

First Reading: June 13, 2023
Second Reading: June 20, 2023

2023-0068
Alton L. Rogers and Charla Y. Shamblin
c/o MAP Engineers
District No. 6
Planning Version

ORDINANCE NO. 13990

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT AND AMEND CONDITIONS FROM ORDINANCE NO. 12703, SECTION 4 OF PREVIOUS CASE NO. 2013-0004 FOR AN UNADDRESSED PROPERTY IN THE 5200 BLOCK OF HUNTER ROAD.

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 lifting and amending conditions from Ordinance No. 12703, Section 4 of previous Case No. 2013-0004 for an unaddressed property in the 5200 block of Hunter Road, more particularly described herein:

An unplatted and unaddressed tract of land located in the 5200 block of Hunter Road being the property described as Tract 7 in Deed Book 12588, Page 600, ROHC. Tax Map Number 131-074.01.

and as shown on the maps attached hereto and made a part hereof by reference.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall amend Condition Nos. 1 and 2 to read as follows:

- 1) No restaurants and other establishments serving prepared food and beverages, except for the approximately 2.1 acre outparcel area designated for future development as dimensioned and shown as Lot 2 on the Preliminary Plat, Hunter Road Crossings, drawn by David Mathews Surveying, dated 3-10-2023, 23-S05014;
- 2) No hotels and motels, except for the approximately 2.1 acre outparcel area designated for future development as dimensioned and shown as Lot 2 on the Preliminary Plat, Hunter Road Crossings, drawn by David Mathews Surveying, dated 3-10-2023, 23-S05014;

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall lift Condition Nos. 6, 7, 8, 9, and 10.

SECTION 4. BE IT FURTHER ORDAINED, That this Ordinance shall deny lifting Condition No. 11 and to revise said condition to read as follows: “Deceleration lanes to be provided at both entrances to the development.”

SECTION 5. BE IT FURTHER ORDAINED, That this Ordinance shall be amended to add a new condition to read as follows:

1. “Signalization of intersection of Hilltop Drive and Hunter Road is required unless otherwise determined by City of Chattanooga Public Works Transportation Division.”

SECTION 6. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to the following new conditions:

1. No restaurants and other establishments serving prepared food and beverages, except for the approximately 2.1 acre outparcel area designated for future development as dimensioned and shown as Lot 2 on the Preliminary Plat, Hunter Road Crossings, drawn by David Mathews Surveying, dated 3-10-2023, 23-S05014;
2. No hotels and motels, except for the approximately 2.1 acre outparcel area designated for future development as dimensioned and shown as Lot 2 on the Preliminary Plat, Hunter Road Crossings, drawn by David Mathews Surveying, dated 3-10-2023, 23-S05014;

3. No adult-oriented establishments;
4. No liquor stores;
5. No wineries including vineyards, processing, bottling, and sales facilities;
6. Deceleration lanes to be provided at both entrances to the development; and
7. Signalization of intersection of Hilltop Drive and Hunter Road is required unless otherwise determined by City of Chattanooga Public Works Transportation Division.

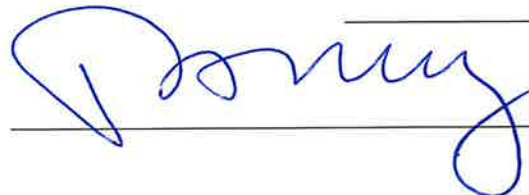
SECTION 7. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: June 20, 2023



