

**First Reading: June 6, 2017**  
**Second Reading: June 13, 2017**

2017-033  
Evan Holladay, LDG Multifamily, LLC  
District No. 7  
Planning Version

ORDINANCE NO. 13187

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 4821 AND 4905 CENTRAL AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO R-3 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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 4821 and 4905 Central Avenue, more particularly described herein:

Two unplatted tracts of land located at 4821 and 4905 Central Avenue being described as Tracts 2 thru 3 in Deed Book 10881, Page 825, and Deed Book 10109, Page 117, ROHC. Tax Map Nos. 167F-A-003 and 167F-C-006.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to R-3 Residential Zone.


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

- 1) The project shall complete a Transportation Impact Study approved by CDOT, and comply with the noted aspects related to transportation access and circulation for the development;
- 2) No parking shall be provided between any building and the public street;
- 3) Buildings facing along a public street shall have a setback no more than the twenty (25') feet minimum setback requirement;
- 4) Internal sidewalks shall be provided to connect from buildings to sidewalks on Central Avenue;
- 5) Retain existing vegetation along the sloped portion of the site bordering West 51st Street; and
- 6) No building shall be taller than three (3) stories.

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: June 13, 2017

  
\_\_\_\_\_  
CHAIRPERSON  
APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem



## 2017-033 Rezoning from M-1 to R-3



529 ft

Chattanooga Hamilton County Regional Planning Agency





## 2017-033 Rezoning from M-1 to R-3

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2017-033: Approve, subject to the conditions listed in the Planning Commission Resolution.

2017

Chattanooga Hamilton County Regional Planning Agency





**PROPERTY DATA**  
 ADDRESS: 705 CENTRAL AVENUE  
 MAP/GEOID PARCELS: 1678-A-GG & 1678-C-DV  
 AREA: 3.41 ACRES & 0.12 ACRES

**PROPOSED SITE DATA**  
 PROPOSED ZONE: R-10 (RESIDENTIAL MEDIUM DENSITY)  
 PROPOSED BUILDINGS: 11  
 PROPOSED 3 UNIT BUILDINGS:  
 (7) 2-BEDROOM UNITS  
 (4) 3-BEDROOM UNITS  
 PROPOSED UNITS: 264  
 PARKING REQUIREMENTS: 1 SPACE/UNIT FOR 2+ BEDROOMS  
 652 PARKING SPACES REQUIRED  
 430 PARKING SPACES PROVIDED  
 \*CONTINGENT UPON 10% PARKING REDUCTION FOR TRANSIT, PEDESTRIAN, & BICYCLIST ACCOMMODATIONS



**THE RESERVE AT MOUNTAIN PASS**  
 CHATTANOOGA, TENNESSEE

Project Name	THE RESERVE AT MOUNTAIN PASS
Client	McGill Engineering & Planning
Scale	AS SHOWN
Date	2017-08-23

REZONING SITE PLAN

SHEET  
**Z-100**

2017-08-23