

First Reading: November 28, 2017
Second Reading: December 5, 2017

2017-138
ASA Engineering
c/o Allen Jones
District No. 1
Alternate Version #2

ORDINANCE NO. 13252

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 5564 DAYTON BOULEVARD, IN THE 400 BLOCK OF GADD ROAD, AND IN THE 300 BLOCK OF ALLEN ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE, R-2 RESIDENTIAL ZONE, R-5 RESIDENTIAL ZONE, AND C-2 CONVENIENCE COMMERCIAL ZONE TO R-1 RESIDENTIAL ZONE AND R-T/Z RESIDENTIAL TOWNHOUSE ZERO LOT LINE 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 properties located at 5564 Dayton Boulevard, in the 400 block of Gadd Road, and in the 300 block of Allen Road, more particularly described herein:

To Be Rezoned to R-1: An unplatted tract of land located at 5564 Dayton Boulevard being the property described as Tracts 1 thru 3 in Deed Book 11034, Page 55, ROHC, and all that part of an unplatted tract of land located in the 300 block of Allen Road being part of the property described as Tract 3 in Deed Book 11304, Page 52, ROHC. Tax Map Nos. 099F-E-013.01 and 099K-J-001 (part).

To Be Rezoned to R-T/Z: All that part of an unplatted tract of land located in the 400 block of Gadd Road being part of the property described as Tract 3 in Deed Book 11304, Page 52, ROHC. Tax Map No. 099K-J-001 (part).

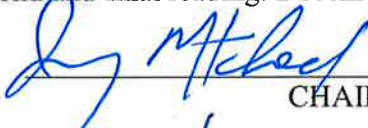
and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone, R-2 Residential Zone, R-5 Residential Zone, and C-2 Convenience Commercial Zone to R-1 Residential Zone and R-T/Z Residential Townhouse Zero Lot Line Zone.

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

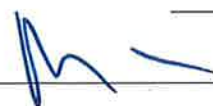
- 1) GreenTech shall dedicate 243 Allen Road (Parcel 009F-J-001) for open space only and no home shall be built on this parcel;
- 2) GreenTech shall install a Speed Table on Allen Road to the east of Kimbro Street;
- 3) No access shall be provided to the undeveloped Kimbro Street right-of-way;
- 4) No construction traffic shall be allowed on existing Allen Road from Dayton Blvd. to Kimbro Street; and
- 5) The R-T/Z Residential Townhouse Zero Lot Line Zone area shall be limited to a maximum of sixteen (16) residential lots.

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: December 5, 2017



CHAIRPERSON
APPROVED: DISAPPROVED:



MAYOR

2017-0138 Rezoning from R-1, R-2, R-5 & C-2 to R-1 & R-T/Z



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2017-138: Approve, subject to the following condition: 1) The R-T/Z Residential Townhouse Zero Lot Line Zone area shall be limited to a maximum of 16 single family detached homes only.

