

First Reading: July 11, 2017
Second Reading: July 18, 2017

2017-072
Churchview Properties, LLC and
Murel P. and Lillian M. Barton
District No. 4
Planning Version #2

ORDINANCE NO. 13198

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 8615 PETTY ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE AND R-5 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE 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 8615 Petty Road, more particularly described herein:

An unplatted tract of land described as Tract No. One (1) and Tract No. Two (2) in Deed Book 2255, Page 398, ROHC. Tax Map No. 159K-A-011.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone and R-5 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

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

- 1) No driveway access permitted onto Morris Hill Road, and only one curb cut permitted along Petty Road;
- 2) Petty Road shall be widened to twenty-two (22') feet along the project frontage; and
- 3) Dumpster location must be internal to the site.

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: July 18, 2017



CHAIRPERSON

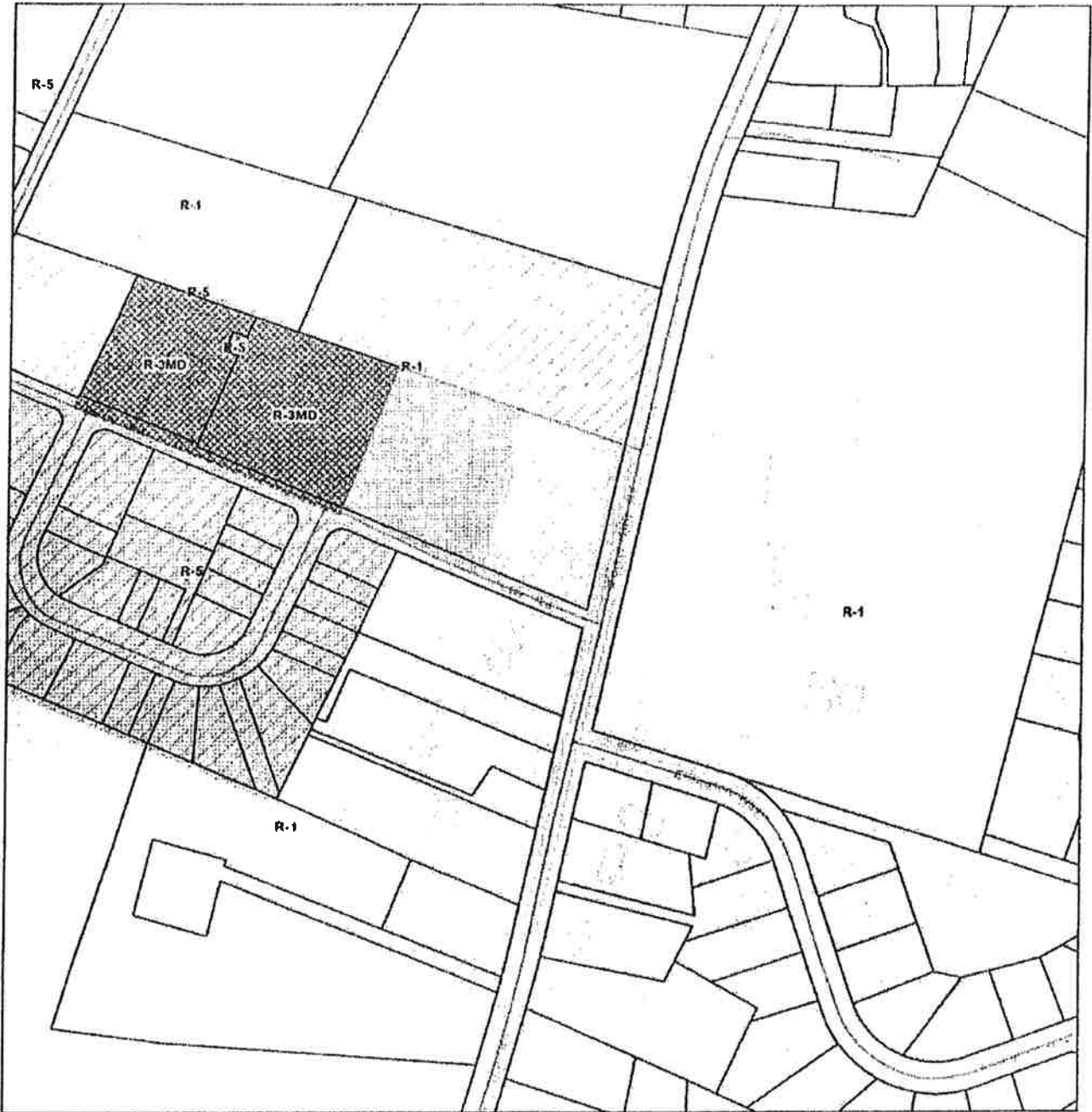
APPROVED: DISAPPROVED:



MAYOR

/mem/v2

2017-0072 Rezoning from R-1 & R-5 to R-T/Z



1:2 257

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2017-072: Approve, subject to the following conditions: 1) No driveway access permitted onto Morris Hill Road, and only one curb cut permitted along Petty Road; 2) Petty Road shall be widened to 22' along the project frontage; and 3) Dumpster location must be internal to the site.

