

First Reading: March 14, 2023
Second Reading: March 21, 2023

2023-0022
EA Homes, LP
District No. 4
Planning Version

ORDINANCE NO. 13964

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 7671 GOODWIN ROAD, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL 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 7671 Goodwin Road, more particularly described herein:

Part of an unplatted tract of land located at 7671 Goodwin Road. To find the point of beginning start at its northwest corner thence northeast some 132 feet to a point, thence southeast some 333 feet to a point, being the true point of beginning, thence southeast some 159 feet to a point, thence southwest some 145 feet to a point, thence southwest some 447 feet to a point, thence southwest some 64 feet to a point, thence southeast some 70 feet to a point, thence northeast some 634 feet to a point, being the point of beginning and being part of the property described as Tract 2 in Deed Book 13154, Page 73, ROHC. Tax Map Number 149I-B-001.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-4 Special Zone.

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


- 1) A Traffic Impact Study (TIS) shall be conducted by the applicant for the entire development site and not each stand-alone development. This condition refers to the entire development site and not to the specific rezoning area in this request. This TIS shall be submitted to the City prior to time of permitting or otherwise requested; and
- 2) Pedestrian connectivity shall be provided between the multi-family residential development and the new school and between the single-family residential development and the new school unless otherwise prohibited by the Hamilton County Department of Education.

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: March 21, 2023


CHAIRPERSON

APPROVED: DISAPPROVED:


MAYOR

/mem

2023-0022 Rezoning from R-1 to R-4



2023-0022 Rezoning from R-1 to R-4

