

First Reading: November 20, 2018
Second Reading: November 27, 2018

2018-160
Somerset Partners of TN
c/o Jimmy Allen
District No. 1
Planning Version #2

ORDINANCE NO. 13402

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 584 BOY SCOUT ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO 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 property located at 584 Boy Scout Road, more particularly described herein:

Lot 8, Paul Gray's Addition to Grubb's Subdivision, Plat Book 43, Page 162, ROHC, Deed Book 8508, Page 31, ROHC. Tax Map No. 082P-A-002.03.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to 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) If adjacent property is purchased as part of this development limit development to thirty (30) units and no more than eight (8) buildings; however, if the land is not purchased limit development to twenty-four (24) units and not more than six (6) buildings;
- 2) No grading, land disturbance, or building shall be permitted above the seven hundred fifty (750') feet topo line as shown on the Hamilton County GIS map;
- 3) A road stub at the southern end of the proposed internal road is required to provide potential for future connectivity to adjacent lots; and
- 4) Geotech report shall be provided to the Land Development Office for review prior to issuance of land disturbance permit.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

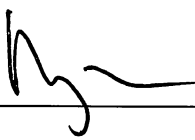
(2) weeks from and after its passage.

Passed on second and final reading: November 27, 2018



CHAIRPERSON

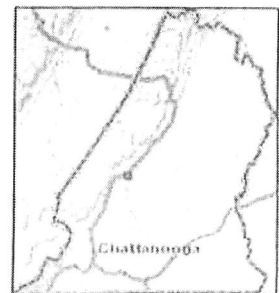
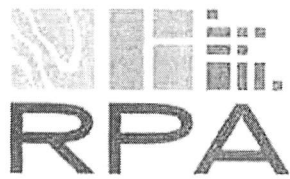
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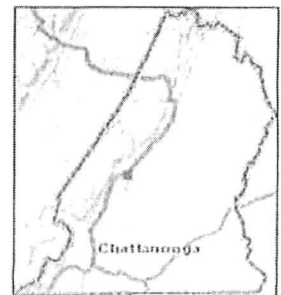
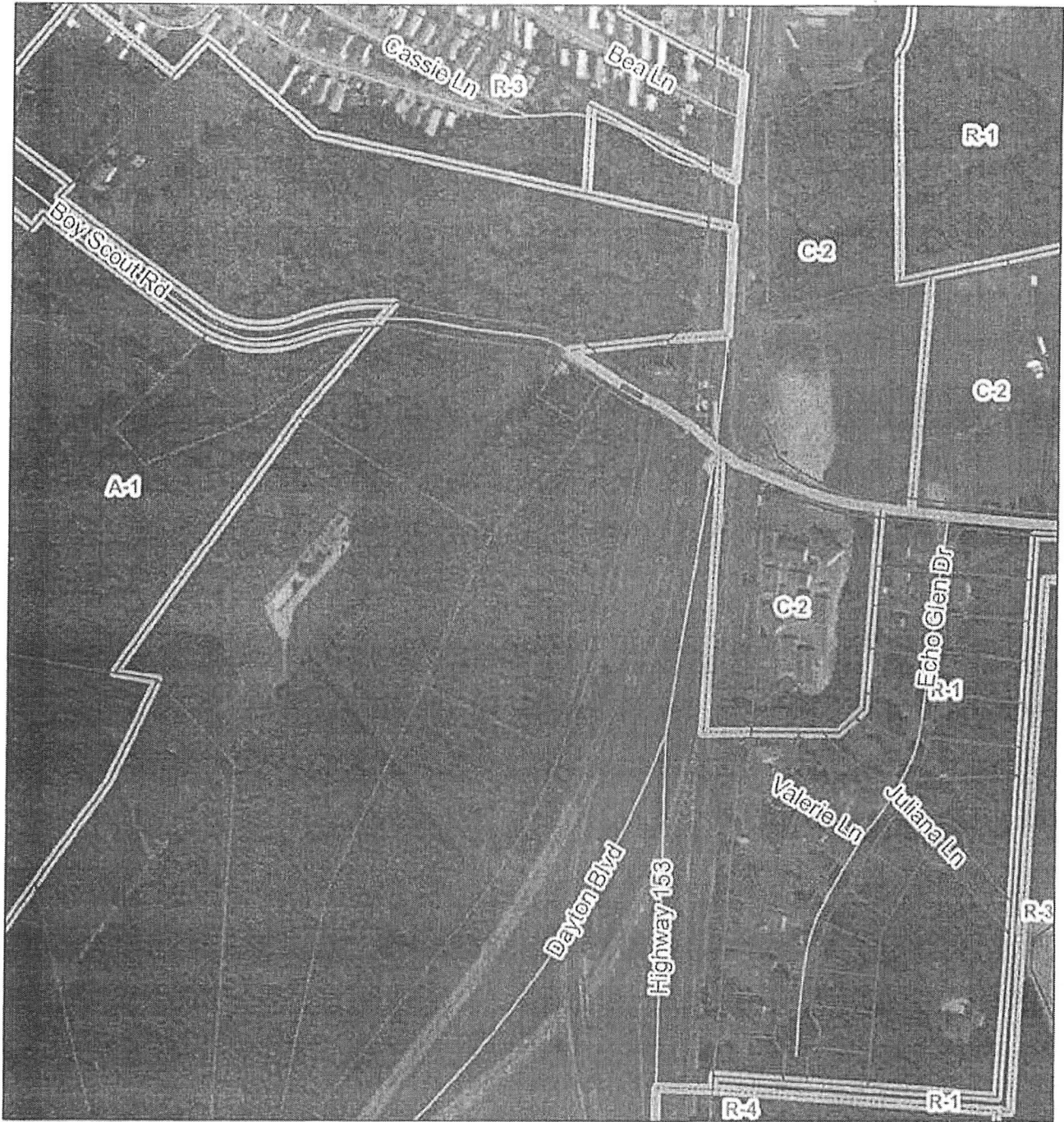
MAYOR

