

**First Reading: September 18, 2018**  
**Second Reading: September 25, 2018**

2018-155  
MAP Engineers, LLC  
District No. 4  
Planning Version #3

ORDINANCE NO. 13372

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2216, 2228, 2242, AND 2252 MURRAY LANE AND PART OF 7608 SHALLOWFORD ROAD, FROM R-1 RESIDENTIAL 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 2216, 2228, 2242, and 2252 Murray Lane and part of 7608 Shallowford Road, more particularly described herein:

Lots 1 thru 4, Final Plan Murray Lane Estates, Plat Book 37, Page 211, ROHC, together with the west 40 feet of an unplatted tract of land located at 7608 Shallowford Road, being the properties described in Deed Book 2930, Page 483, ROHC, Deed Book 6897, Page 117, ROHC, and Deed Book 6946, Page 193, ROHC, and part of Deed Book 6547, Page 0340, ROHC, Tax Map 149J-A-004 (part) and 006 thru 008.01 properties located at 2216, 2228, 2242, and 2252 Murray Lane.

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

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

subject to the following conditions:

1. No building taller than two (2) stories;
2. The maximum number of units shall not exceed eighty-two (82) units;
3. Type "B" landscaping shall be required along the eastern property line abutting the Drake Forest subdivision, and along the northern property line abutting the property of Shallowford Road Medical Investors, LLC (Tax Map No. 149J-A-005);
4. Construct a deceleration lane at expense of developer as approved by CDOT; and
5. All construction is limited to this site plan on this project and any major adjustments must be approved by the Land Development Office.
6. No garages shall be constructed within one hundred (100') feet of any R-1 or R-4 Zoned properties.

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: September 25, 2018

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/v3

# 2018-0155 Rezoning from R-1 to R-3



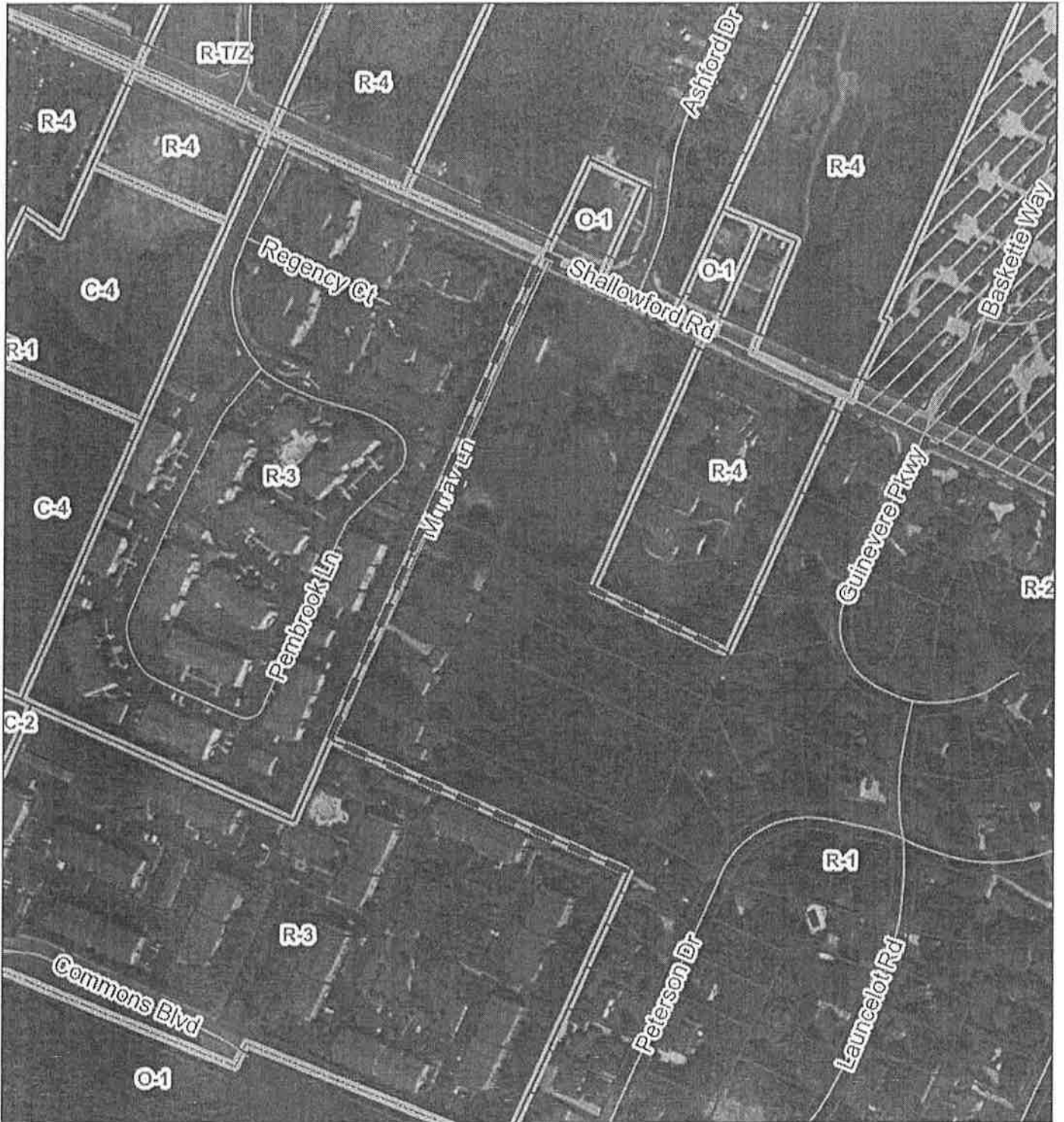
PLANNING COMMISSION RECOMMENDATION  
FOR CASE NO. 2018-155: Approve, subject to the  
conditions in the Planning Commission Resolution.

