

1ST READING

6-1-04

2ND READING

6-8-04

3RD READING

6-8-04

INDEXED

2002-221
Mike Price

ORDINANCE NO. 11565

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 2869 HARRISON PIKE, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING 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 Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

An unplatted track of land located at 2869 Harrison Pike, being the property described in Deed Book 4503, Page 748, ROHC. Tax Map 128G-A-001.

from M-1 Manufacturing Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

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

1. Single family homes only;
2. Maximum density-not to exceed 145 buildable lots;
3. Docks permitted subject to permitting by the United States Army Corps of Engineers;
4. No work shall occur in the floodway area until such time that a HEC-RAS

or HEC-II study has been submitted and approved by the City of Chattanooga;

5. Owner to set aside property for community lot(s) - approximately 20 acres;

6. A homeowners' association will be set up to provide a mechanism to maintain docks and limit/prevent the removal of trees along South Chickamauga Creek and enforcement of a "No Wake" requirement;

7. Access provided through the property for a "Greenway Trail" via an easement or granting of land;

8. Fill to be two feet (2') above the one hundred foot (100') flood level for building sites and HAVC units; and

9. All existing easements being retained.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage, as provided by law.

PASSED on Third and Final Reading

June 8, 2004.

W. Jack Benson Sr.
CHAIRPERSON

APPROVED: x DISAPPROVED: _____

DATE: 6/12, 2004

David Eichenhal
MAYOR

Reviewed By: David Eichenhal
David Eichenhal

JP/pm

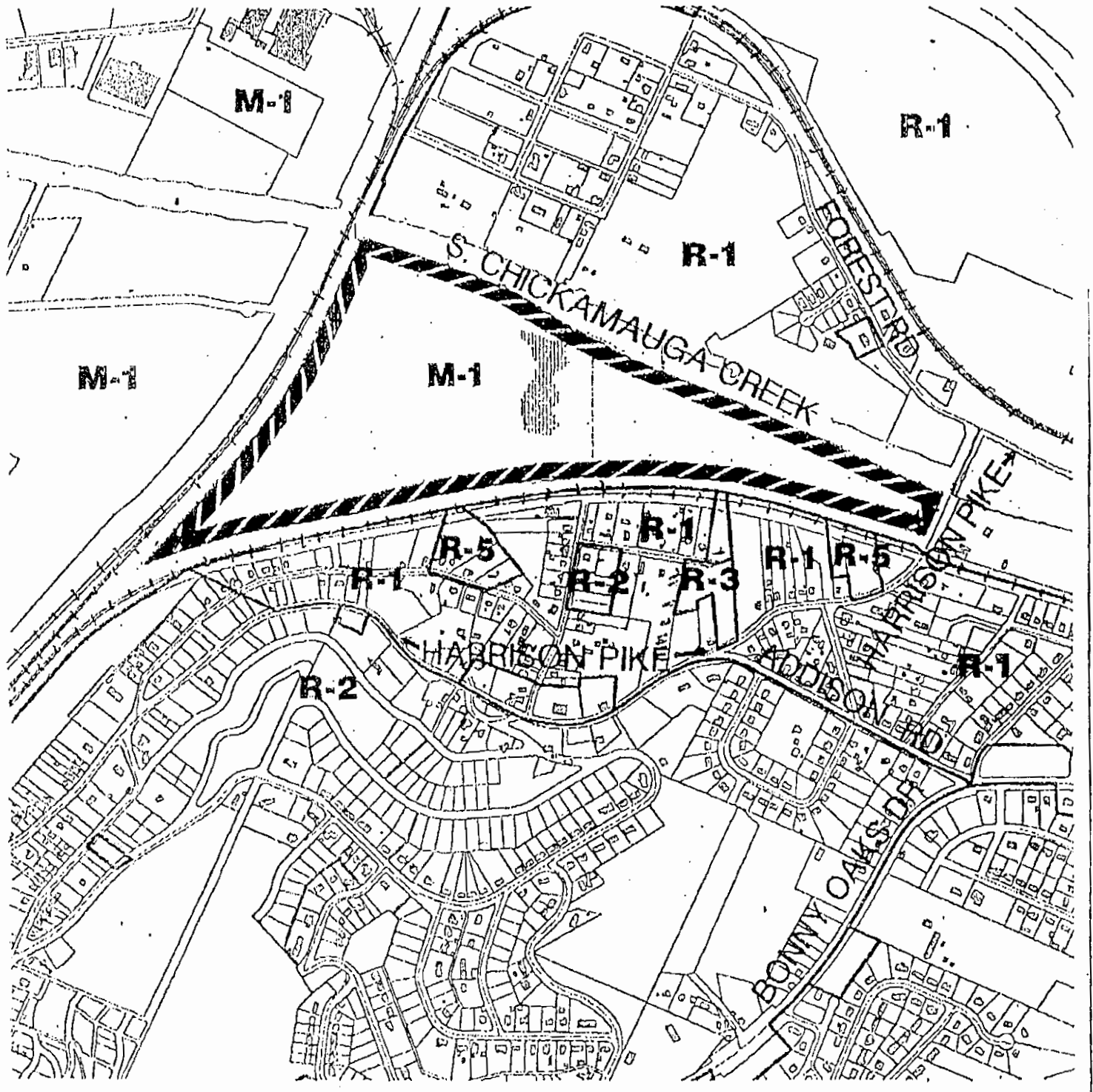
Chatanooga - Hamilton County Regional Planning Commission



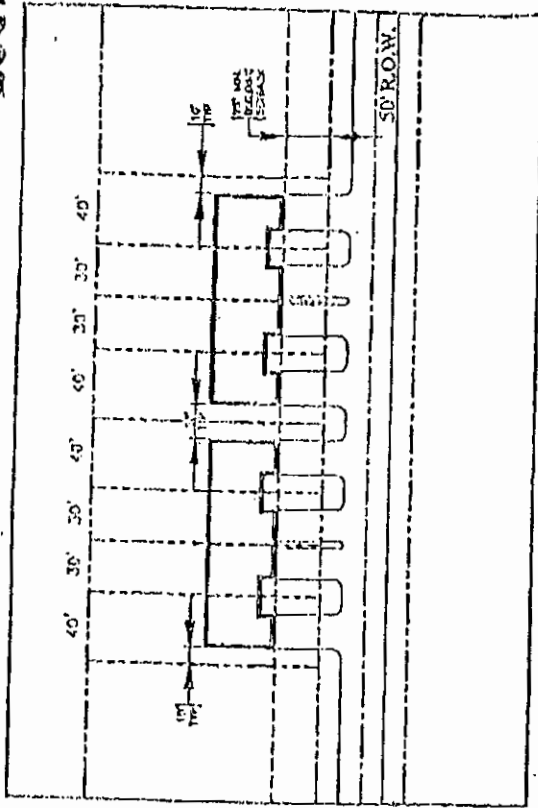
PC MEETING DATE: 12/09/02
CASE NO: 2002-221
FROM: M-1
TO: R-T/Z



1 in. = 800.0 feet



2002-221



Typical Townhouse Layout

SITE ANALYSIS

| | |
|---|-------------|
| TAX MAP ID: | 122P-A-100 |
| TOTAL SITE ACREAGE: | 50.3± ACRES |
| TOTAL # OF SINGLE FAMILY LOTS (2-64, 65-107, 208-220): | 102 |
| TOTAL # OF TOWNHOUSE LOTS (65-85, 103-131, 133-155, 199-205): | 120 |
| TOTAL # OF RESIDENTIAL LOTS: | 222 |
| TOTAL COMMUNITY LOT ACREAGE: | 35.7± ACRES |

