

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

2020-0010  
Joseph Ingram  
District No. 6  
Planning Version

ORDINANCE NO. 13538

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6811 MCCUTCHEON ROAD, FROM R-3MD MODERATE DENSITY ZONE WITH CONDITION TO R-3 RESIDENTIAL ZONE.

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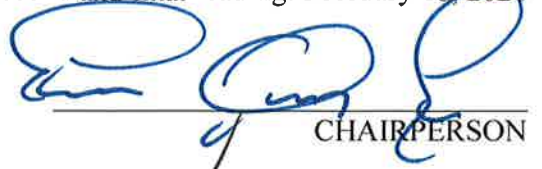
SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone property located at 6811 McCutcheon Road, more particularly described herein:

Lot 3, Final Plat Revised Lots 1, 2 and 3, Skiles McCutcheon Road Property, Plat Book 116, Page 100, ROHC, Deed Book 10229, Page 493, ROHC. Tax Map No. 138M-C-004.

and as shown on the maps attached hereto and made a part hereof by reference, from R-3MD Moderate Density Zone with condition to R-3 Residential Zone.

SECTION 2. 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

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

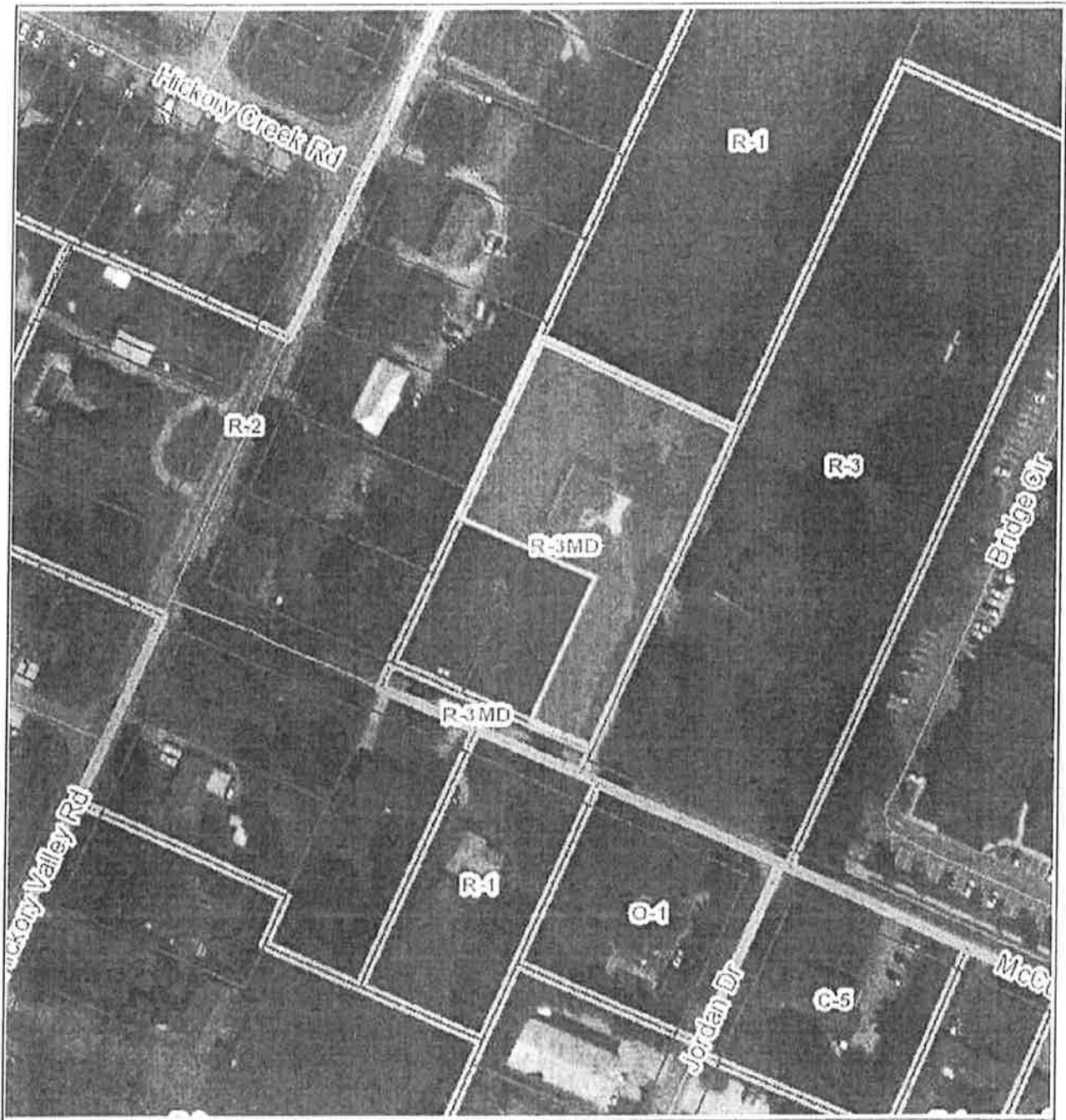
  
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MAYOR

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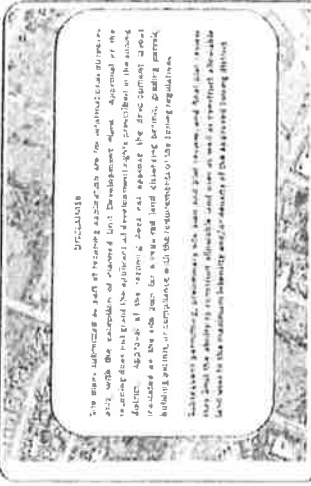
2020-0010 Rezoning from R-3MD to R-3



2020-0010 Rezoning from R-3MD to R-3



2020-001



**DISCLAIMER**

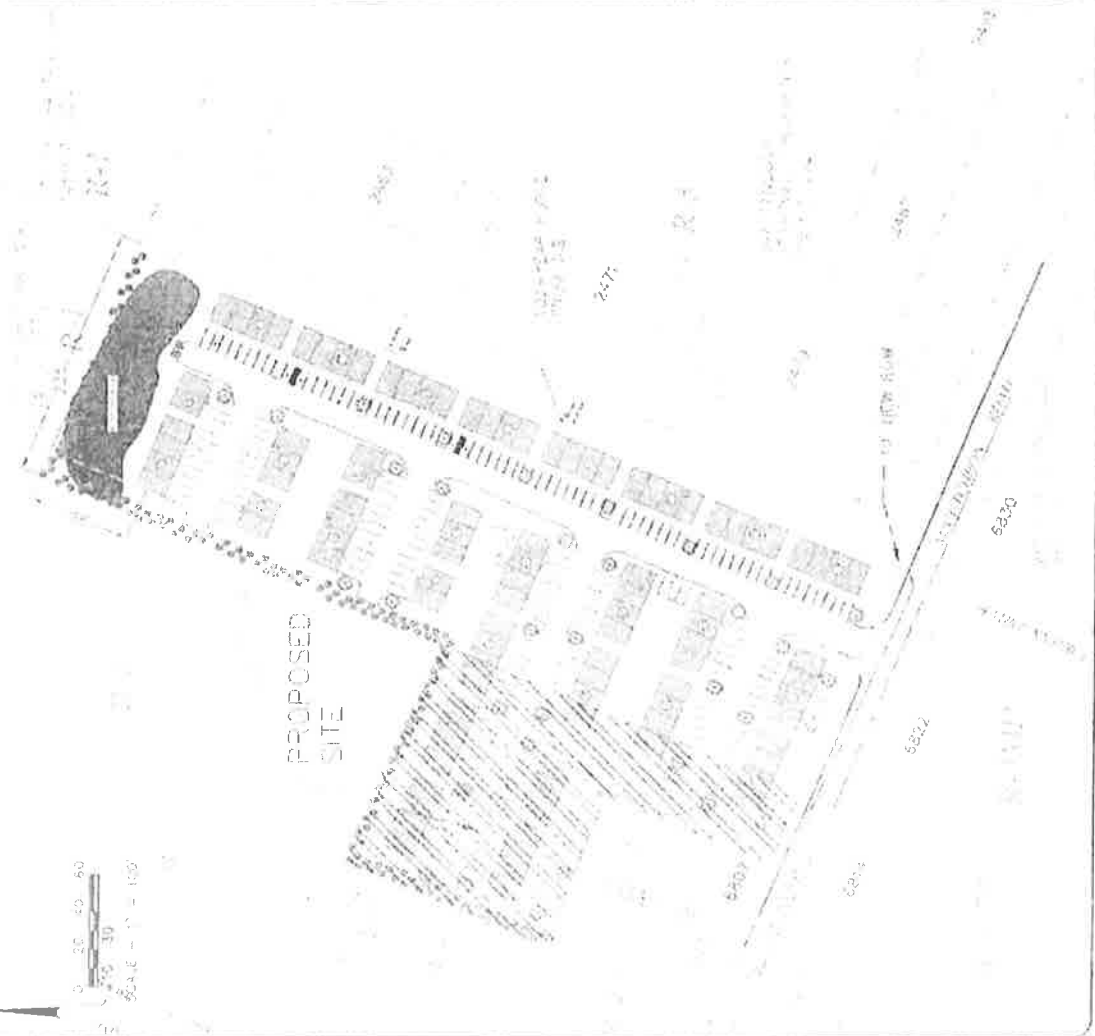
The maps, drawings or data of this project are for informational purposes only, with the exception of certain lot development agreements. Approval of the planning department does not constitute an approval of the project. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies.

