

First Reading: July 14, 2020
Second Reading: July 21, 2020

2020-0072
Pratt & Associates, LLC
District No. 3
Planning Version

ORDINANCE NO. 13578

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 5235 AND 5243 OLD HIXSON PIKE AND 5117 (PART) AND 5120 GOODEN LANE, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL 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 5235 and 5243 Old Hixson Pike and 5117 (Part) and 5120 Gooden Lane, more particularly described herein:

Three unplatted tracts of land located at 5235 and 5243 Old Hixson Pike and 5120 Gooden Lane and part of an unplatted tract of land located at 5117 Gooden Lane beginning at its northwest corner thence southeast some 645 feet to a point in the north line of the 5100 block of Gooden Lane, thence 20 feet southeast to the northeast corner of said tract, thence some 166 feet southwest to the southeast corner of said tract, thence northwest some 707 feet to the southwest corner of said tract, thence northeast some 141 feet to its northwest corner, being the point of beginning, and being the properties described in Deed Book 4463, Page 2, ROHC, Parcel 1 of Deed Book 10545, Page 130, ROHC, Tract 2 in Deed Book 10610, Page 37, ROHC, and Parcel 1 of Tract 2, Deed

Book 11419, Page 381, ROHC. Tax Map Nos. 100O-A-010 (part), 014, 016, and 18.01.

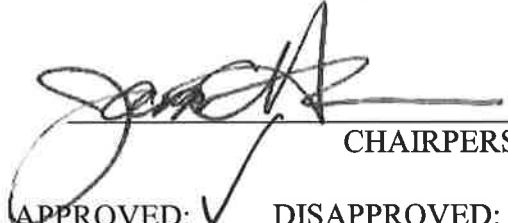
and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-3 Residential Zone.

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 boundary of the site where the development adjoins those properties currently zoned R-2 and O-1, near the storm water management area;
- (2) A twenty (20') foot Type "B" landscape buffer shall be provided as shown along the northern boundary of the development from Old Hixson Pike to where the boundary line turns and runs in a more westerly direction. Said distance being approximately three hundred and seventy (370') linear feet;
- (3) 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 a.m. to 7:00 p.m. Monday through Saturday;
- (4) 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 Old Hixson Pike into the site. All remaining buildings shall not exceed three (3) stories in height; and
- (5) No residential buildings shall house less than six (6) units.

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 21, 2020



CHAIRPERSON
APPROVED: DISAPPROVED:



MAYOR

/mem

2020-0072 Rezoning from R-1 to R-3



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