

Deferred on August 8, 2016  
**First Reading: August 16, 2016**  
**Second Reading: August 23, 2016**

2016-089  
Thomas Austin  
District No. 1  
Planning Version #3

ORDINANCE NO. 13102

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED IN THE 3900 BLOCK OF KELLY'S FERRY ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE, R-4 SPECIAL ZONE AND M-1 MANUFACTURING ZONE TO R-4 SPECIAL 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 in the 3900 block of Kelly's Ferry Road, more particularly described herein:

An unplatted tract of land located in the 3900 block of Kelly's Ferry Road being the property described in Deed Book 6518, Page 354, ROHC. Tax Map No. 154H-A-004.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone, R-4 Special Zone, and M-1 Manufacturing Zone to R-4 Special Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved

subject to the following conditions:

1. The attendance of a pre-submittal meeting set up through the Chattanooga Land Development Office;
2. A Traffic Impact Study to be provided to the Chattanooga Department of Transportation prior to pre-submittal meeting;
3. Building height not to exceed four stories;
4. Residential density not to exceed eight dwelling units-per-acre;
5. Permitted uses are limited to residential uses only;
6. No land disturbance allowed within two hundred (200') feet of Kelly's Ferry Road, except to allow a secondary entrance as approved by the Chattanooga Transportation Department;
7. If the site is developed with multi-family uses, no other dwellings are permitted within the one hundred (100') foot buffer on Francis Street; and
8. Emergency gate entrance only at Kelly's Ferry Road.

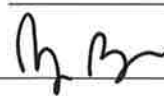
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

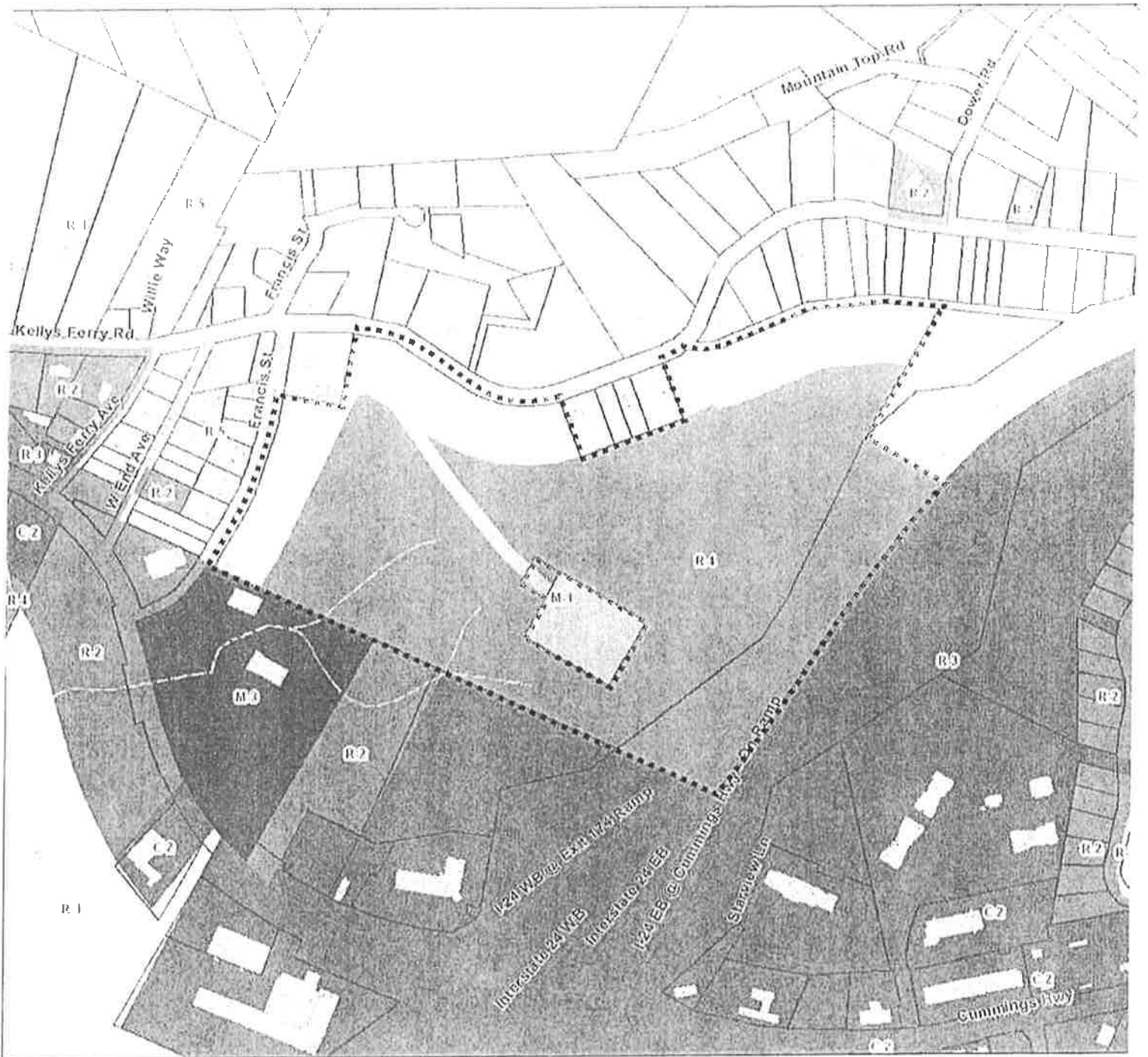
(2) weeks from and after its passage.

