

First Reading: May 10, 2022
Second Reading: May 17, 2022

2022-0092
Vinod Javer
District No. 4
Alternate Version

ORDINANCE NO. 13823

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 7432, 7442, AND 7446 MIN TOM DRIVE, 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 properties located at 7432, 7442, and 7446 Min Tom Drive, more particularly described herein:

Lots 66 thru 68, Block 15, Varnell Farms as shown in Deed Book 939, Page 79, and Lots 69A and 69B, Final Plat of Varnell Farms, Plat Book 66, Page 47, being the properties described in Deed Book 9056, Page 178 and Deed Book 12608, Page 691, ROHC. Tax Map Numbers 149A-C-005, 006 and 006.03.

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 Ordinance shall be subject to the following conditions:

- 1) Proposed number of units shall not exceed thirty-one (31) units with a maximum density of 6.89 units per acre;
- 2) The building setback, as measured along the southern boundary of this development shall be not less than thirty-five (35') feet;
- 3) The maximum building height shall be limited to two (2) stories for this development;
- 4) The required ten (10') foot perimeter landscape buffer along the southern property line of this development that abuts the Preston Circle subdivision; the tree species planted along the shared boundary shall be selected by the adjoining property owners; and
- 5) The development shall install a five (5') foot tall black or green vinyl coated chain link fence installed along the southern boundary of the development and extending a minimum of one hundred (100') feet in distance north along the eastern and western boundaries of the development.

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, 2022



CHAIRPERSON

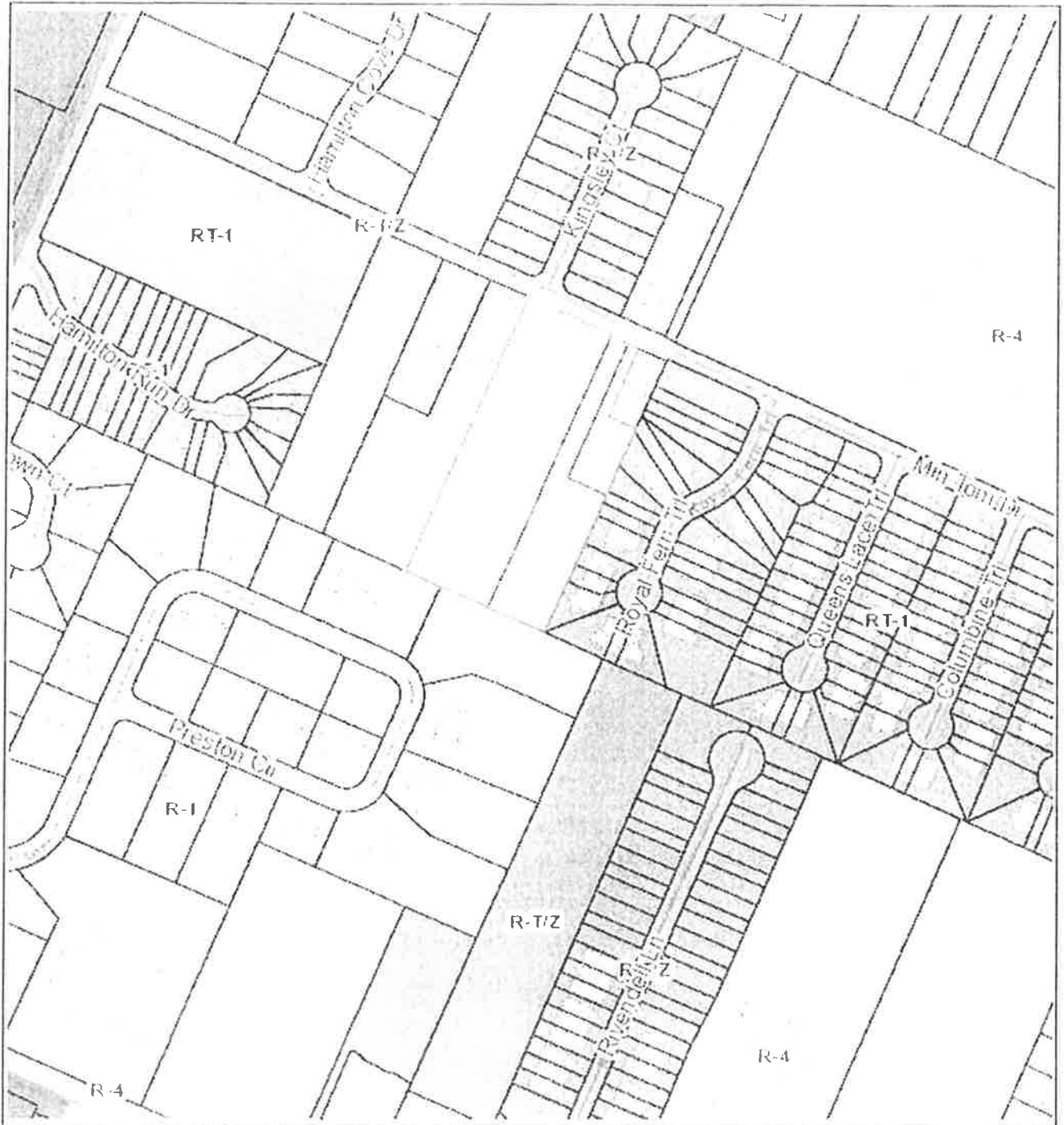
APPROVED: DISAPPROVED:



MAYOR

/mem/Alternate Version

2022-0092 Rezoning from R-1 to R-T/Z



PLANNING COMMISSION RECOMMENDATION
FOR CASE NO. 2022 0092: Approve, subject to the
following condition: 1) No individual driveway access
to Min Tom Drive.

2022-0092 Rezoning from R-1 to R-T/Z