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem

2023-0068 Lift and Amend Conditions

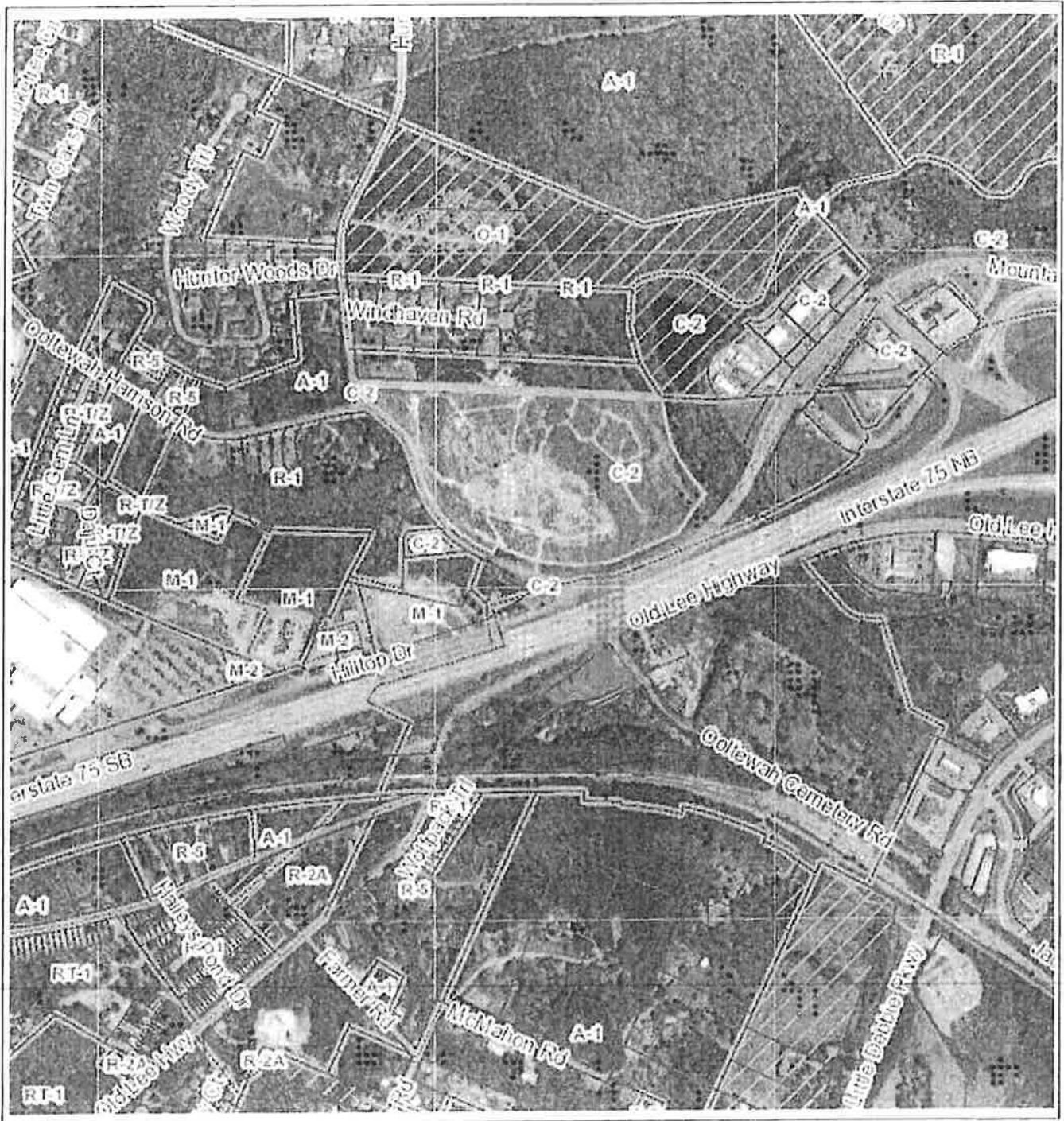


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2023-0068: Approve, subject to the list of conditions in the Planning Commission Resolution.

