEM TO BE LOCATED AS SHOWN ON THE SITE PLAN.
  4. OWNER TO PROVIDE A NEW 8" DIAMETER CURB AND GUTTER SYSTEM TO BE LOCATED AS SHOWN ON THE SITE PLAN.
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