

First Reading: February 12, 2019
Second Reading: February 19, 2019

2019-007
Chazen Engineering Group
c/o Justin Tirsun
District No. 1
Planning Version #2

ORDINANCE NO. 13426

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF PROPERTY LOCATED AT SOUTHWEST OF THE 500 BLOCK OF KESTREL LANE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE AND UGC URBAN GENERAL COMMERCIAL ZONE.

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 property located at Southwest of the 500 block of Kestrel Lane, more particularly described herein:

To be Rezoned R-T/Z: To find the point of beginning start at the northeast corner of Tax Map 153-011 where it abuts a parcel line of 165-001 thence southeast some 1300 feet along said line to a corner in Tax Map 165-001, thence southwest some 132 feet to a point, being the true point of beginning, thence northwestwardly along a curve some 890.2 feet to a point, thence southeast along a curve the following calls some 314.1 feet to a point, some 271.8 feet to a point, some 66.5 feet to a point, thence southwest along a curve the following calls, some 90.8 feet to a point, some 636.5 feet to a point, and some 80.3 feet to a point, thence northeastwardly the following calls, some 201.4 feet to a point,

thence some 203.1 feet to a point, thence some 421.5 feet to a point, thence some 234.2 feet to a point, thence southeastwardly following a curve the following calls, some 154.9 feet to a point, thence northwardly some 218.7 feet to a point, thence northeastwardly some 321.2 feet to a point, thence southeastwardly some 224.0 feet to a point, thence northeastwardly the following calls, some 67.1 feet to a point, thence some 223.8 feet to a point, thence some 194.9 feet to a point, thence some 100.8 feet to a point, thence some 194.6 feet to a point, thence some 304.1 feet to a point, thence some 94.9 feet to a point, thence some 266.3 feet to a point, thence following a curve northwestwardly and southwestwardly the following calls, some 18.1 feet, thence some 262.2 feet, thence some 299.0 feet, thence southwestwardly some 202.3 feet, thence southwestwardly 104.7 feet, thence southwestwardly 162.7 feet, thence southwestwardly 245.8 feet thence southwestwardly 71.6 feet to a point, thence northwestwardly some 283.3 feet to the point of beginning. Part of Tax Map No. 165-001.

To be rezoned UGC: To find the point of beginning start at the northwest corner of Tax Map 165-013 thence northwestwardly some 1328 feet to a point, thence northwestwardly some 348.0 feet to a point, thence southeastwardly some 67.1 feet to a point, thence northwestwardly some 224.0 feet to a point, thence southwestwardly some 321.2 feet to a point, thence southwestwardly some 218.7 feet to a point, thence some 214.4 feet to a point, thence some 50.3 feet to a point, thence some 166.3 feet to a point, thence some 87.6 feet to a point, thence some 212.7 feet to a point, thence northeastwardly some 294.3 feet to a point, thence some 364.8 feet northeastwardly to a point some 1328 feet northwest of the northwest corner of Tax Map 165-013, the point of beginning. Part of Tax Map No. 165-001.

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 and UGC Urban General Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to a land disturbance of any slope greater than thirty (30%) percent shall be limited to two acres total.

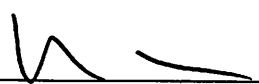
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two
(2) weeks from and after its passage.

Passed on second and final reading: February 19, 2019



CHAIRPERSON

APPROVED: DISAPPROVED:



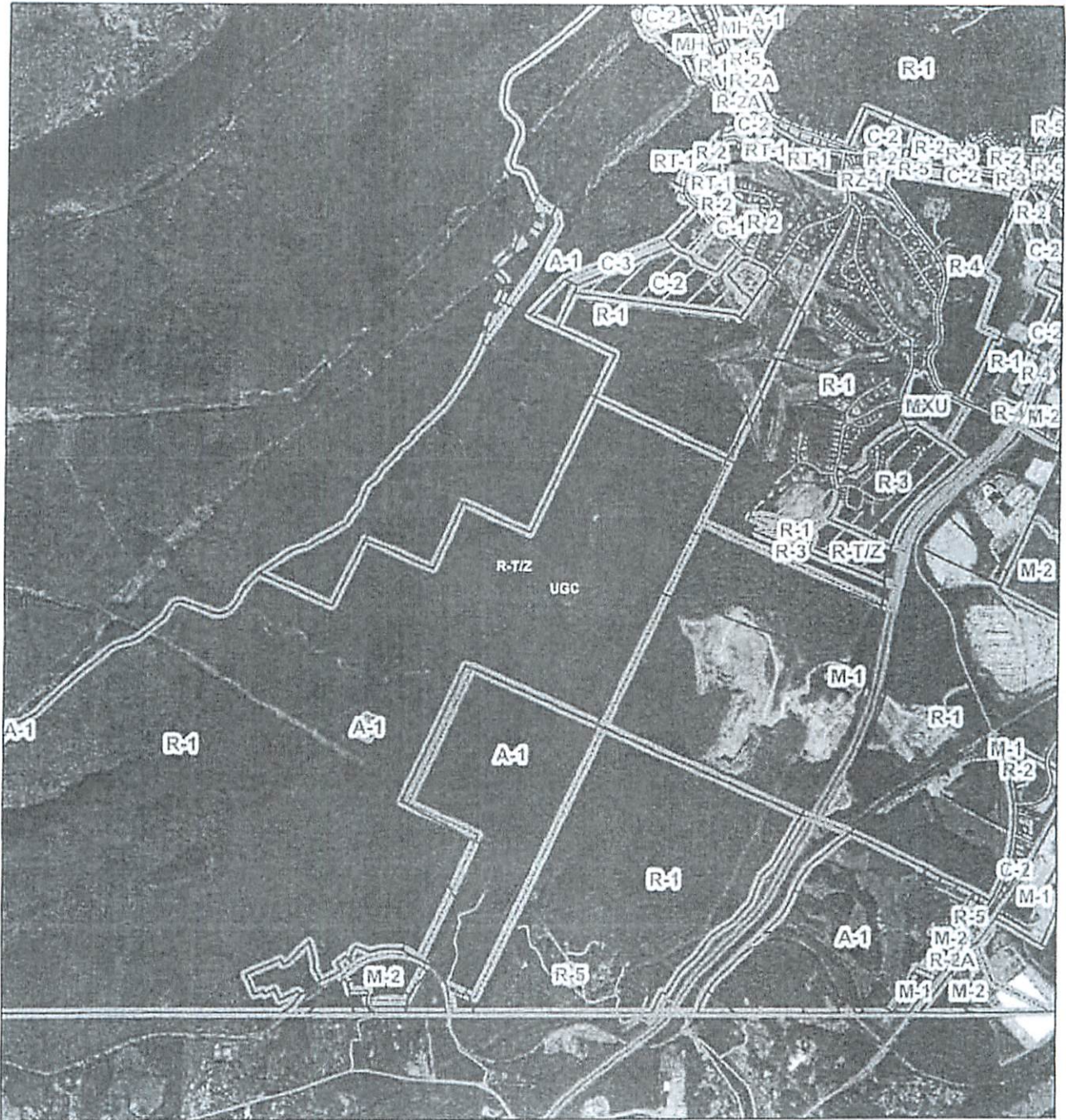
MAYOR

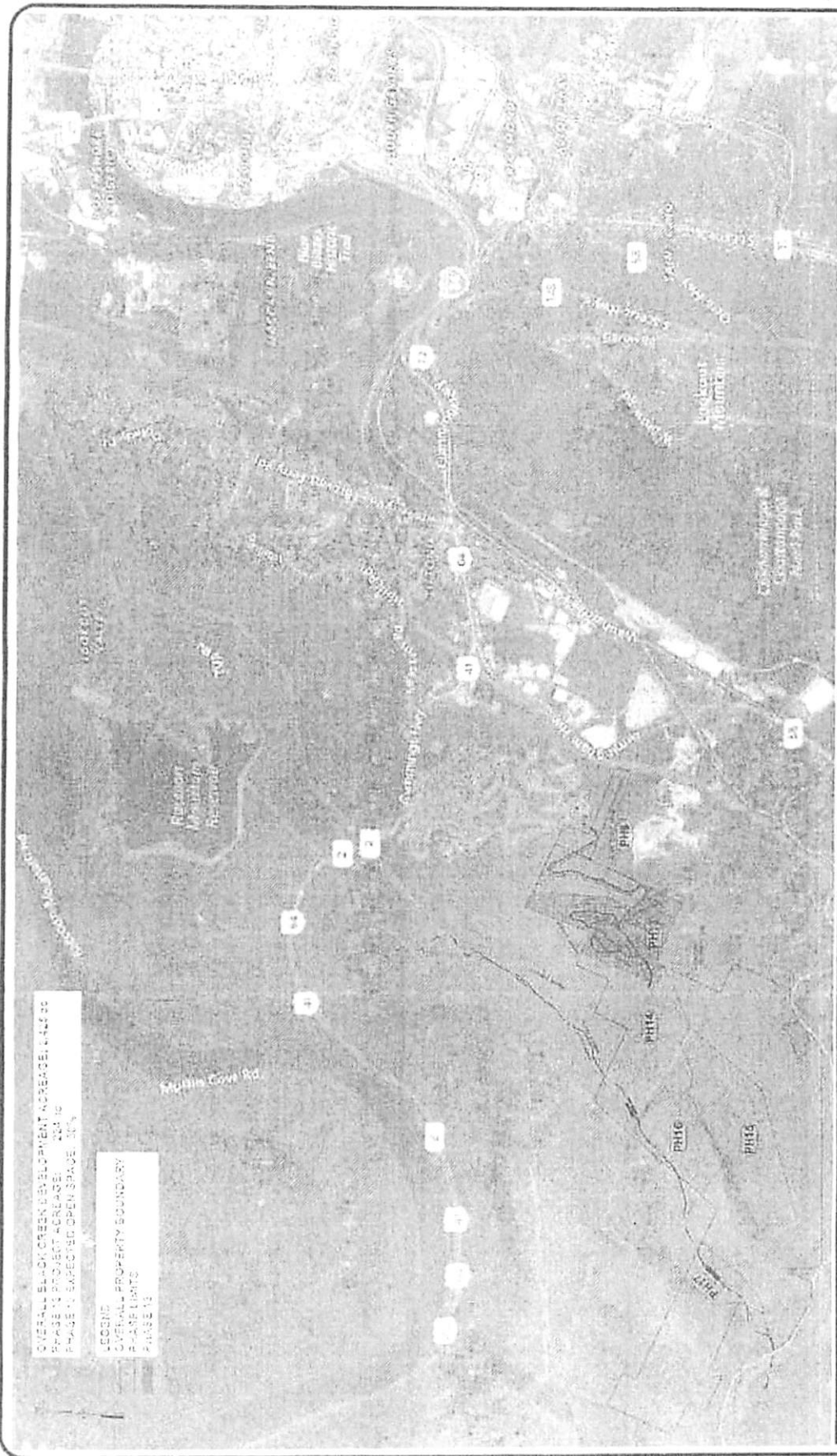
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2019-0007 Rezoning from R-1 to R-T/Z and UGC



2019-0007 Rezoning from R-1 to R-T/Z and UGC





OVERALL BLACK CREEK DEVELOPMENT ACREAGE: 1,142.00
 PHASE 10 PROPOSED ACREAGE: 424.10
 PHASE 10 PROPOSED OPEN SPACE: 307.00

