

First Reading: February 28, 2023
Second Reading: March 7, 2023

2023-0017
Richard Wayne McCoy
District No. 3
Planning Version #2

ORDINANCE NO. 13961

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1514 SHELBY CIRCLE, 6340 MIDDLE VALLEY ROAD, AND TWO UNADDRESSED PROPERTIES IN THE 6300 BLOCK OF MIDDLE VALLEY ROAD, FROM R-1 RESIDENTIAL ZONE, R-4 SPECIAL ZONE, AND RT-1 RESIDENTIAL TOWNHOUSE ZONE WITH CONDITIONS TO RT-1 RESIDENTIAL TOWNHOUSE ZONE WITH CONDITIONS, 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 properties located at 1514 Shelby Circle, 6340 Middle Valley Road, and two unaddressed properties in the 6300 block of Middle Valley Road, more particularly described herein:

Lot 1, Loy Subdivision, Plat Book 86, Page 133, ROHC, an unplatted tract of land located at 6340 Middle Valley Road and two unplatted tracts of land located in the 6300 block of Middle Valley Road being the property described in Deed Book 8828, Page 606, and as Tracts 1 thru 3 in Deed Book 13062, Page 257, ROHC. Tax Map Numbers 091M-D-002.05, 091-081.01, 082 and 084.01.

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 RT-1 Residential Townhouse Zone with conditions to RT-1 Residential Townhouse Zone with conditions.

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

- 1) Maximum of twenty-six (26) units;
- 2) Maximum of four (4) units per massed building;
- 3) There shall be a maximum of one curb cut each from both Shelby Circle and Middle Valley;
- 4) A twenty-foot (20') foot Type B landscape buffer where property abuts R-1 Residential Zone parcels; and
- 5) The general location of the residential units, parking lots, and driveway locations as shown on the site plan (attached), except as needed for emergency or life safety as identified through the permitting process.

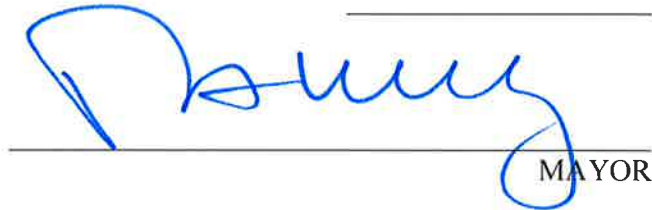
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: March 7, 2023



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem/v2

2023-0017 Rezoning from R-1, R-4 & RT-1 w/conds to RT-1 w/conds



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