

First Reading: June 16, 2020
Second Reading: June 23, 2020

2020-0063
The Reserve at Mountain Pass, LP
District No. 7
Alternate Version

ORDINANCE NO. 13574

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO AMEND CONDITIONS #2, 3, AND 5 OF ORDINANCE NO. 13187, FOR PROPERTY LOCATED AT 4905 CENTRAL AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

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 amend Conditions #2, 3, and 5 of Ordinance No. 13187, more particularly described herein:

Property located at 4905 Central Avenue and being described as Tracts 1 thru 4 of Deed Book 11866, Page 310, ROHC. Tax Map No. 167F-A-003.

and as shown on the maps attached hereto and made a part hereof by reference.

SECTION 2. BE IT FURTHER ORDAINED, That Ordinance No. 13187 shall be amended as follows:

- 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 fronting Central Avenue and Kirkland Avenue, or W. 51st Street;

- 3) Buildings fronting Central Avenue and Kirkland Avenue shall have a minimum twenty-five (25') feet setback, and W. 51st Street shall have a sixty (60') foot minimum building setback;
- 4) Internal sidewalks shall be provided to connect from buildings to sidewalks on Central Avenue;
- 5) Retain existing vegetation along sloped portion of the site bordering West 51st Street for a minimum distance of sixty (60') feet off the public right-of-way of West 51st Street. Vegetation beyond the sixty (60') feet from the right-of-way line may be removed. A total of seventy (70) evergreen trees, being a minimum two (2") inch caliper, and evergreen shrubs, being a minimum of fifteen (15) gallon in size and that reach a minimum mature height of fifteen (15') feet, shall be planted and maintained within eighty (80') feet from the public right-of-way of West 51st Street. No one tree or shrub specie shall constitute more than forty (40%) percent of the proposed plantings; 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 23, 2020



 CHAIRPERSON

APPROVED: DISAPPROVED:



 MAYOR

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2020-0063 Amend Conditions



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