

First Reading: February 11, 2020
Second Reading: February 18, 2020

2020-0005
W. Rondon Construction
District No. 4
Alternate Version

ORDINANCE NO. 13536

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED IN THE 2400 BLOCK OF GUNBARREL ROAD AND 7400 BLOCK OF MIN TOM ROAD, FROM R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE WITH CONDITIONS TO RT-1 RESIDENTIAL TOWNHOUSE 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 in the 2400 block of Gunbarrel Road and 7400 block of Min Tom Road, more particularly described herein:

Lots 1 thru 3, Estella Dawson Subdivision, Unit 1, Plat Book 36, Page 312, Deed Book 11724, Page 254, ROHC. Tax Map Nos. 149A-C-002, 002.01 and 002.02.

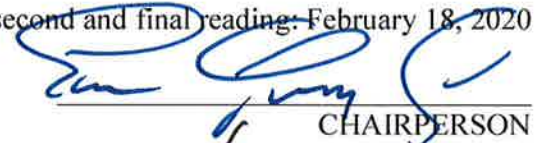
and as shown on the maps attached hereto and made a part hereof by reference, from R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions to RT-1 Residential Townhouse Zone.

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

- 1) Maximum density of 8.6 dwelling units per acre;
- 2) No individual driveway access to Gunbarrel Road and Min Tom Drive; and
- 3) Maintain a minimum road width of twenty-two (22') feet along the property to be developed on Min Tom and to work with CDOT to make radius intersection improvements at Min Tom at the intersection with Gunbarrel.

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: February 18, 2020


CHAIRPERSON

APPROVED: DISAPPROVED:

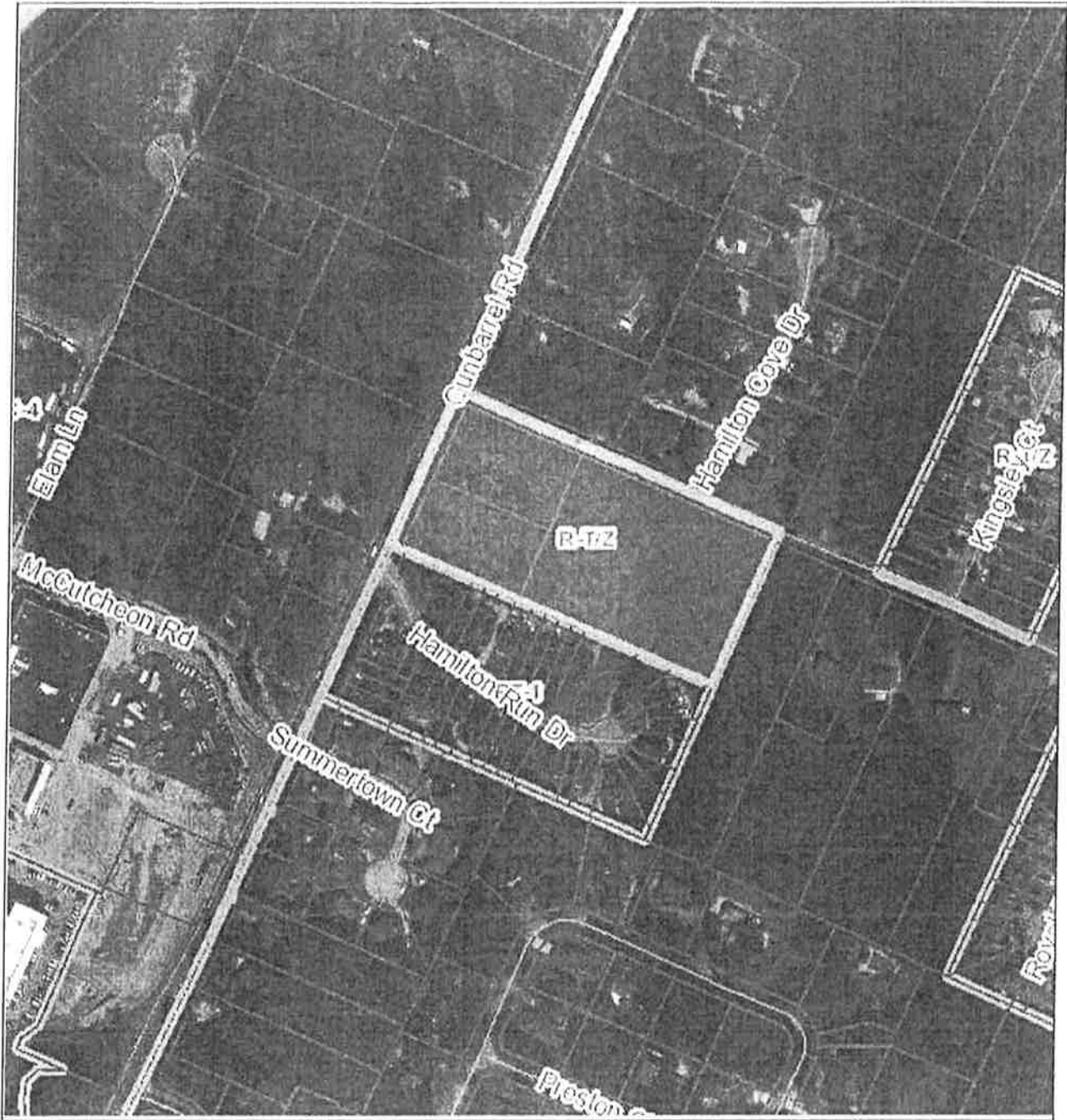

MAYOR

/mem/Alternate Version

2020-0005 Rezoning from R-T/Z to RT-1



2020-0005 Rezoning from R-T/Z to RT-1



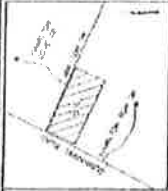
PRECEDENT
ARCHITECT
CORP. EST. 1974

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GUNBARREL AT MIN TOM
 COMMERCIAL RESIDENTIAL DEVELOPMENT
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PROPOSED
ZONING
PLAN

DATE: 01/15/2014	SCALE: 1/8" = 1'-0"
PROJECT NO: 14-001	SHEET NO: 1
PROJECT NAME: GUNBARREL AT MIN TOM	CLIENT: MAP ENGINEERS LLC
DESIGNER: PRECEDENT ARCHITECT CORP.	DATE: 01/15/2014



SITE ANALYSIS

OWNER: 714 & 2418 GUNBARREL, LLC, 1000 W. 10th St., Suite 200, Denver, CO 80202	PROJECT NO: 14-001
ARCHITECT: PRECEDENT ARCHITECT CORP., 1000 W. 10th St., Suite 200, Denver, CO 80202	DATE: 01/15/2014
PROPOSED PARKING: 110 SPACES	PROPOSED ZONING: COMMERCIAL RESIDENTIAL
PROPOSED MAXIMUM HEIGHT: 35 FT.	PROPOSED SETBACKS: 10 FT. FRONT, 5 FT. SIDE, 5 FT. REAR
PROPOSED DEVELOPER: MAP ENGINEERS LLC	PROPOSED SCALE: 1/8" = 1'-0"