2023-0068 Lift and Amend Conditions



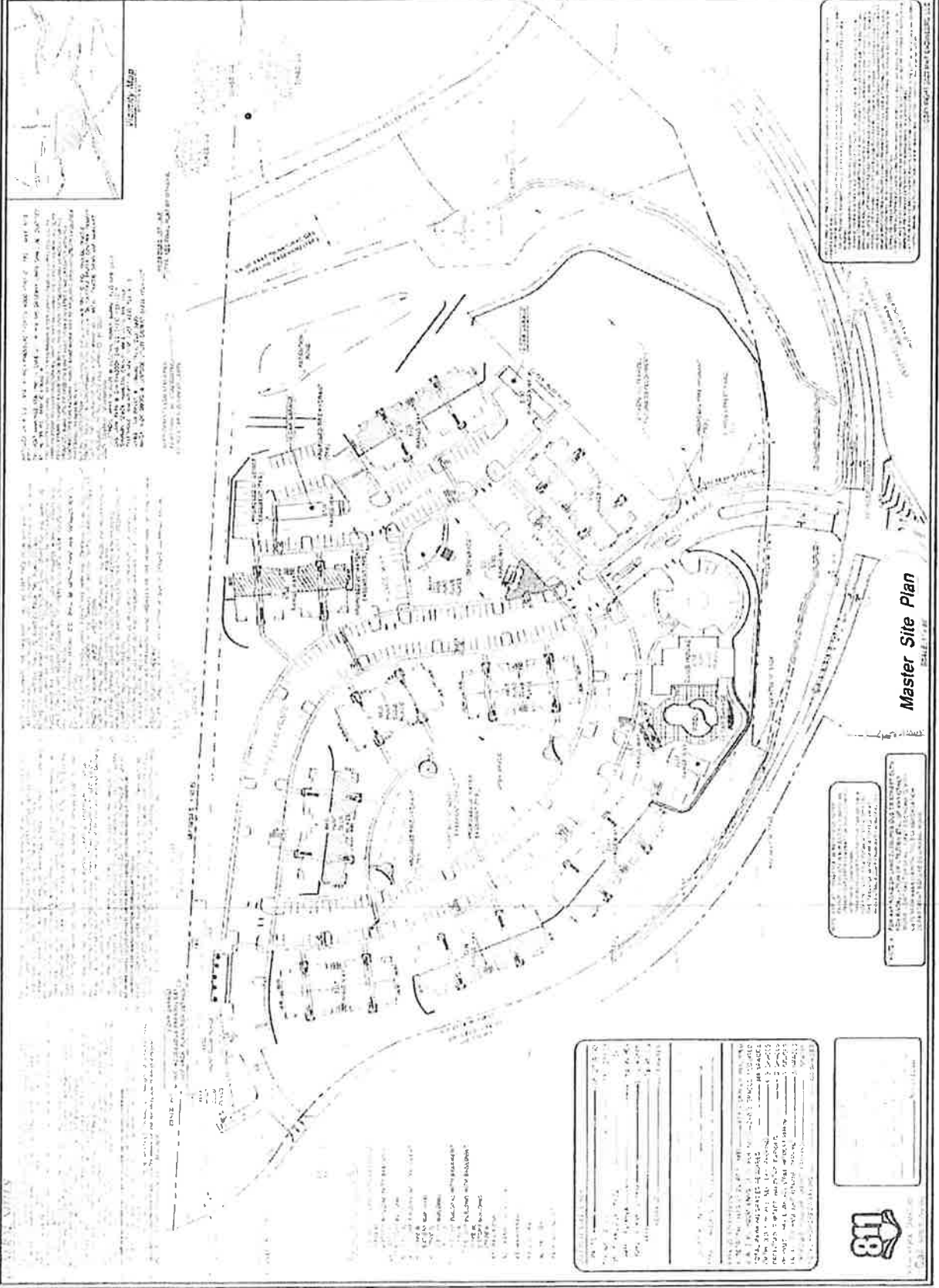
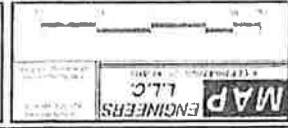
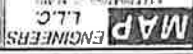
2023-0068 Lift and Amend Conditions



Sheet No. CA-1

MASTER SITE PLAN

HUNTR ROAD CROSSINGS
FOR:
STUDIO SCARAB
1012 EAST FAIRVIEW AVENUE
MONTGOMERY, AL 36105



1. ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE IN FEET AND INCHES. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS SPECIFICALLY NOTED OTHERWISE.

2. THIS PLAN IS FOR GENERAL INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE WITHOUT THE APPROVAL OF THE APPLICABLE AGENCIES AND THE ARCHITECT OF RECORD.

3. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR FOR THE CONSEQUENCES OF ANY DECISIONS MADE HEREON.

4. THIS PLAN IS THE PROPERTY OF MAP ENGINEERS L.L.C. AND SHALL BE KEPT ON FILE IN THE ARCHITECT'S OFFICE.

5. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR FOR THE CONSEQUENCES OF ANY DECISIONS MADE HEREON.