Passed on second and final reading: August 23, 2016

  
CHAIRPERSON

APPROVED: 1 DISAPPROVED:     

  
MAYOR

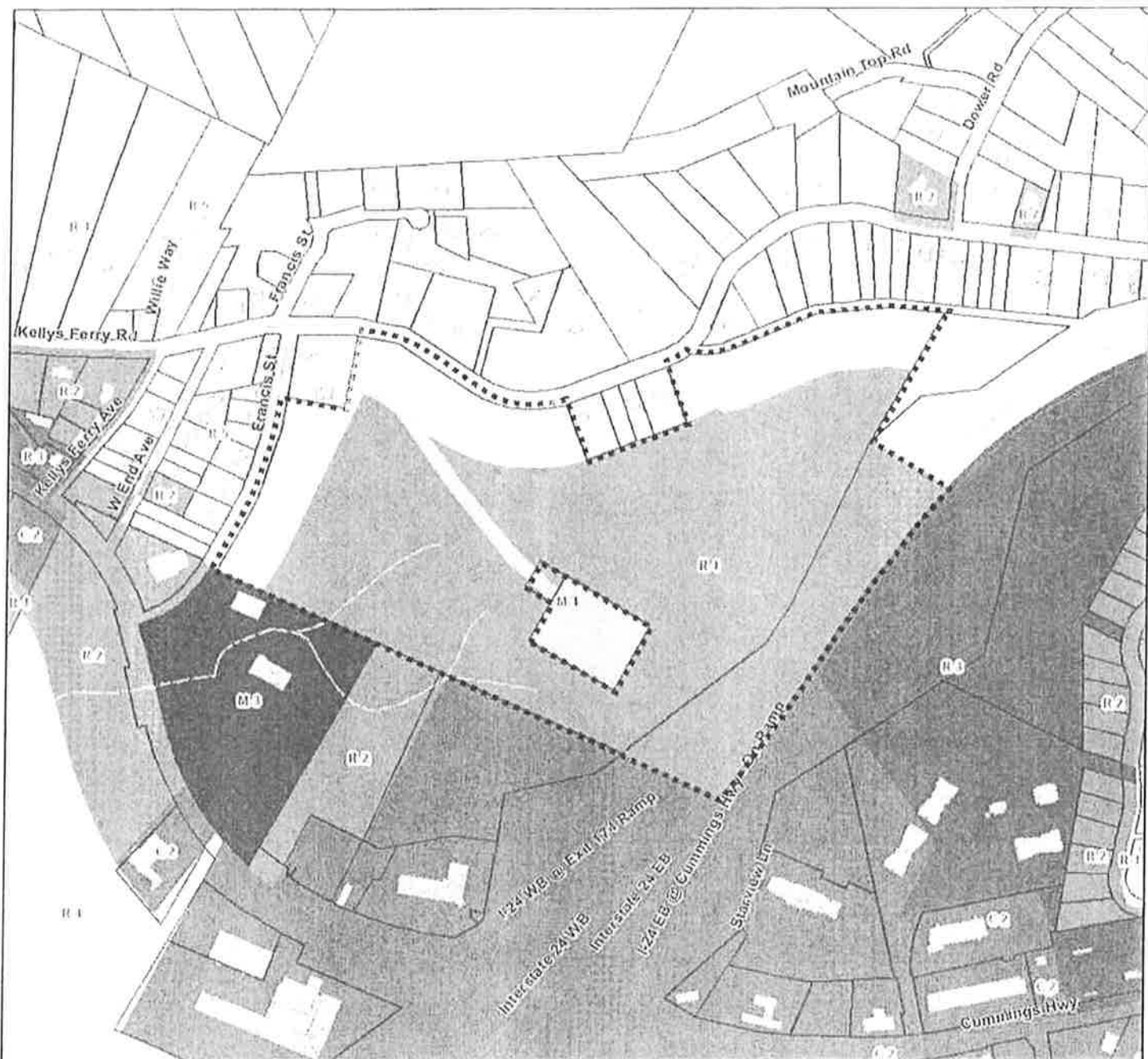


## 2016-089 Rezoning from R-1, R-4 and M-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-089: Approve, subject to the list of conditions listed in the Planning Commission Resolution.



