

1ST READING 8-10-04
2ND READING 8-24-04
3RD READING 8-24-04
INDEX NO. _____

2004-151
Neal Bennett

ORDINANCE NO. 11611

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 1029 NORTH RUNYAN DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, 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 Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

A tract of land located at 1029 North Runyan Drive. Part of an unplatted tract of land located at 1029 North Runyan Road being Lots 12 thru 23, 68 thru 96 and 136 thru 183 as shown on the site plan for Phase 2 of Horse Creek Farms, non-recorded, being part of the property described in Deed Book 7160, Page 229, ROHC. Tax Map 117C-A-006 (part).

from R-1 Residential 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. Establish public access to the Mountain Creek Greenway if it is located on the east side of the creek;
2. Dedicate a 20' wide vegetated buffer area along the east side of Mountain Creek;

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3. Reconstruction and/or improvements of North Runyan Drive per the attached agreement; and

4. All existing easements are 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

August 24, 2004.


CHAIRPERSON

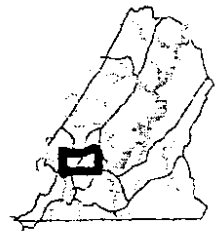
APPROVED: _____ DISAPPROVED: _____

DATE: 9/02, 2004

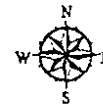

MAYOR

Reviewed By: 
David E.enthal

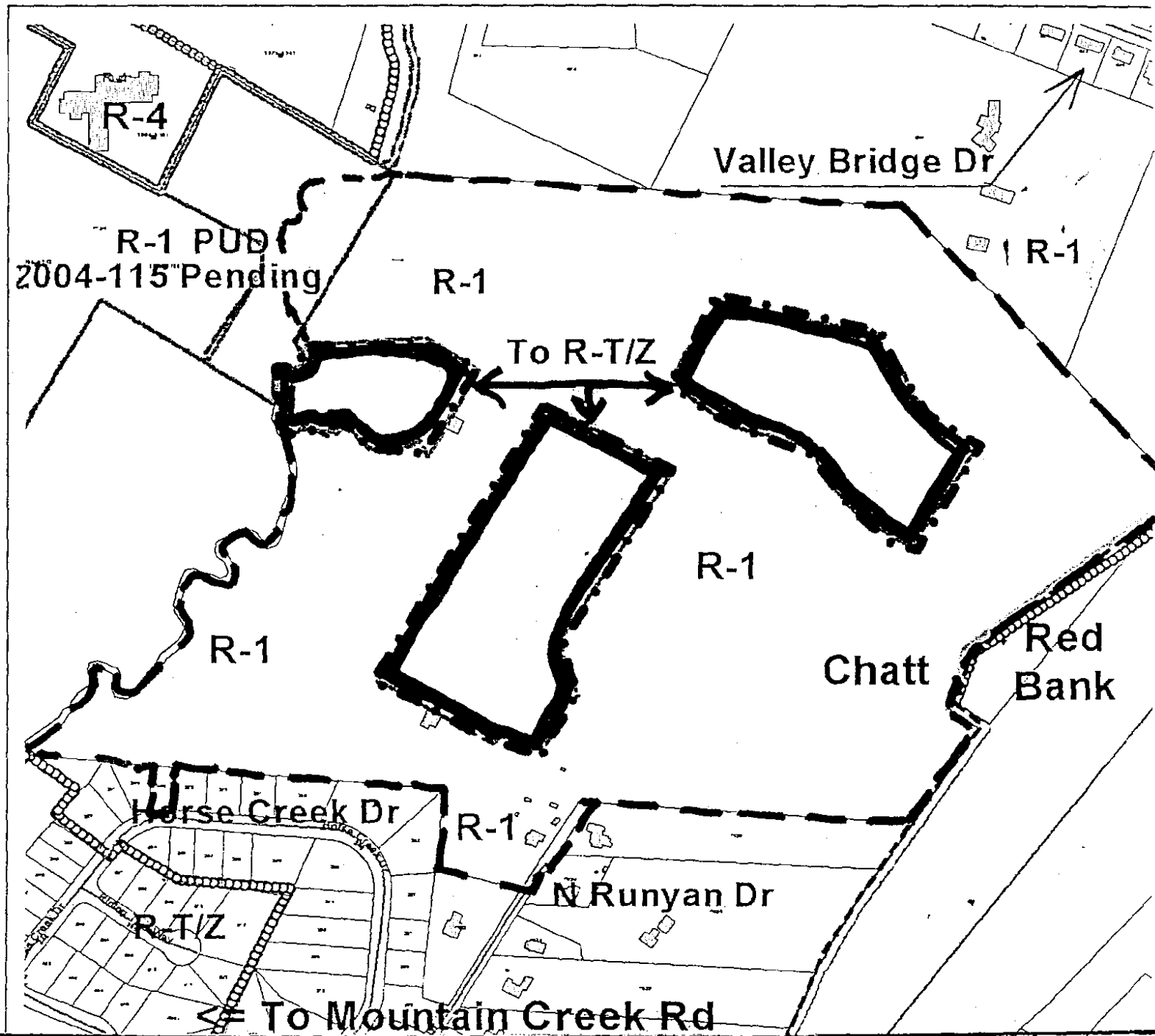
AKS/pm



CHATTANOOGA
CASE NO: 2004-0151
PC MEETING DATE: 7/12/2004
FROM: R-1
TO: R-T/Z



1 in. = 400.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-151: Approve, subject to:

- 1) The developer working with the City Engineer and City Traffic Engineer on access points to the proposed development; and
- 2) Documentation to City Council showing public access to Mountain Creek and the portion to be used for Greenway.

Light green areas are already zoned R-1

Proposed Zoning District

Single family R1 zone

Proposed RTZ zone
("Patlo" Homes)

Proposed RTZ zone
(Townhomes)

