

2021-0124
Iron Horse Properties TN, LLC
District No. 4
Alternate Version

ORDINANCE NO. 13713

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2524 GUNBARREL ROAD AND IN THE 7400 BLOCK OF PINWOOD DRIVE, 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 2524 Gunbarrel Road and in the 7400 block of Pinewood Drive, more particularly described herein:

Lots 44 thru 50, Tract 7, Subdivision of Tracts 2, 3, 6 and 7 of the Varnell Farms, Plat Book 14, Page 140, Lot 8-B, Final Plan of Resubdivision of Lot 8, Varnell Farms, Plat Book 29, Page 258, ROHC, and Lots 8-A and 8-C, Final Plat of Lots 8-A and 8-C Varnell Farms, Plat Book 76, Page 107, ROHC, being the properties described in Deed Book 12321, Pages 623, 626, 629, 631, and Deed Book 12334, Page 283, ROHC. Tax Map Numbers 149B-B-011.01, 011.02 and 012 thru 15.

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 approved

subject to the following conditions:

- 1) Maximum density shall be one hundred sixty-eight (168) units for this development;
- 2) No vehicular access to Pinewood Drive;
- 3) A twenty-five (25') foot landscape buffer shall be constructed along the shared southern and eastern boundaries of the development and shall be required meeting the Type A landscape requirements;
- 4) A minimum forty (40') foot building setback, as measured from the shared southern and eastern boundaries of the development, shall be required;
- 5) Developer to install a minimum five (5') foot high vinyl coated chain link fence along the southern and eastern property boundaries of the development; and
- 6) The maximum height of any building in the development shall be two (2) stories or thirty (30') feet.

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: September 21, 2021



CHAIRPERSON

APPROVED DISAPPROVED:



MAYOR

/mem/Alternate

2021-0124 Rezoning from R-1 to R-3



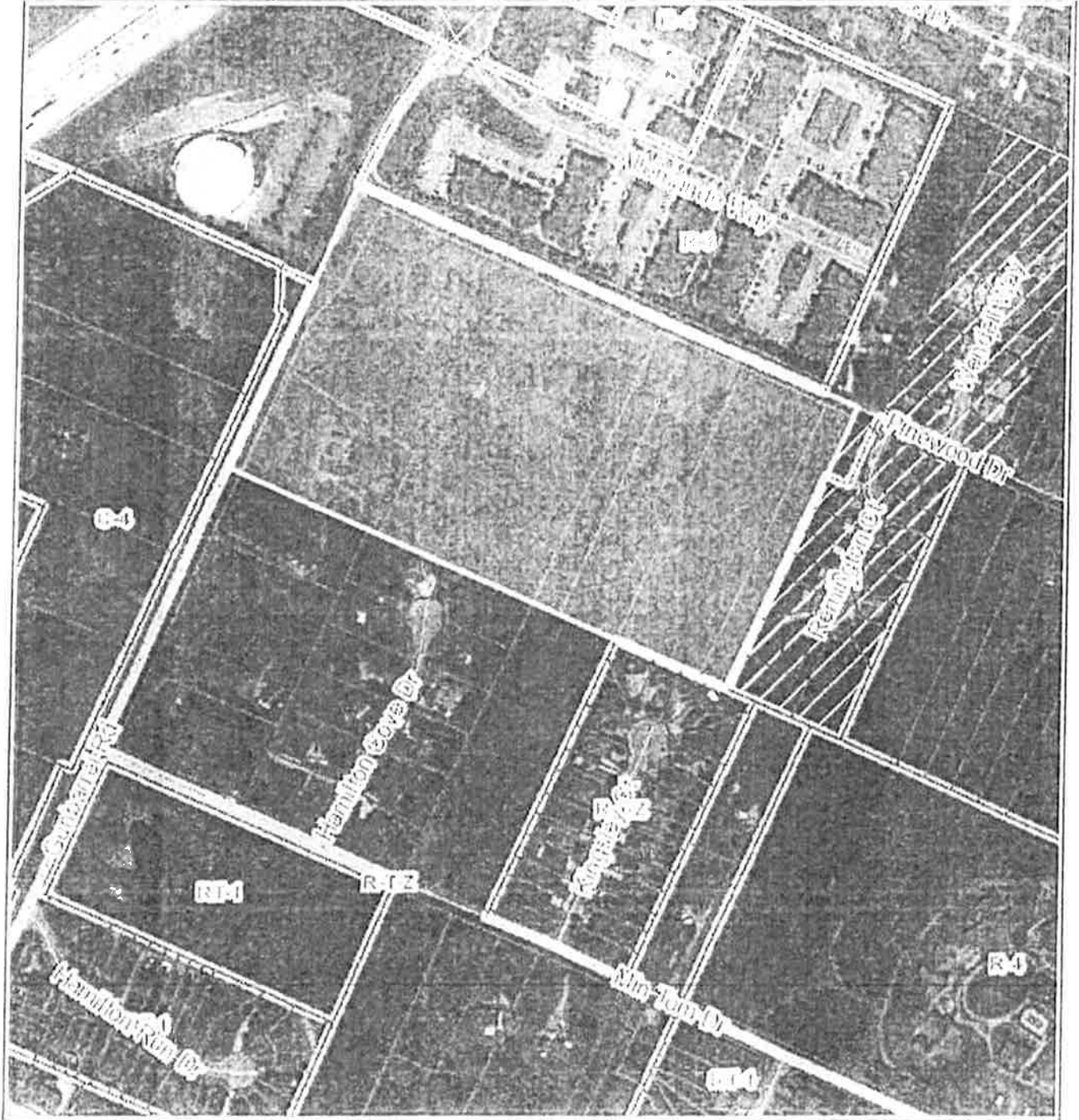
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2021-0124: Approve, subject to the following conditions: 1) A maximum density of 10 dwelling units per acre; 2) A maximum building height of two and a half stories (25) or thirty five feet (35); 3) A twenty five foot (25') landscape buffer along the shared property lines that abut the R-1 Residential Zone. The landscape buffer shall be planted with the type "A" landscape requirements; and 4) A minimum building setback of forty feet (40') as measured from the eastern property line shared with Remington Court.

RPA

2021-0124 Rezoning from R-1 to R-3



2021-0124 Rezoning from R-1 to R-3



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