

First Reading: February 8, 2022
Second Reading: February 15, 2022

2021-0184
BKY Enterprises, GP
District No. 5
Alternate Version

ORDINANCE NO. 13781

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4541 PECKINPAUGH DRIVE, FROM R-1 RESIDENTIAL ZONE TO R-1 RESIDENTIAL ZONE AND R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE WITH 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 property located at 4541 Peckinpaugh Drive, more particularly described herein:

To be rezoned R-T/Z with conditions: Part of Lots 12 and 13, Block 2, Carr Farm, Plat Book 1, Page 6, ROHC, Deed Book 11836, Page 222, ROHC beginning at the northeast corner of Tax Map Number 129G-E-009 thence southeast some 140 feet to a point, thence southwest some 5 feet to a point, thence southeast some 65 feet to a point, thence southwest some 11 feet to a point, thence southeast some 307 feet to a point in the east line of Tax Map Number 129G-E-010 thence 215 feet southwest to the southeast corner of said parcel, thence some 614 feet northwest to the southwest corner of said parcel, thence northeast some 199 feet to the northeast corner of Tax Map Number 129G-E- 008.01, thence southeast 115 feet to the southeast corner of Tax Map Number 125G-E-009, thence, northeast 130' to the northeast corner of Tax Map Number 125G-E-009 the point of beginning and being part of the property described in Deed Book 11836, Page 222, ROHC. Tax Map Number 129G-E-010.

To be rezoned R-1 with conditions: Part of Lots 12 and 13, Block 2, Carr Farm, Plat Book 1, Page 6, ROHC, Deed Book 11836, Page 222, ROHC beginning at the northeast corner of Tax Map Number 129G-E-009 thence southeast some 140 feet to a point, thence southwest some 5 feet to a point, thence southeast some 65 feet to a point, thence southwest some 11 feet to a point, thence southeast some 307 feet to a point in the east line of Tax Map Number 129G-E-010 thence 215 feet southwest to the southeast corner of said parcel, thence some 614 feet northwest to the southwest corner of said parcel, thence northeast some 199 feet to the northeast corner of Tax Map Number 129G-E- 008.01, thence southeast 115' to the southeastern corner of Tax Map Number 125G-E-009, thence, northeast 130' to the northeast corner of Tax Map Number 125G-E-009 the point of beginning and being part of the property described in Deed Book 11836, Page 222, ROHC. Tax Map Number 129G-E-010.

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

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be approved for R-1 Residential Zone (as shown on the site plan) subject to the following condition:

- 1) Restricted to one (1) single-family detached residential home.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall also be approved for R-T/Z Residential Townhouse/Zero Lot Line Zone (as shown on the site plan), subject to the following conditions:

- 1) Use shall be for single-family detached homes only;
- 2) The overall density shall be limited to a maximum of fifteen (15) single-family detached residential homes only;
- 3) Two (2") inch caliper trees (at the time of planting) shall be planted along the southern and western boundaries of the property zoned R-T/Z at an approximate spacing of twenty (20') feet on center totaling forty-eight (48) trees. Trees shall be deciduous and evergreen, with no one species constituting more than forty (40%) percent of the plantings; and

- 4) The minimum lot widths of the lots that back up to the southern property line shall be a minimum of fifty (50') feet in width.


SECTION 4. 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 15, 2022



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem/Alternate Version

2021-0184 Rezoning from R-1 to R-1 & R-T/Z with Conditions



PLANNING COMMISSION RECOMMENDATION
FOR CASE NO. 2021-0184: Defer 30 days.



MAP ENGINEERS L.L.C.

2000 Mountain Creek Road
Chattanooga, TN 37415

Scale: 1" = 30'