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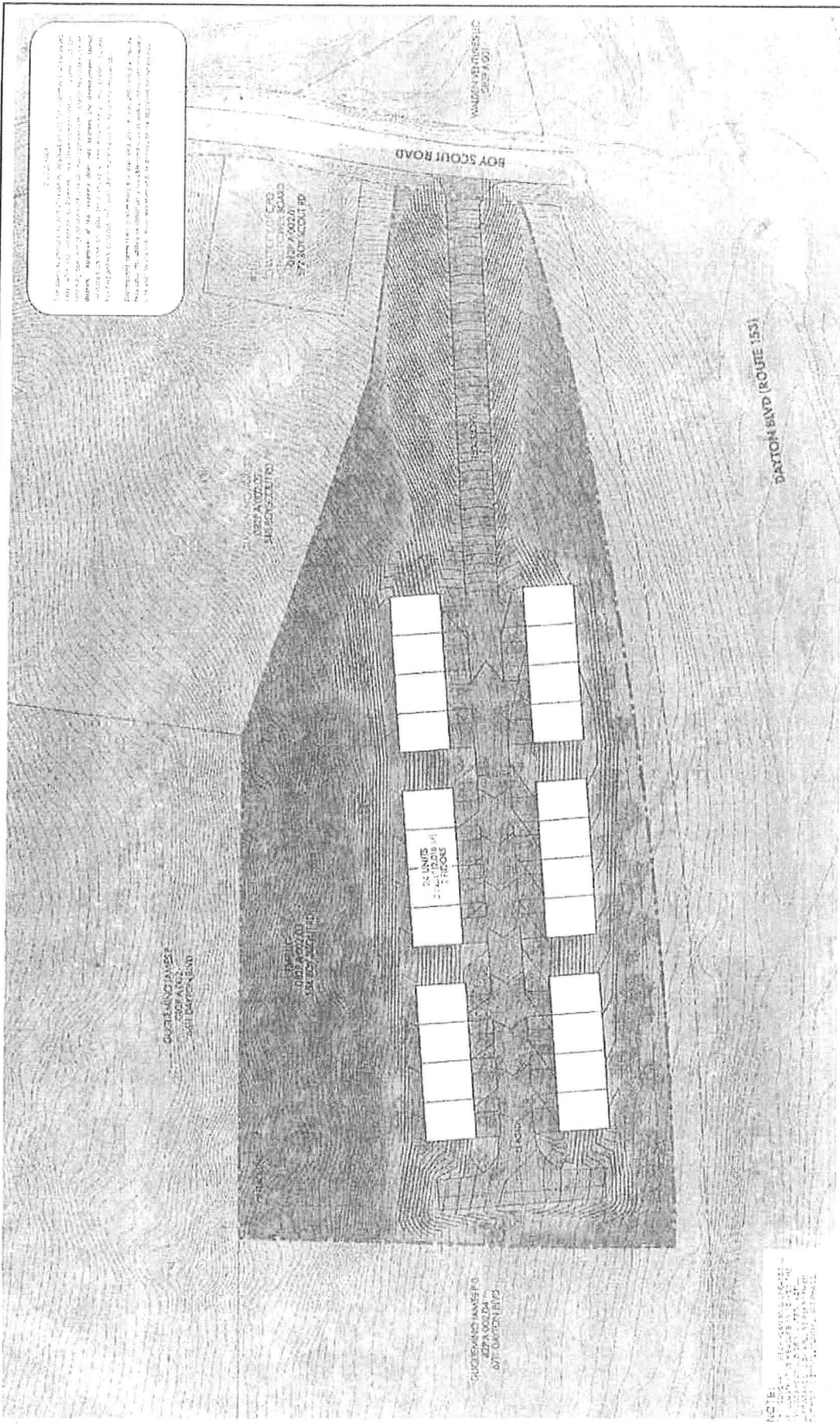
2018-0160 Rezoning from R-1 to R-T/Z



2018-0160 Rezoning from R-1 to R-T/Z



The client has provided a site plan showing the location of the proposed building on the site. The site plan shows the building footprint, parking areas, and other site features. The building footprint is shown in a light gray color, and the parking areas are shown in a darker gray color. The site plan also shows the location of the proposed building on the site.



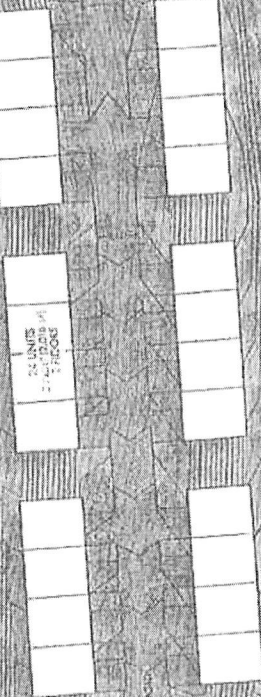
DUTTON BLVD (ROUTE 155)

BOY SCOUT ROAD

COURTHOUSE LANE
2507 AVENUE
SOUTH BAYVIEW

2014 AVENUE
HUNTSVILLE

2014 AVENUE
HUNTSVILLE



24 UNITS
2 1/2 STORIES

NOTE:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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PREPARED BY: CHITREN ENGINEERS, INC.

CONCEPT LANDSCAPE RENDERING

SP2

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