

First Reading: April 9, 2024
Second Reading: April 16, 2024

2024-0023
Iron Horse Properties TN, LLC
c/o Rostis Timoshchuk
District No. 6
Planning Version #2

ORDINANCE NO. 14103

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 6745 CUSTOMER DELIGHT DRIVE, FROM R-1 RESIDENTIAL ZONE TO R-T/Z 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 Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone part of a property located at 6745 Customer Delight Drive, more particularly described herein:

Part of Lot 1, Final Plat of Lot 1, Customer Delight Subdivision, Plat Book 124, Page 118, ROHC. To find the point of beginning start at the northwest corner of said Lot 1, thence southeast along the north line of said lot some 238 feet to a point, being the point of beginning, thence southeast along the north line of said lot some 708 feet to a point, thence southwest some 406 feet to a point, thence northwest some 170 feet to a point, thence southwest some 301 feet to the south line of said lot, thence northwest some 517 feet along said line to a point, thence northeast some 387 feet to a point, thence northwest some 16 feet to a point, thence northwest some 363 feet to a point in the north line of said lot being the point of beginning and being part of the property described in Deed Book 12930, Page 166, ROHC. Tax Map Number 148N-A-014 (part).


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

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

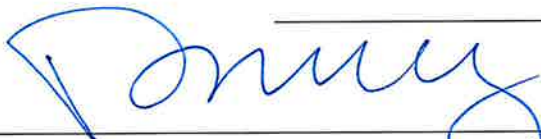
- 1) Required perimeter tree buffer plantings shall consist of multiple specie types with no one specific tree species constituting more than thirty-three (33%) percent of the total number of trees planted within the required buffer areas.

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 16, 2024



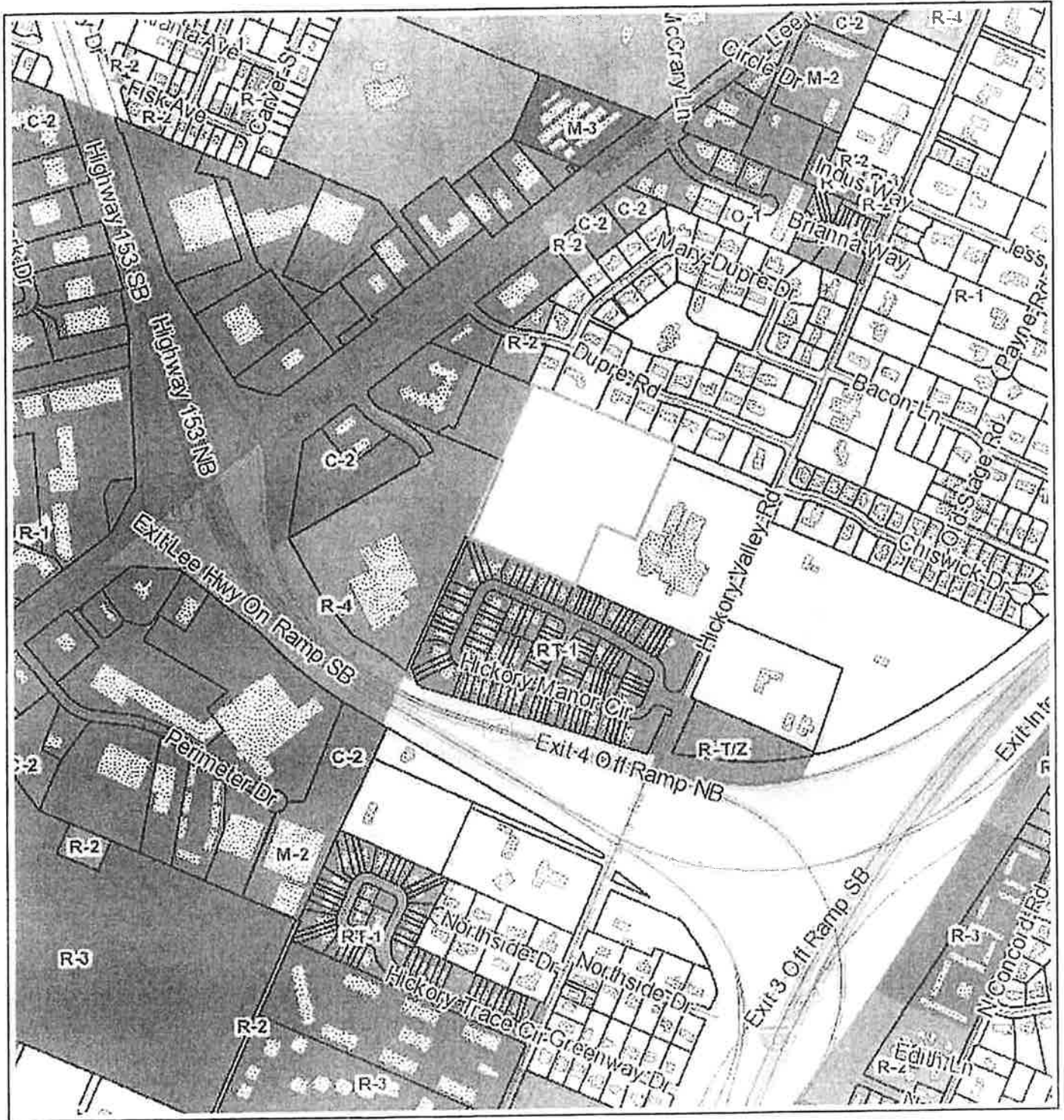
CHAIRPERSON
APPROVED: DISAPPROVED:



MAYOR

/mem/v2

2024-0023 Rezoning from R-1 to R-3 with conditions



2024-0023 Rezoning from R-1 to R-3 with conditions

