

1ST READING 4-11-06
2ND READING 4-18-06
INDEX NO. _____

2006-063
Trafalgar Development Corporation

ORDINANCE NO. 11821

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 2414 AND 2416 GUNBARREL ROAD AND THE 7300 BLOCK OF MINTOM DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R/TZ 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 Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lots 1, 2 and 3, Estella Dawson Subdivision, Unit 1, Plat Book 36, Page 312, ROHC, Deed Book 7573, Page 665, ROHC. Tax Map 149A-C-002, 002.01, and 002.02.

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 subject to:

1. Design and construct a decal turn lane on Gunbarrel Road and dedicate right-of-way along Mintom Drive for future improvement;
2. Access points to be reviewed and approved by City Traffic Engineer;
3. The density to be a maximum of 7.7 units per acre; and
4. No individual driveway access to either Gunbarrel Road or Mintom Drive.

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

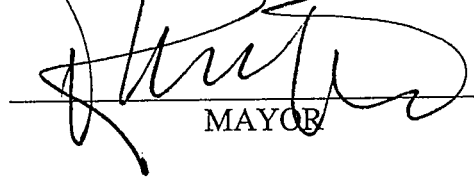
PASSED on Second and Final Reading

April 18, 2006.


CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: ~~4/26~~, 2006

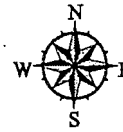

MAYOR

DML/add

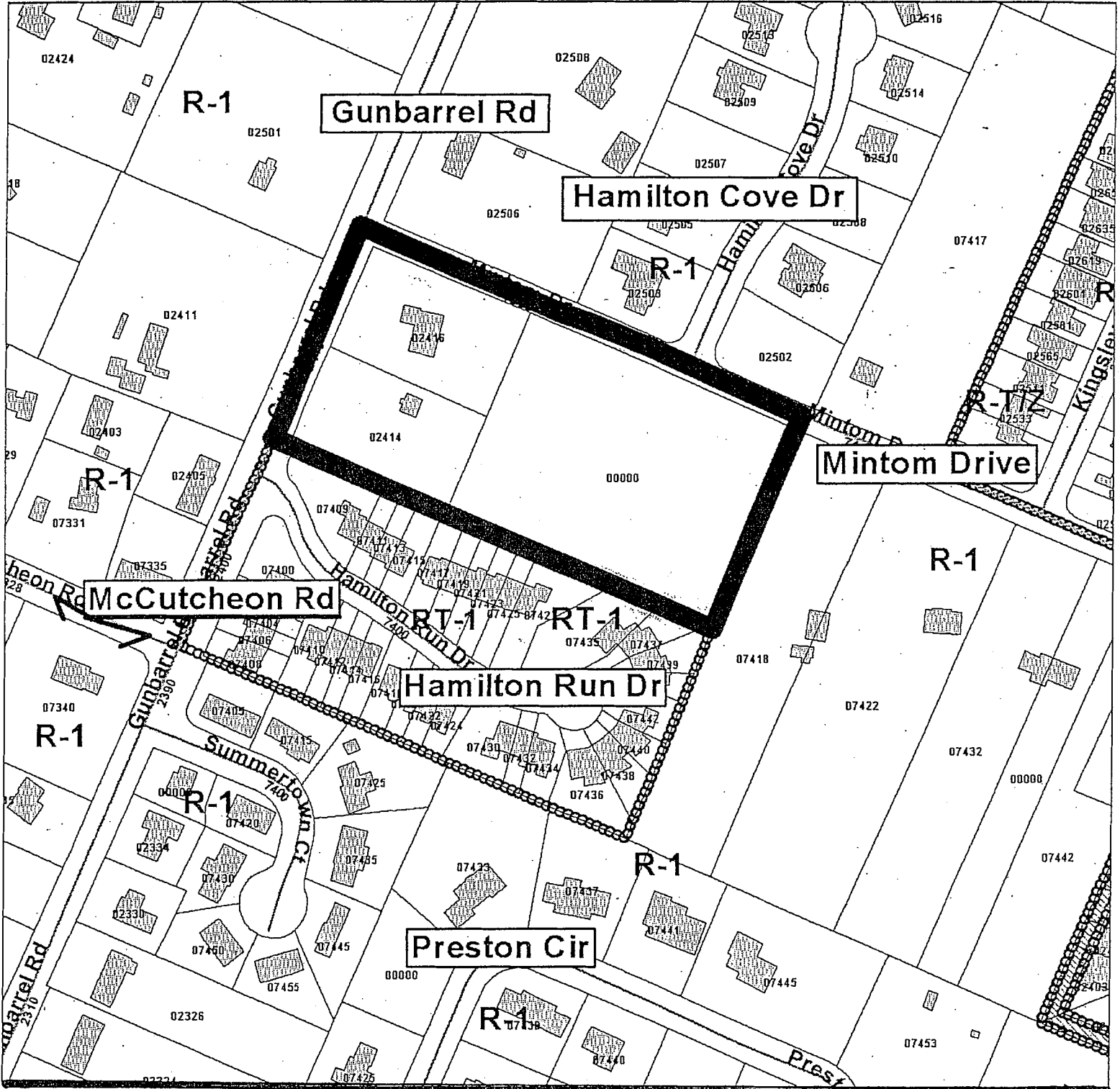
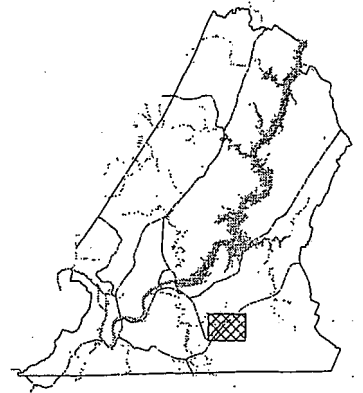
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2006-0063
PC MEETING DATE: 3/13/2006
FROM: R-1
TO: R-T/Z



