1ST READING 1/1/-08.
2ND READING 1/-18-03
INDEX NO.

2008-176 Eddie Adams – Central Baptist Church

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 5202 HIXSON PIKE, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP AND DRAWING ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM C-2 CONVENIENCE COMMERCIAL ZONE AND M-3 WAREHOUSE AND WHOLESALE ZONE TO R-4 SPECIAL ZONE.

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:

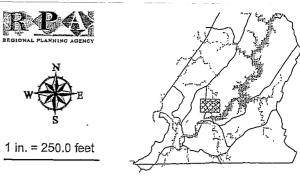
Part of Lot 1, Central Baptist Church Subdivision, Plat Book 65, Page 97, ROHC. To find the point of beginning start at the southern most point of said Lot 1, thence northwest some 635 feet along the proposed extension of Northpoint Boulevard, thence northeastwardly some 569 feet, thence southeastwardly some 477 feet to the west line of the Norfolk Southern Railroad right-of-way, thence southwestwardly some 349 feet along said railroad right-of-way to a point, thence some 308 feet southwest to the southernmost corner of said Lot 1, the point of beginning. Being part of the property described as Tract 1 in Deed Book 4146, Page 621, ROHC. Tax Map110B-A-006 (part).

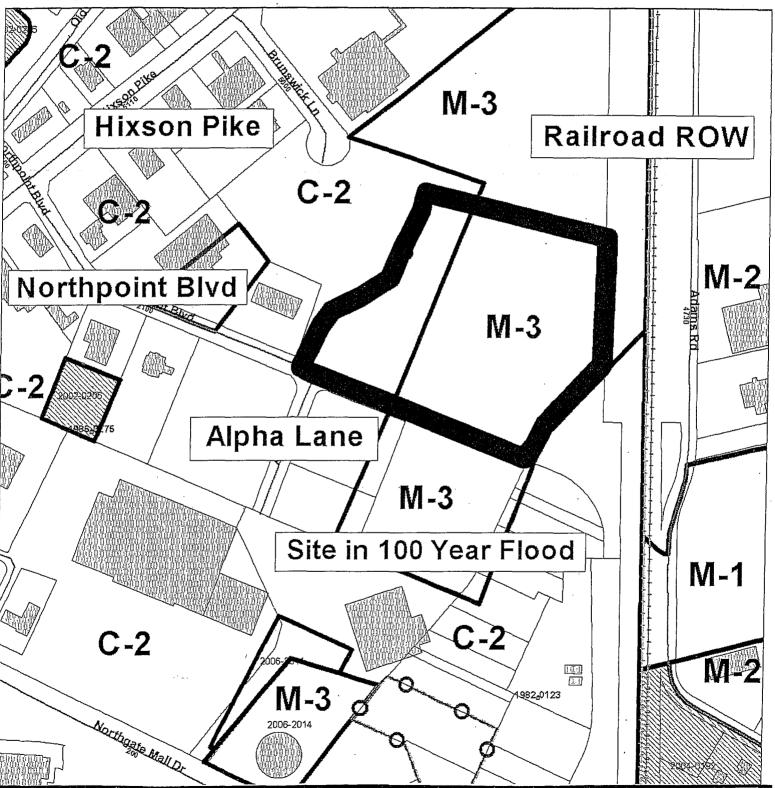
from C-2 Convenience Commercial Zone and M-3 Warehouse and Wholesale Zone to R-4 Special Zone.

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

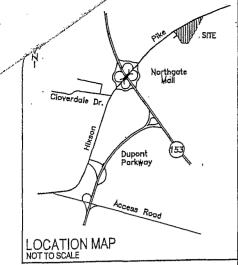
PASSED on Second and Final Reading	
November 18, 2008.	Genda Bennett
	CHAIRPERSON
	APPROVED: X DISAPPROVED:
	DATE: 124 , 2008
•	
	MAYOR
/add	

## AGENCY CASE NO: 2008-0176 PC MEETING DATE: 10/13/2008 FROM: C-2 & M-3 TO: R-4



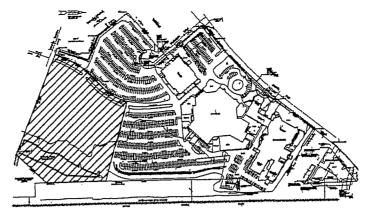


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2008-176: Approve



CENTRAL BAPTIST CHURCH LOTS 1 AND 2 PLAT BOOK 65, PAGE 97

> BAPTIST CHURCH S 1 AND 2



SITE MAP NOT TO SCALE

2008-176

## SITE DATA

**CURRENT ZONING: C2** 

SITE AREA: 315, 810 +/- SF (7.25 AC)

GROSS DENSITY: 21.4 UNITS / AC

BUILDING AREA: 55,670 SF

155 UNITS / 2 = 78 SPACES REQUIRED

STAFF PARKING: 21 SPACES

OWNER:

CENTRAL BAPTIST CHURCH 5208 HIXSON PIKE HIXSON, TN 37343 423.877.6462

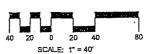
CONTACT PERSON: **EDDIE ADAMS** 5208 HIXSON PIKE HIXSON, TN 37343 423.877.6462 EDDIEA@ABBASHOUSE.COM

SITE PLAN

₩.A

INGRESS / **EGRESS POINTS** 





L-0.0

DATE: 09/0/0008

ZONING:

PROPOSED ZONING: R4

LOT AREA:

REQUIRED 1ST UNIT: 7500 SF ADDITIONAL UNITS: 2000 SF

315,810 - 7500 = 308310 SF / 2000 SF / UNIT = 154 UNITS

**TOTAL UNITS: 154** 

NET DENSITY: 25.04 UNITS / AC

SITE COVERAGE: 17.63%

PARKING:

REQUIRED PARKING: 1 SPACE PER 2 DWELLING UNITS

PARKING PROVIDED: 99 SPACES

SENIOR LIFE CENTER

HXSON, TENNESSEE

CENTRAL BAPTIST CHURCH

DESCRIPTION

JOB NUMBER: 1080 5.00 DRAWN BY: FIF HEAD BAN E

Aggociateg,

Bolton

гов фанцинистр PREJECTOR

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