1/4" = 100'



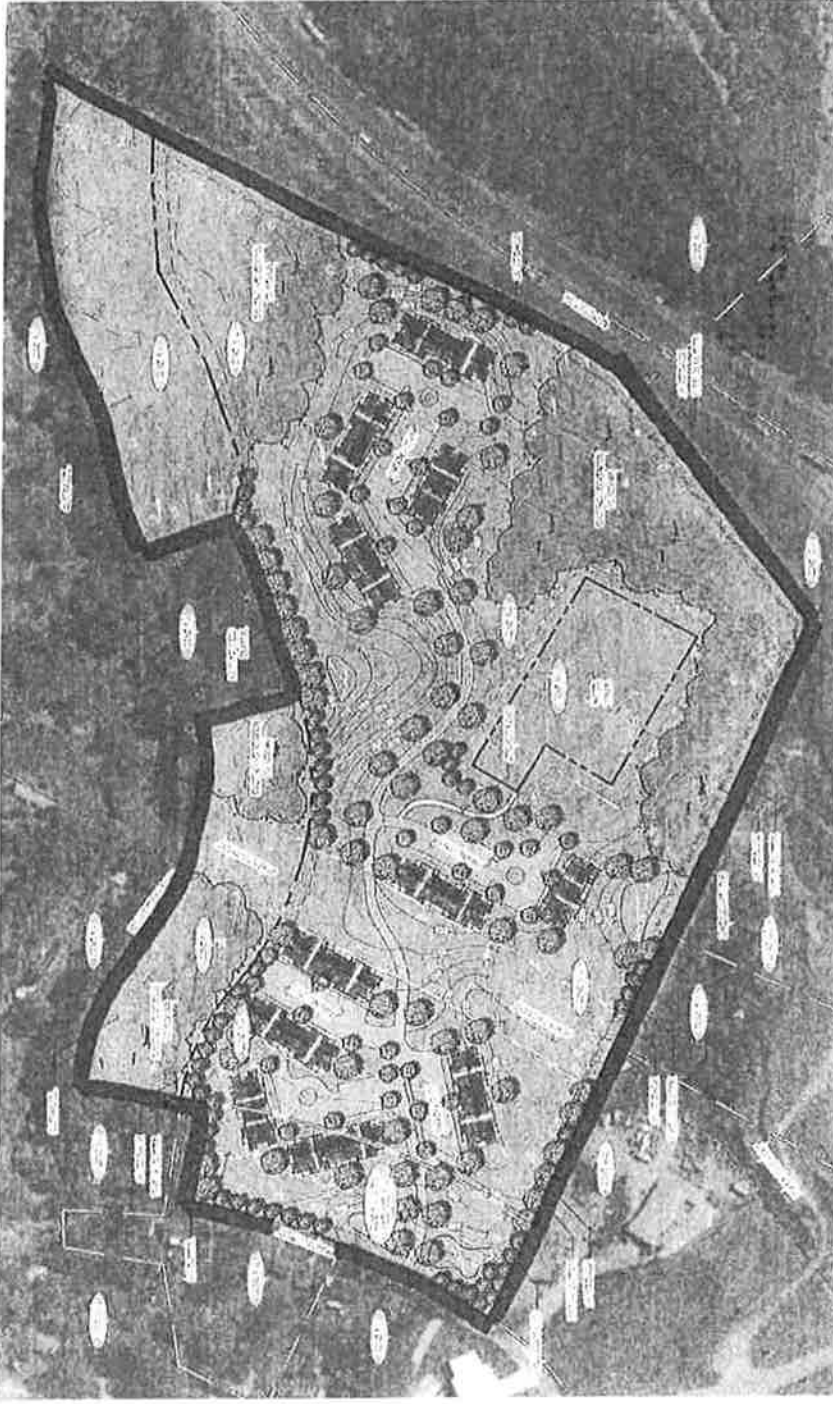
## 2016-089 Rezoning from R-1, R-4 and M-1 to R-4

470 ft

**RPA**

Chattanooga Hamilton County Regional Planning Agency

2016-089



**NOTICE**

NOON: 12:00 PM  
 1:00 PM: 1:00 PM  
 2:00 PM: 2:00 PM  
 3:00 PM: 3:00 PM  
 4:00 PM: 4:00 PM  
 5:00 PM: 5:00 PM  
 6:00 PM: 6:00 PM  
 7:00 PM: 7:00 PM  
 8:00 PM: 8:00 PM  
 9:00 PM: 9:00 PM  
 10:00 PM: 10:00 PM  
 11:00 PM: 11:00 PM  
 12:00 AM: 12:00 AM

**NOTICE**

NOON: 12:00 PM  
 1:00 PM: 1:00 PM  
 2:00 PM: 2:00 PM  
 3:00 PM: 3:00 PM  
 4:00 PM: 4:00 PM  
 5:00 PM: 5:00 PM  
 6:00 PM: 6:00 PM  
 7:00 PM: 7:00 PM  
 8:00 PM: 8:00 PM  
 9:00 PM: 9:00 PM  
 10:00 PM: 10:00 PM  
 11:00 PM: 11:00 PM  
 12:00 AM: 12:00 AM

RECEIVED

APR 19 2016

Chattanooga Public Library  
1000 Market Street  
Chattanooga, TN 37402

# AUSTIN DEVELOPMENT

3900 KELLYS FERRY ROAD  
CHATTANOOGA, TN

# SITE PLAN

**cdg** CRAIG  
DESIGN  
GROUP

41550 BAYVIEW  
CHATTANOOGA, TN 37424  
PH: 423.249.1111  
WWW.CRAIGDESIGNGROUP.COM