FOR:
4541 PECKINPAUGH DRIVE
BKY ENTERPRISES, GP
5320 MOUNTAIN CREEK ROAD
CHATTANOOGA, TN 37415

ZONING PLAN

REVISIONS	
1	
2	
3	
4	
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10	

DATE: 11/15/2018 10:00 AM

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 MAP ENGINEERS L.L.C. and shall not be
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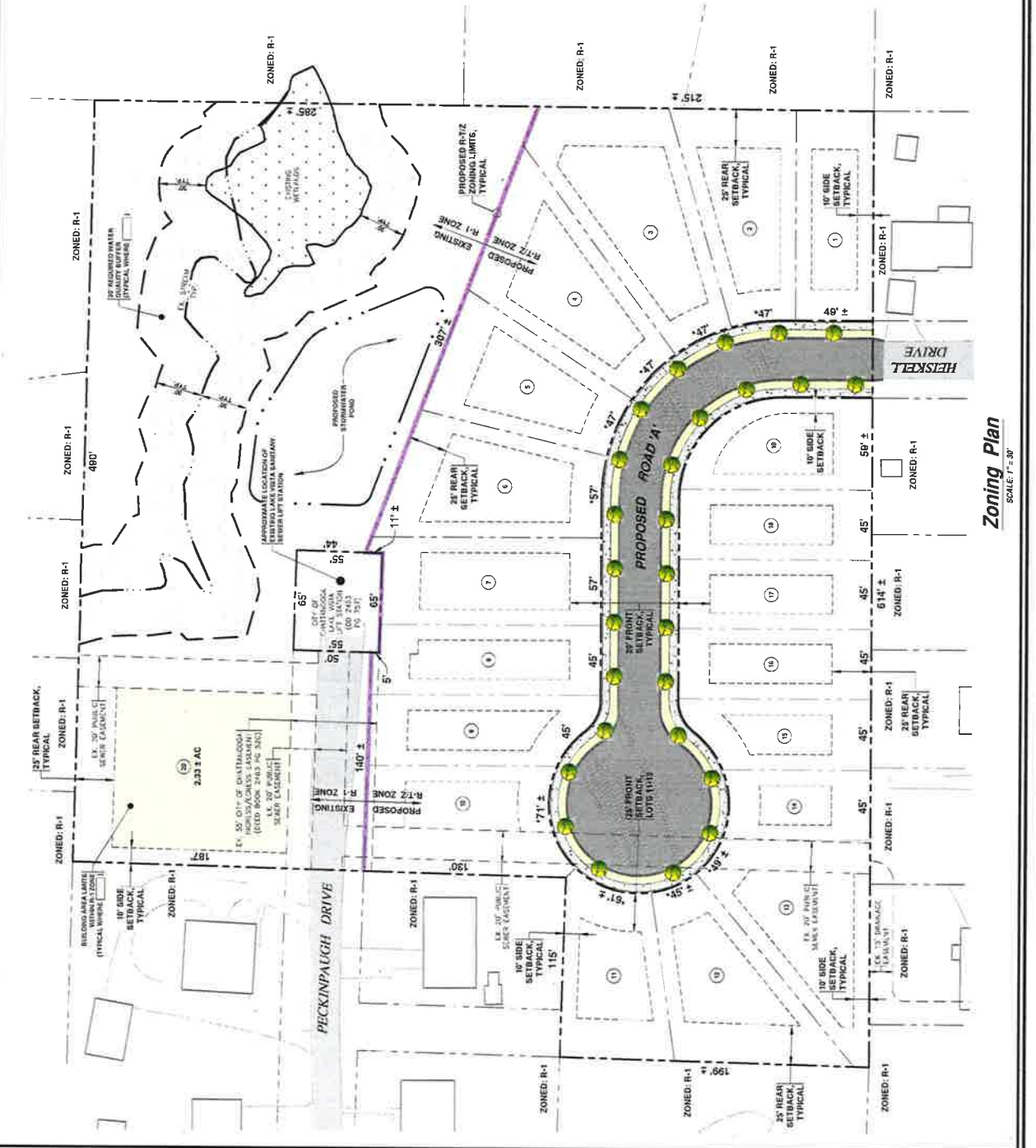
DATE: 10/17/21
 DRAWN BY: MPT
 CHECKED BY: MPT
 PROJ. NUMBER: 21-159
 SHEET NUMBER: PS-1



Site Analysis

PROPERTY ADDRESS: 4541 PECKINPAUGH DRIVE
 CHATTANOOGA, TN 37415
 PARCEL NUMBER: 025-000-0000-0000
 PROPOSED ZONING: R-1/2 & R-1 Z/CONVENTIONS
 PROPOSED R-1/2 ACREAGE: 2.844 ACRES
 PROPOSED R-1 ACREAGE: 4.805 ACRES
 PROPOSED R-1 BENEVOLENT: 0.414 ACRES
 TOTAL ACRES: 8.063 ACRES
 TOTAL SQUARE FEET: 349,200 SQ. FT.
 OVERALL TOTAL SITE DENSITY: 2.212 UNITS/ACRE

- NOTE: LOT WIDTHS WITHIN 2' ARE DIMENSIONS OF THE LOT ADJACENT TO THE FRONT SETBACK LINE.**
- PROPOSED ZONING CONDITIONS**
1. THE PROPOSED R-1/2 ZONE SHALL BE RESTRICTED TO SINGLE-FAMILY DETACHED RESIDENTIAL HOMES.
 2. THE EXISTING R-1 ZONE TO REMAIN SHALL BE RESTRICTED TO ONE (1) SINGLE-FAMILY DETACHED RESIDENTIAL HOME.
- NOTE: SETBACKS SHALL BE TO BE PROVIDED BY FRONT LOTLINE ATTACHED OR ADJACENT WITH INDIVIDUAL ORIENTATIONS.**



Zoning Plan
 SCALE: 1" = 30'