GENERAL NOTES:
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Master Site Plan

SCALE: 1" = 10'

DATE OF ISSUE	_____
DATE OF REVISION	_____
BY	_____
CHECKED BY	_____
DESIGNED BY	_____
DRAWN BY	_____
SCALE	1" = 10'

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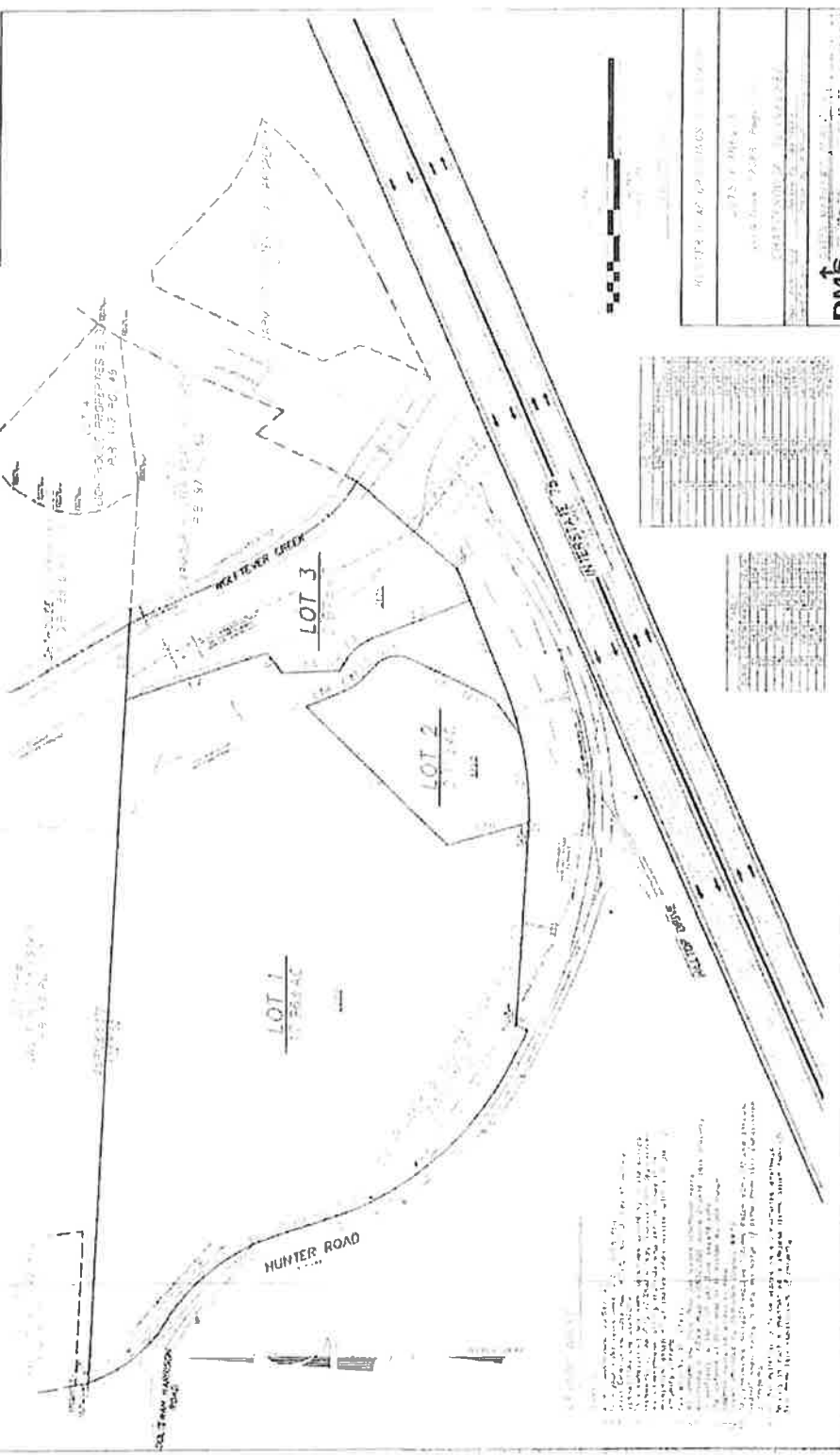


NOTICE TO CONTRACTORS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.

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APPLICANT: [Name]

PROJECT: [Name]

DATE: [Date]

SCALE: [Scale]

DMS

NO.	DESCRIPTION	AREA (AC)
1	LOT 1	17,963
2	LOT 2	444
3	LOT 3	444
TOTAL		

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