

2022-0146
EAH Acquisitions, LLC
District No. 4
Planning Version #2

ORDINANCE NO. 13867

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2000 GUNBARREL ROAD AND 7555 GOODWIN ROAD, FROM O-1 OFFICE ZONE TO R-1 RESIDENTIAL ZONE, R-3 RESIDENTIAL ZONE, AND R-4 SPECIAL 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 2000 Gunbarrel Road and 7555 Goodwin Road, more particularly described herein:

To be rezoned R-1: Part of two properties located at 2000 Gunbarrel Road and 7555 Goodwin Road beginning at the northeast corner of Tax Map Number 149I-B-001 thence southeast some 2208 feet along the east line of said property to its southeast corner thence some 1210 feet northwest along the south line of said property to a point thence northeast some 311 feet to a point, thence southeast some 127 feet to a point, thence following a curve northwestwardly some 933 feet to a point, thence northeast some 388 feet to a point, thence southeast some 443 feet to a point, thence northeast some 634 feet to a point in the south line of the 7400 block of Commons Boulevard, thence southeast along said south line some 239 feet, thence northeast some 70 feet to a point, thence southeast some 566 feet to a point being the northeast corner of Tax Map Number 149I-B-001, the point of beginning, and being part of the properties described as Tracts 1 and 2 in Deed Book 5498, Page 564, ROHC. Parts of Tax Map Numbers 149I-B-001 and 001.18.

To be rezoned to R-3: Part of a property located at 7555 Goodwin Road beginning at the southeast corner of Tax Map Number 149I-B-001.15 thence northeast some 856 feet to the south line of the 7400 block of Commons Boulevard, thence

southeastwardly following the south curve of said block some 554 feet to a point, thence southwest some 971 feet to a point, thence southwest following a curve some 713 feet to a point, thence northwest some 258 feet to a point, thence northeast some 504 feet to the southwest corner of Tax Map Number 149I-B-0001.15, thence northeast some 309 feet to the southeast corner of said parcel being the point of beginning and being part of the properties described as Tracts 1 and 2 in Deed Book 5498, Page 564, ROHC. Part of Tax Map Number 149I-B-001.18.

To be rezoned R-4: Part of two properties located at 2000 Gunbarrel Road and 7555 Goodwin Road beginning at the northeast corner of Tax Map Number 149I-B-001.18, thence southwest 132 feet to a point, thence southwest 583 feet to a point, thence southeast 443 feet to a point, thence northeast 634 feet to a point in the south line of the 7400 block of Commons Boulevard, thence 333 feet northeast to the northeast corner of Tax Map Number 149I-B-001.18, the point of beginning, and being part of the properties described as Tracts 1 and 2 in Deed Book 5498, Page 564, ROHC. Parts of Tax Map Numbers 149I-B-001 and 001.18.

and as shown on the maps attached hereto and made a part hereof by reference, from O-1 Office Zone to R-1 Residential Zone, R-3 Residential Zone, and R-4 Special Zone.

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

- 1) A Traffic Impact Study (TIS) shall be conducted by the applicant for the entire development site and not each stand-alone development. This TIS shall be submitted to the City prior to time of permitting or otherwise requested;
- 2) Pedestrian connectivity shall be provided between the multi-family residential development and the new school and between the single-family residential development and the new school unless otherwise prohibited by the Hamilton County Department of Education;
- 3) Developer shall install a wooden six (6') foot tall privacy fence along the eastern boundary of this development where the property abuts Drake Forest Subdivision; and
- 4) Type C landscaping buffer shall be installed along the eastern boundary where the property abuts Drake Forest Subdivision.

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



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem/v2

2022-0146 Rezoning from O-1 and C-2 to R-1, R-3 and R-4



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