**MASTER PLAN NOTES**

1. PROPOSED LOT - PT. OF LOT 12 BLOCK 8 FROM STITCH BUSHBORN PLAT BOOK 15 PAGE 23
2. PROPERTY ADDRESS 681 + 683 McCUTCHEON ROAD
3. OWNERS JOSEPH JANNI + MICHAEL CORWALD
4. TAX PARCELS 198M C 001, 198M C 00A
5. PROPOSED SITE - 45.4 ACRES
6. SUBMITTING ZONING P-3 AND R-3
7. PROPOSED ZONING P-3
8. MAX ALLOWED DENSITY IN R-3 - 14 UNITS
9. TOTAL UNITS SHOWN - 101
10. UNITS SHOWN PER ACRE - 2.2 UNITS PER ACRE
11. UNITS SHOWN ARE TWO-STORY TOWNHOUSE W/ SEPARATE OUTSIDE ENTRANCE
12. TOTAL PARKING SHOWN - 20 SPACES + 2 SPACES PER UNIT & TOTAL HANDICAP SPACES (50)
13. 4' WIDE SIDEWALKS IN FRONT OF ALL BUILDINGS
14. 10' ROW DEDICATION AT McCUTCHEON WITH 3' SIDEWALK
15. REAR SETBACK FROM NEW ROW 25'
16. REAR SETBACK - 25' (AS SHOWN)
17. SIDE SETBACK 10' (AS SHOWN)
18. ALL LOTS SERVED BY PUBLIC UTILITIES

**DEVELOPMENT NOTES**

1. PUBLIC WATER AND SEWER AVAILABLE ON McCUTCHEON ROAD
2. THE SITE IS IN THE 100-YEAR FLOOD ZONE
3. APPROX 0.38 AC ON SITE IS IN AN AREA BELOW FLOOD BY 0.5
4. APPROX 100-YEAR FLOOD ELEV - 681
5. AND SITE ELEV 180 (WITHIN 1' OF FLOOD)
6. ACCESS TO THE SITE IS SHOWN ON 0.5 TO BE ABOVE 100-YEAR FLOOD ELEVATION
7. PROPOSED POND ON SITE WILL BE USED FOR STORMWATER MANAGEMENT AND FLOOD OFFSET
8. McCUTCHEON ROAD TO BE WIDEN IN FRONT OF PROPERTY TO MATCH BROADWAY APARTMENTS



PROPOSED MASTER PLAN  
OSWALD & JANNI PROPERTY  
McCUTCHEON DRIVE  
CHATTANOOGA, TENNESSEE  
HAMILTON COUNTY, TENNESSEE

NOV 25 2018

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