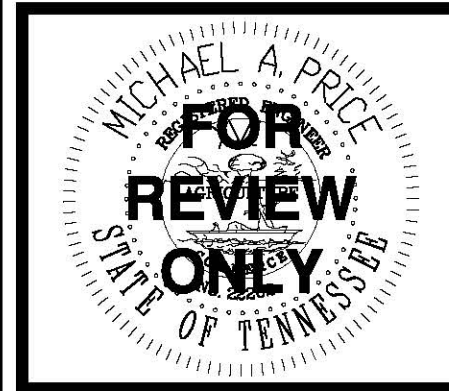


# 2018-0155 Rezoning from R-1 to R-3



2018-0155 Rezoning from R-1 to R-3





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**MAP ENGINEERS L.L.C.**

**ASHWOOD GARDEN VILLAS**

FOR:  
**Marcus Lyons - Lyons Group Inc.**  
1401 Market St.  
Chattanooga, TN 37402

**PROPOSED ZONING PLAN**

**REVISIONS**

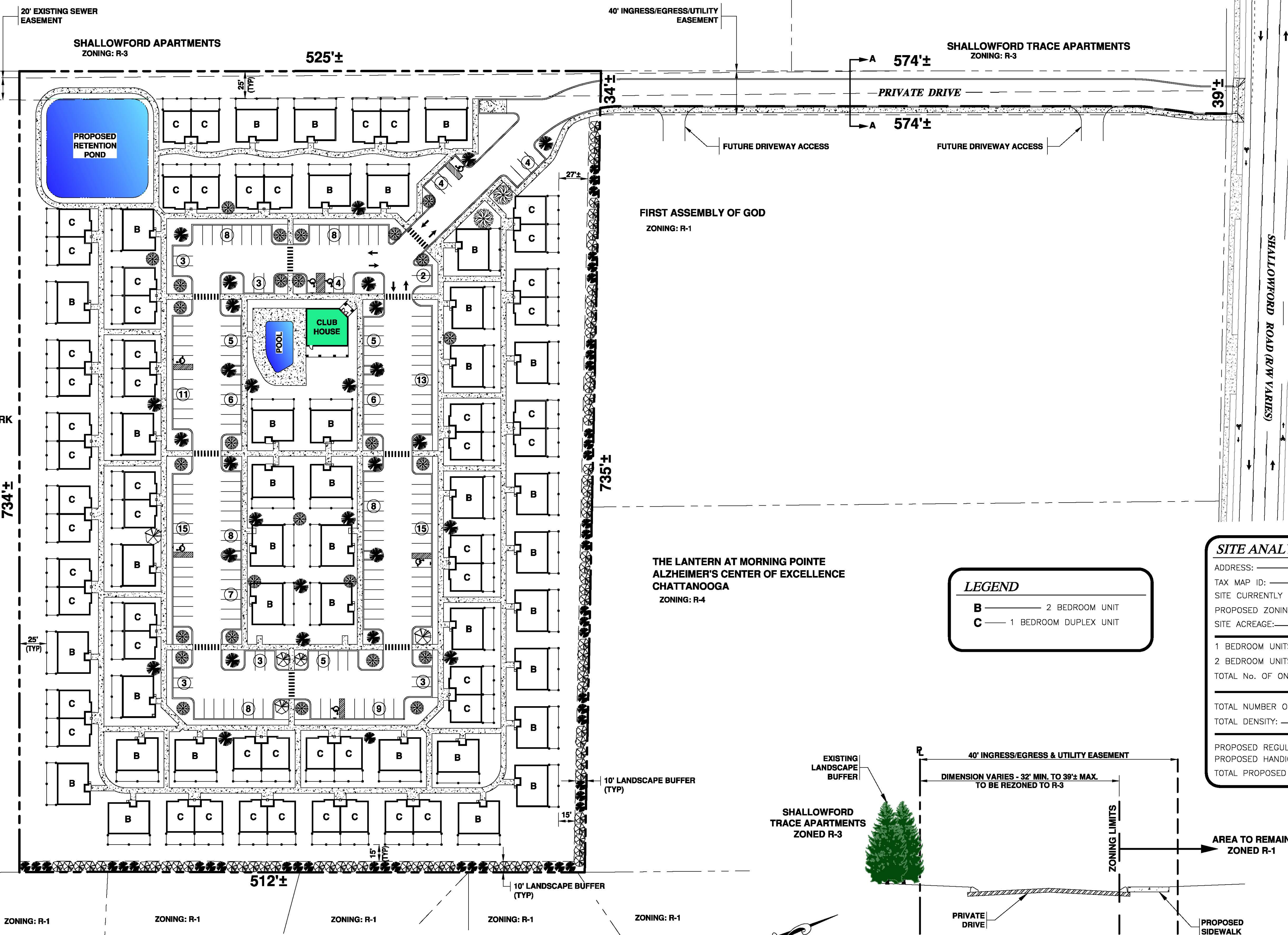
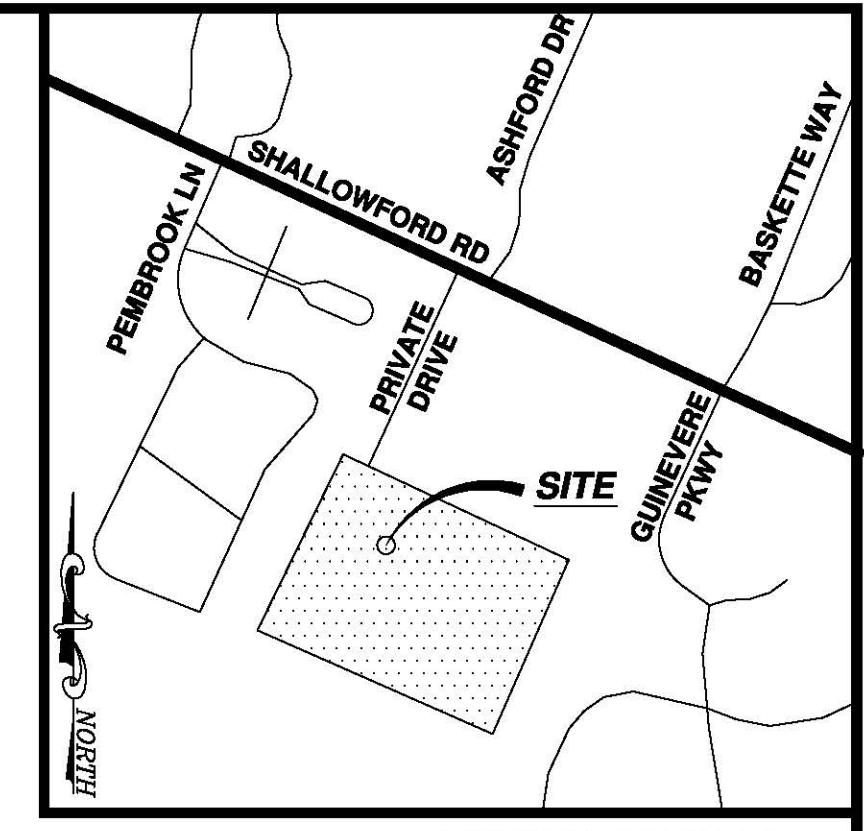
1	MISC. REVS.	7-02-18
2	MISC. REVS.	7-12-18
3		
4		

