

**First Reading: July 12, 2022**  
**Second Reading: July 19, 2022**

2022-0113  
Pratt & Associates  
District No. 3  
Planning Version

ORDINANCE NO. 13861

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 5117 GOODEN LANE, 1326 MAYFIELD LANE, AND AN UNADDRESSED PROPERTY IN THE 1400 BLOCK OF GADD ROAD, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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 5117 Gooden Lane, 1326 Mayfield Lane, and an unaddressed property in the 1400 block of Gadd Road, more particularly described herein:

Three unplatted tracts of land located at 5117 Gooden Lane, 1326 Mayfield Lane and an unaddressed property in the 1400 block of Gadd Road and being the properties described in Deed Book 12666, Page 130, and Tracts 1 and 2 in Deed Book 11419, Page 381, ROHC. Tax Map Numbers 100O-A-002, 010 and 018.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-3 Residential Zone.

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

- 1) There shall be a six (6') foot vinyl coated chain link fence installed along the northern and western boundaries of the site where the development adjoins those properties currently zoned R-2 and O-1, near the stormwater management areas;
- 2) Compactor and/or dumpster shall be located no closer than thirty (30') feet to the northerly zoned adjoining residentially zoned properties. Garbage pick-up shall be limited to occur only between the hours of 9:00 AM and 7:00 PM Monday through Saturday;
- 3) The building heights shall be limited to two (2) stories for a distance of four hundred (400') feet as measured from the right-of-way of Old Hixson Pike into the site. All remaining buildings shall not exceed three (3) stories in height;
- 4) No residential buildings shall house less than six (6) units;
- 5) A twenty (20') foot Type "B" landscape buffer shall be provided as shown along the northern boundary of the development where the development abuts parcels 100O-A-009 and 100O-A-003;
- 6) A thirty (30') foot building setback from parcels 100P-B-007 and 100P-B-006; and
- 7) No access from Gooden Lane.

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

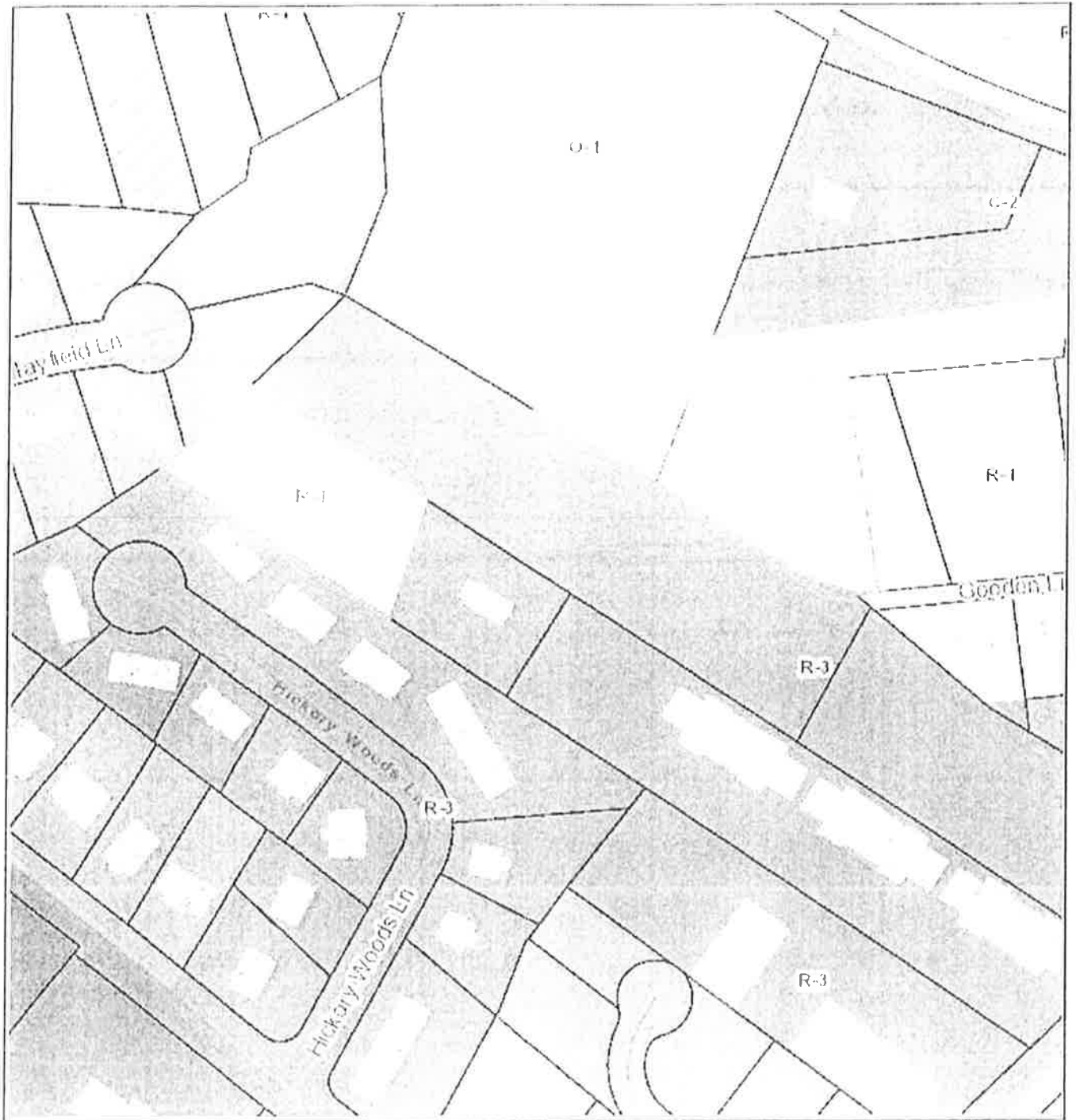
Passed on second and final reading: July 19, 2022

  
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 CHAIRPERSON

APPROVED:  DISAPPROVED:

  
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 MAYOR

## 2022-0113 Rezoning from R-1 to R-3



CASE NO. 2022-0113: Approve, subject to the following conditions:

- 1) There shall be a 6' vinyl coated chain link fence installed along the northern and western boundaries of the site where the development adjoins those properties currently zoned R-2 and O-1, near the stormwater management areas;
- 2) Compactor and/or dumpster shall be located no closer than 30' to the northerly zoned adjoining residentially zoned properties. Garbage pick-up shall be limited to occur only between the hours of 9:00 AM and 7:00 PM Monday through Saturday;
- 3) The building heights shall be limited to two stories for a distance of 400' as measured from the right-of-way of Old Hixson Pike into the site. All remaining buildings shall not exceed three stories in height;
- 4) No residential buildings shall house less than six (6) units;
- 5) A twenty foot (20') Type "B" landscape buffer shall be provided as shown along the northern boundary of the development where the development abuts parcels 100O-A-009 and 100O-A-003;
- 6) A thirty foot (30') building setback from parcels 100P-R-007 and 100P-R-006; and
- 7) No access from Gordon Lane

