2016-048
Sunnyside Properties, LLC
District No. 7
Planning Version #2

ORDINANCE NO. 13057

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF PROPERTY LOCATED AT 4820 OAKLAND AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO R-1 RESIDENTIAL 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 part of property located at 4820 Oakland Avenue, more particularly described herein:
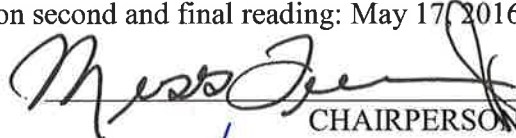
> Part of an unplatted tract of land beginning on its west property line at the northeast corner of 167G-P-040 thence 257.15 feet northeast along said west line to a point, thence southeast 180 feet to a point, thence southwest 222 feet to a point, thence northwest 183.40 feet to a point in the west line of said property being the point of beginning and being part of the property described as Tract 2 in Deed Book 10332, Page 502, ROHC. Tax Map No. 167F-A-011 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to R-1 Residential Zone.
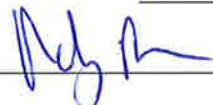
SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to limiting use to one single family residential dwelling and no more than fifty (50%) percent of the site can be disturbed.

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: May 17, 2016

CHAIRPERSON

APPROVED: ✓ DISAPPROVED:____

MAYOR

/mem/Version 2

13057

2016-048 Rezoning from M-1 to R-T/Z

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-048: Deny R-T/Z Residential Townhouse Zero Lot Line Zone and Approve R-1, Residential Zone, subject to one single-family residential dwelling only.

291 ft

Chattanooga Hamilton County Regional Planning Agency

RPA

2016-048 Rezoning from M-1 to R-T/Z

Chattanooga Hamilton County Regional Planning Agency

RPA

291 ft

EXHIBIT 'A'

(0.99 ACRE)

S66°50'27"E

180.00'

257.15

N23°09'35"E

ZONED M-1

ZONED R-1

ZONED R-1

ZONED R-1

ZONED R-1

PROPOSED SINGLE FAMILY HOME

45' ±

70' ±

PROPOSED DRIVEWAY (TYP.)

S23°09'60'33"W

222.00

N77°53'25"W

183.40'

0.99 ACRES WHICH IS PROPOSED TO BE REZONED FROM M-1 TO R-7/Z (TYP. WHERE [_ _ _])

ZONED M-1

APPROX. END OF PAVEMENT

(30' ROW)

W 46TH STREET

C SANITARY SEWER

048