

First Reading: August 8, 2017
Second Reading: August 15, 2017

2017-089
John Coffelt of BC Holdings
District No. 7
Planning Version

ORDINANCE NO. 13210

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 5330 TENNESSEE AVENUE AND 525 MCGRATH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING 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 properties located at 5330 Tennessee Avenue and 525 McGrath Street, more particularly described herein:

Two (2) unplatted tracts of land located at 5530 Tennessee Avenue and 525 McGrath Street, being part of the properties described in Deed Book 10746, Page 377. Tax Map Nos. 167O-L-010 and 011.

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

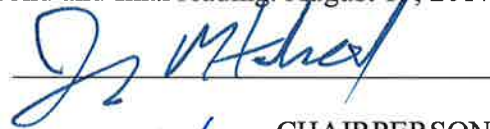
SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to the following:

- 1) All rights-of-way for the project shall be improved to meet City standards for the entire frontage connecting to Tennessee Avenue;

- 2) Alleys and shared driveways shall be utilized for access and parking due to limited right-of-way within the development and to complement its proximity to the St. Elmo Historic District;
- 3) A type "A" landscape buffer to be required along the southern property line of the parcel at 525 McGrath Street; and
- 4) Limit to single-family detached dwellings only.

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: August 15, 2017



CHAIRPERSON

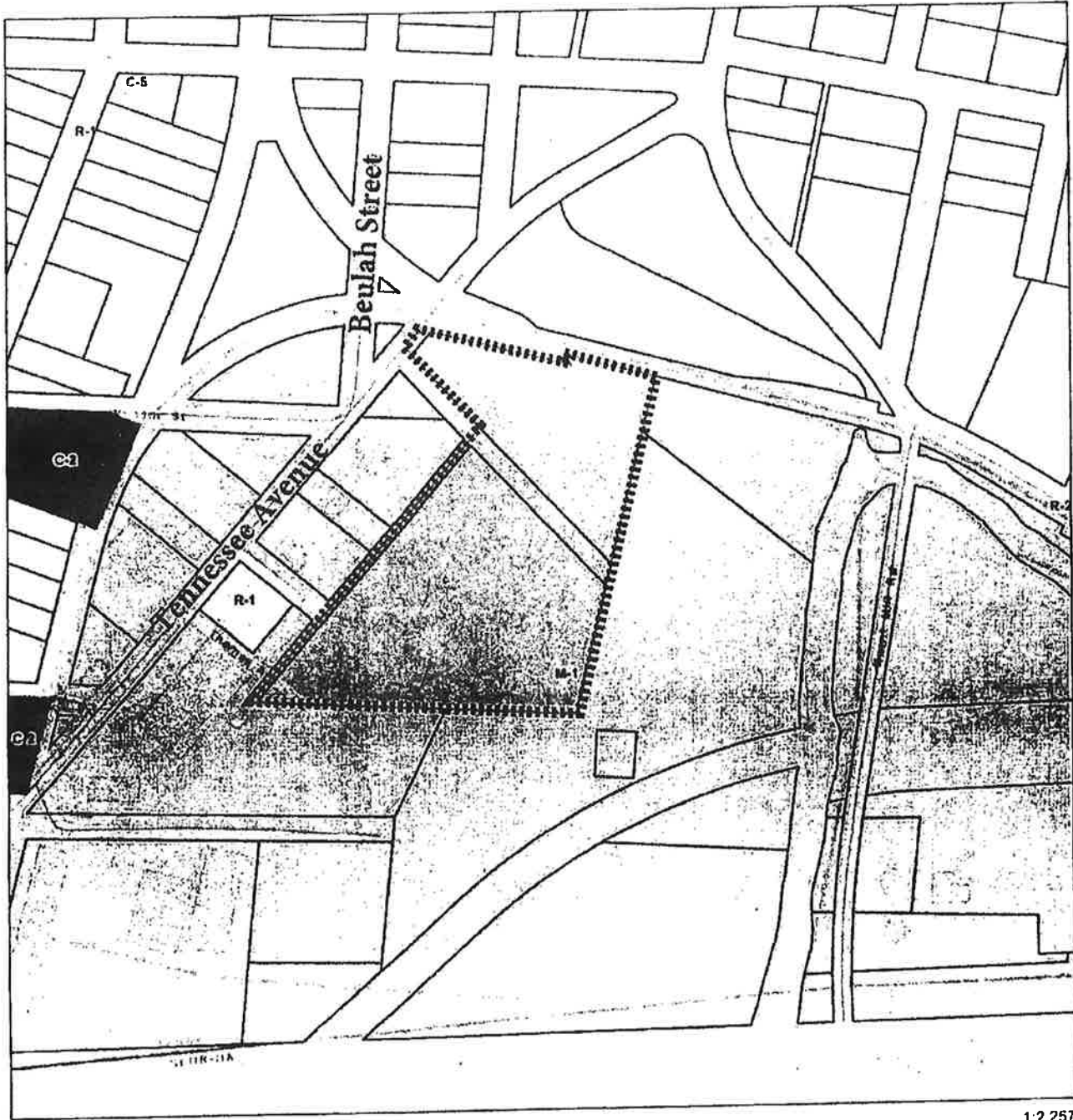
APPROVED: DISAPPROVED:



MAYOR

/mem

2017-0089 Rezoning from M-1 to R-T/Z

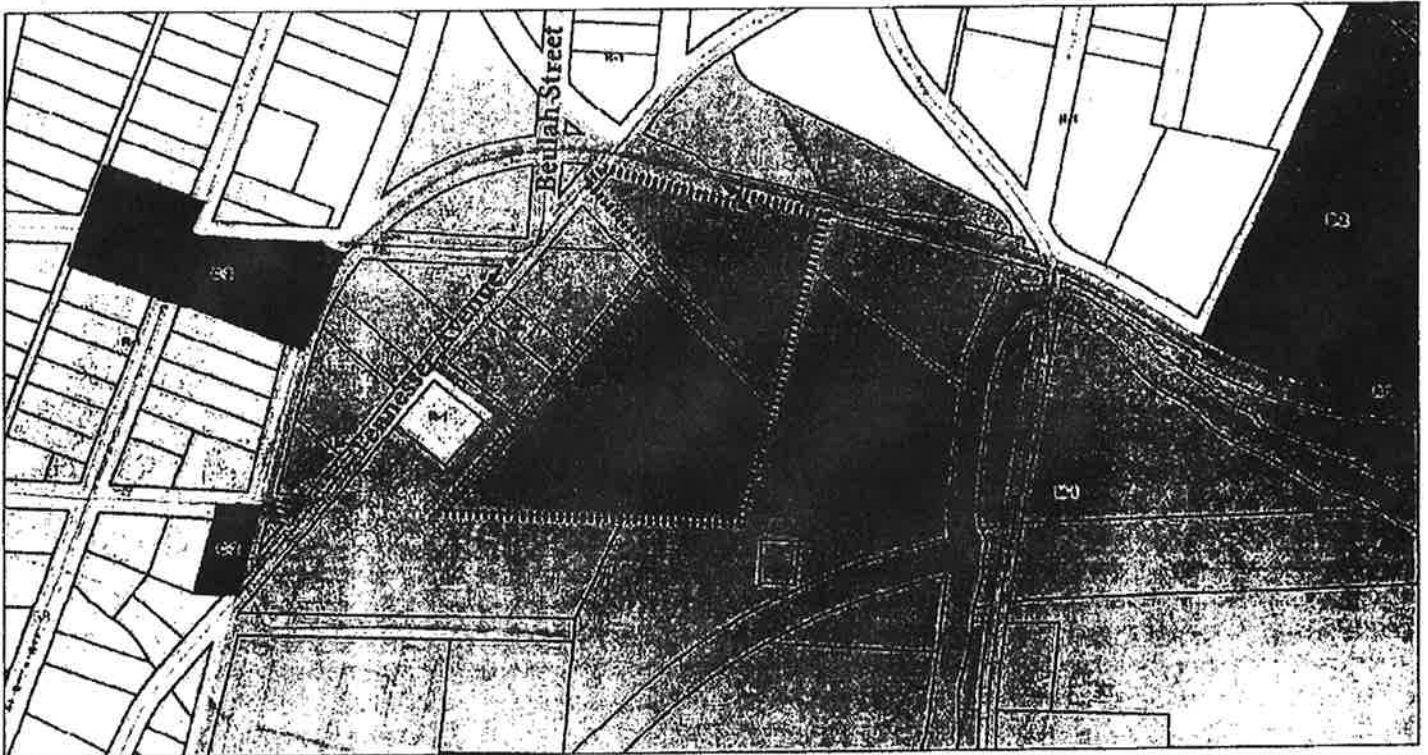


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PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2017-089: Approve, subject to the list of conditions in the Planning commission Resolution.