1 in. = 200.0 feet



1) PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-063: Deny

9000-000

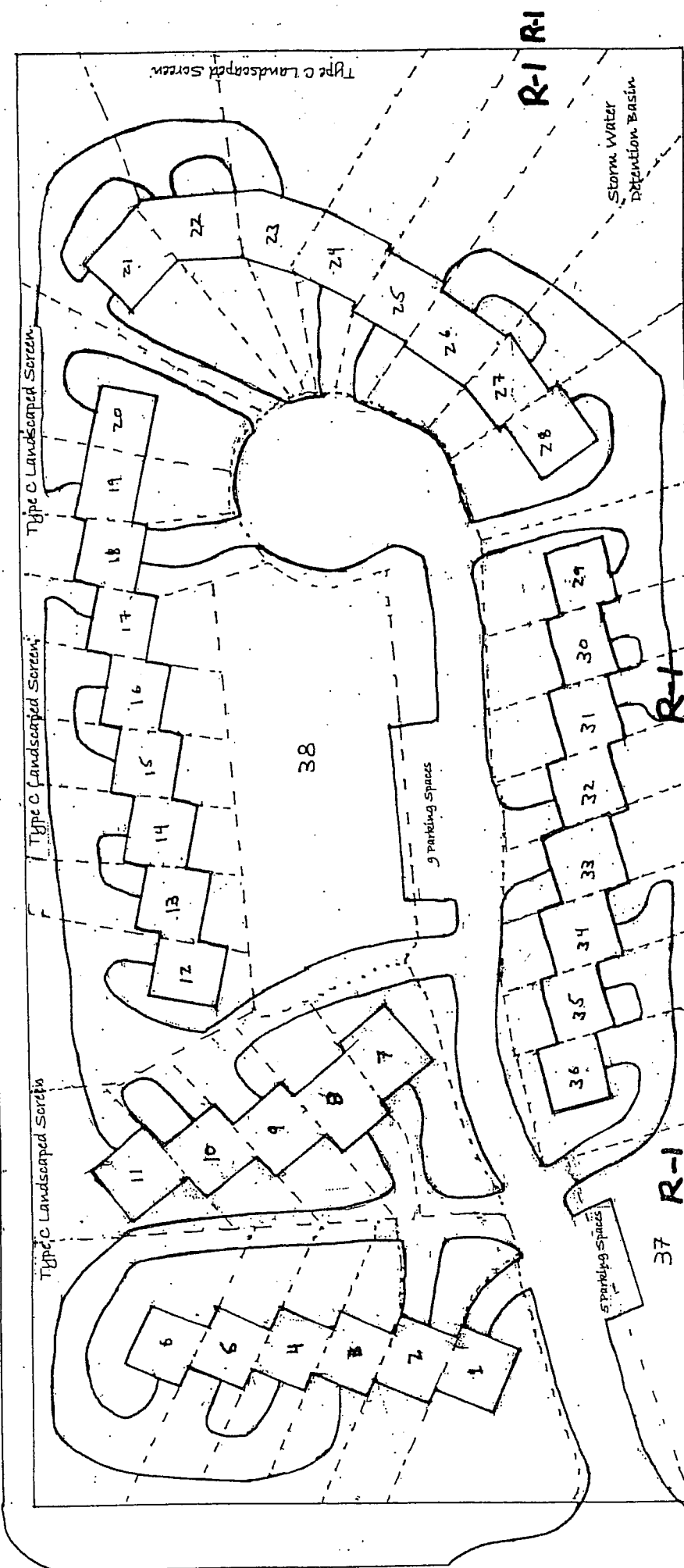
2006-063

Mintom Drive

Mintom Drive

Gunbarrel Road

Gunbarrel Road



RT-1 HAMILTON RUN DEV. TO SOUTH HAS 6.84 DU'S PER ACRE



02/15/06

Rezonning Application: R-1 to R-1/TZ
216 Gunbarrel Road; Chattanooga, Tennessee

4.76[±] AC
37 DU'S
17.77 DU'S Per Acre

DATE: Consultant: RT-1 DEVELOPMENT SITE: 4.75 ACRES

Lot Number	Size (sq ft)	Acres (±)	Parking Spaces (incl. Carport)	Site Description
1	120' x 100' INK	0.28 ACRES	2	2 BK. Detached
2	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
3	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
4	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
5	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
6	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
7	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
8	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
9	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
10	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
11	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
12	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
13	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
14	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
15	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
16	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
17	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
18	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
19	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
20	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
21	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
22	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
23	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
24	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
25	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
26	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
27	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
28	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
29	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
30	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
31	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
32	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
33	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
34	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
35	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
36	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
37	140' x 120' INK	0.32 ACRES	2	2 BK. Detached
38	140' x 120' INK	0.32 ACRES	2	2 BK. Detached

and are dedicated to serve as common space for the residents of the development.