FILE:  
17146\_DrawingSet.DWG

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DATE: 06/25/18  
DRAWN BY: KR  
CHECKED BY: MAP  
PROJ. NUMBER: 17-146  
SHEET NUMBER: **Z-1**



**LEGEND**

**B** — 2 BEDROOM UNIT

**C** — 1 BEDROOM DUPLEX UNIT

**SITE ANALYSIS**

ADDRESS: 2216, 2228, 2242, 2252 MURRAY LANE

TAX MAP ID: 149J-A-006, -007, -008, -008.01

SITE CURRENTLY ZONED: R-1

PROPOSED ZONING: R-3

SITE ACREAGE: 8.8± ACRES

1 BEDROOM UNITS: 52 UNITS

2 BEDROOM UNITS: 38 UNITS

TOTAL No. OF ONSITE BEDROOMS: 128 BEDROOMS

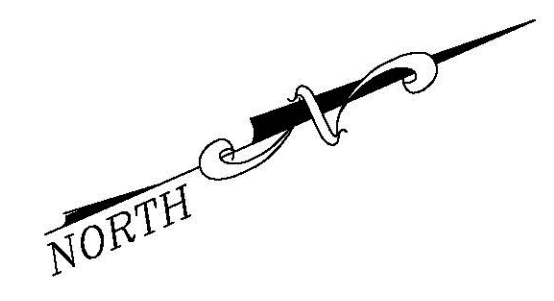
TOTAL NUMBER OF UNITS: 90 UNITS

TOTAL DENSITY: 10.2 UNITS/ACRE

PROPOSED REGULAR PARKING: 159 SPACES

PROPOSED HANDICAP PARKING: 7 SPACES

TOTAL PROPOSED PARKING: 166 SPACES



**Proposed Zoning Plan**  
SCALE: 1" = 50'

**Section A-A**  
SCALE: NONE