2017-0072 Rezoning from R-1 & R-5 to R-T/Z



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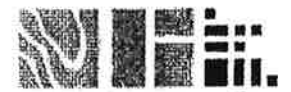
RPA

Chattanooga-Hamilton County
Regional Planning Agency

2017-0072 Rezoning from R-1 & R-5 to R-T/Z


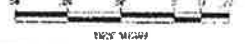


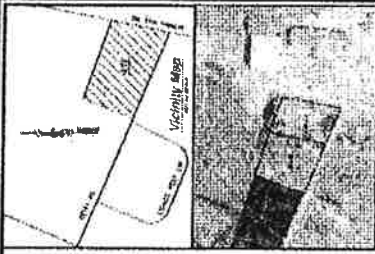
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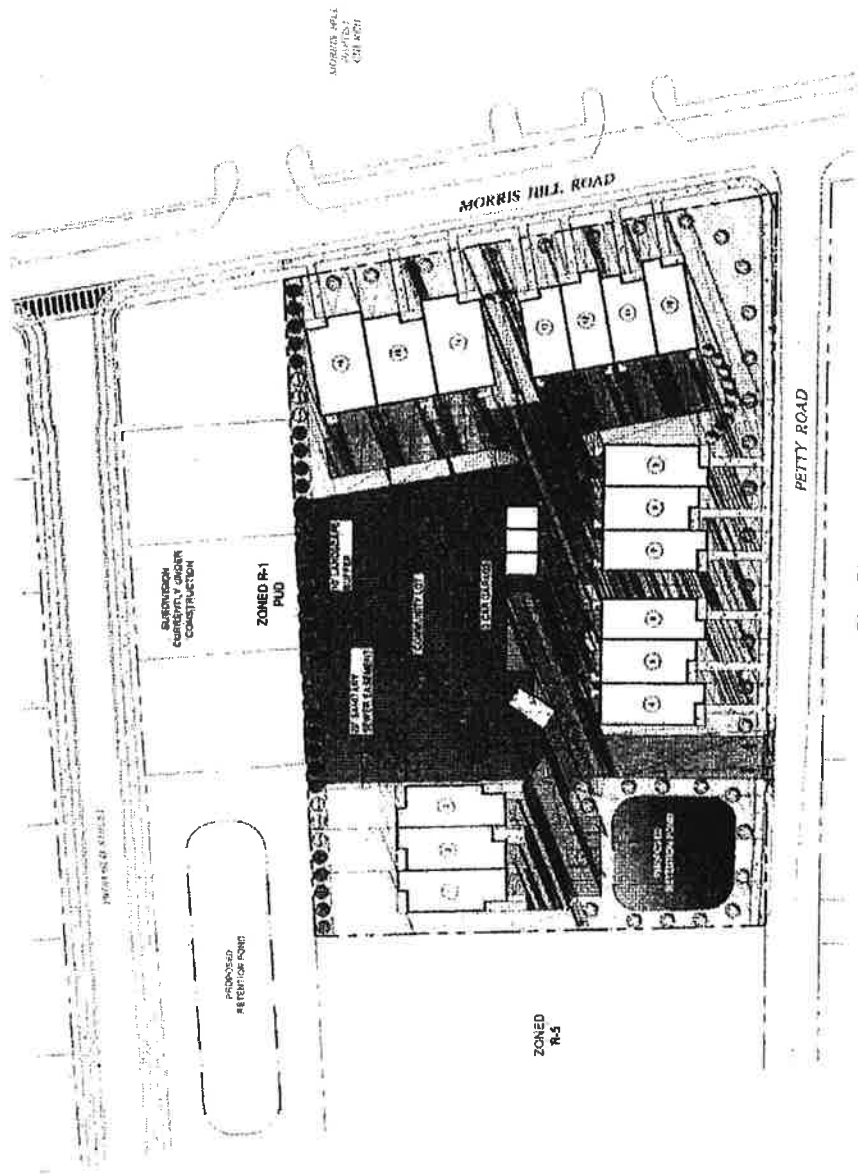
Chattanooga-Hamilton County
Regional Planning Agency

		MORRIS HILL ROAD TOWNHOMES FOR: CHURCH VIEW PROPERTIES, LLC ADDRESS CITY, ST XXXX	SITE PLAN	<table border="1"> <tr><td>DATE: 10/15/10</td></tr> <tr><td>BY: [Signature]</td></tr> <tr><td>FOR: [Signature]</td></tr> <tr><td>SCALE: 1" = 20'</td></tr> </table>	DATE: 10/15/10	BY: [Signature]	FOR: [Signature]	SCALE: 1" = 20'			
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MAP ENGINEERS L.L.C. 1000 W. 10th St. Oklahoma City, OK 73106 Phone: (405) 241-1111 Fax: (405) 241-1112 Email: info@mapengineers.com	<table border="1"> <tr><td>PROJECT NO.</td><td>10-001</td></tr> <tr><td>DATE</td><td>10/15/10</td></tr> <tr><td>BY</td><td>[Signature]</td></tr> <tr><td>FOR</td><td>[Signature]</td></tr> <tr><td>SCALE</td><td>1" = 20'</td></tr> </table>	PROJECT NO.	10-001	DATE	10/15/10	BY	[Signature]	FOR	[Signature]	SCALE	1" = 20'
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SCALE	1" = 20'										



SITE ANALYSIS

ADDRESS	MORRIS HILL ROAD
LOT MAP ID	1586-4-01
SITE CORPORITY ZONED	P-5, R-1
MARKETS BOUND	RTS
SINGLE FAMILY TOWNHOMES RESIDENTIAL	
UNIT PER ACRE DENSITY	5.87 UNITS/ACRE
TOTAL NUMBER OF UNITS	18 UNITS
TOTAL FOOTAGE	21.8 ACRES



Site Plan
SCALE: 1" = 20'

10/15/10