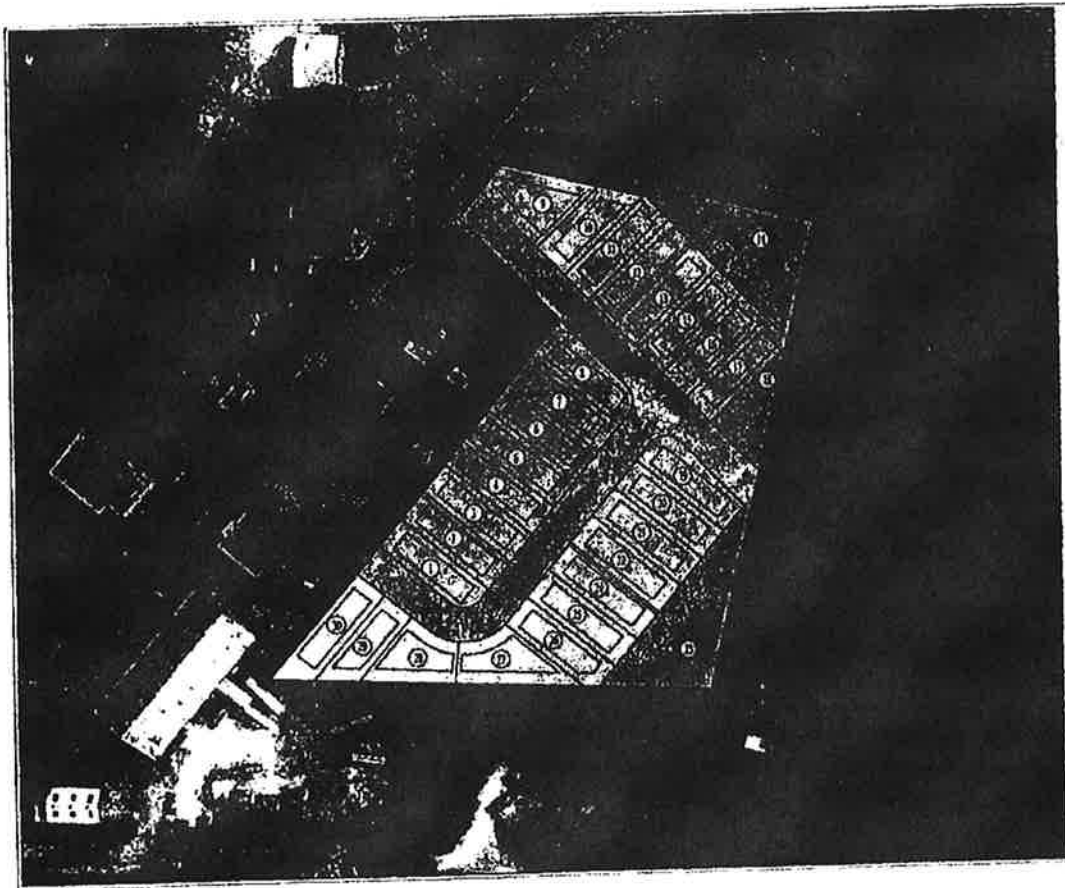


2017-0089 Rezoning from M-1 to R-T/Z



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SITE DATA:

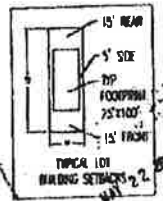
PROJECT INFORMATION:
 PROJECT NAME: ST. LINDA SINGLE FAMILY DEV.
 STREET ADDRESS: 4510 YANKEEWAY AVENUE
 CITY, STATE: CHATTANOOGA, TENNESSEE
 JURISDICTION: CITY OF CHATTANOOGA
 TAX MAP PARCEL: 187248181111
 PARCEL AREA: 4.84 ACRES
 EXISTING ZONING: R-1
 PROPOSED ZONING: 16-1/2 URBAN OVERLAY

PROPOSED LOTS: 17 HOMES PLUS 3 COMMUNITY LOTS

LOT NETWORKS:
 FRONT: 15'
 SIDE: 5'
 REAR: 15'

OWNER / DEVELOPER:
 SCHWARTZ CO., LLC
 170 HANBY ROAD
 CHATTANOOGA, TENNESSEE 37405

PROJECT CONTACT:
 DAVID SCHWARTZ
 1110 N. RICHMOND, P.O. BOX 501
 CHATTANOOGA, TENNESSEE 37402
 423.475.4008
 663.CHATTANOOGA@SCHWARTZCO.COM



LDA
 ENGINEERING

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