LEGEND
 OVERALL PROPERTY BOUNDARY
 PHASE LIMITS
 PHASE 10



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BLACK CREEK MOUNTAIN
 SITE LOCATION PLAN
 CHATTANOOGA, TENNESSEE

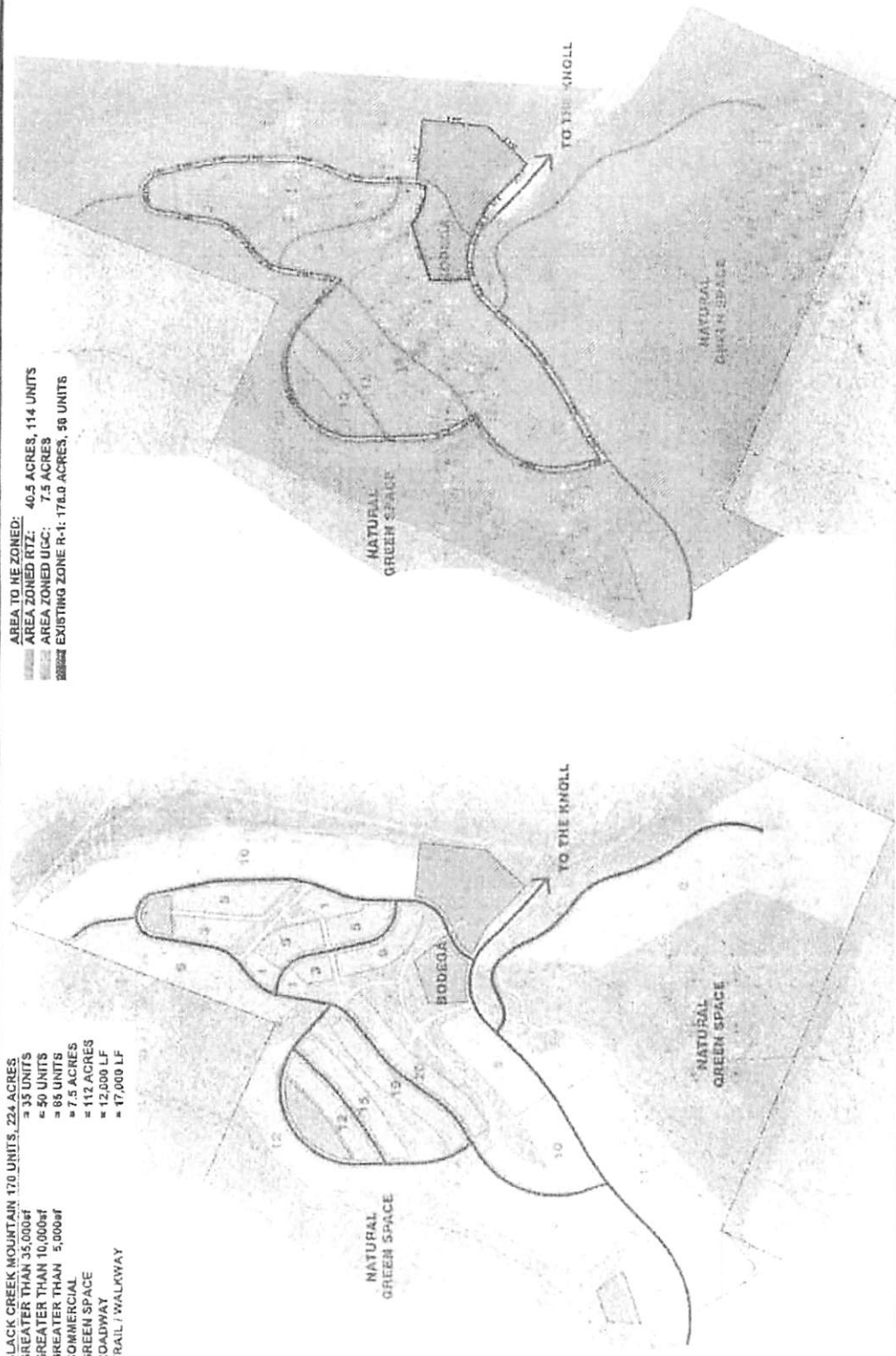
NOVEMBER 2016
 (01) 2 (01)

G102

2019-000

BLACK CREEK MOUNTAIN 170 UNITS, 224 ACRES
 GREATER THAN 35,000sf = 35 UNITS
 GREATER THAN 10,000sf = 50 UNITS
 GREATER THAN 5,000sf = 85 UNITS
 COMMERCIAL = 7.5 ACRES
 GREEN SPACE = 112 ACRES
 ROADWAY = 12,000 LF
 TRAIL / WALKWAY = 47,000 LF

AREA TO BE ZONED: 40.5 ACRES, 114 UNITS
 AREA ZONED RTZ: 7.5 ACRES
 AREA ZONED UCC: 7.5 ACRES
 EXISTING ZONE R-1: 176.0 ACRES, 50 UNITS

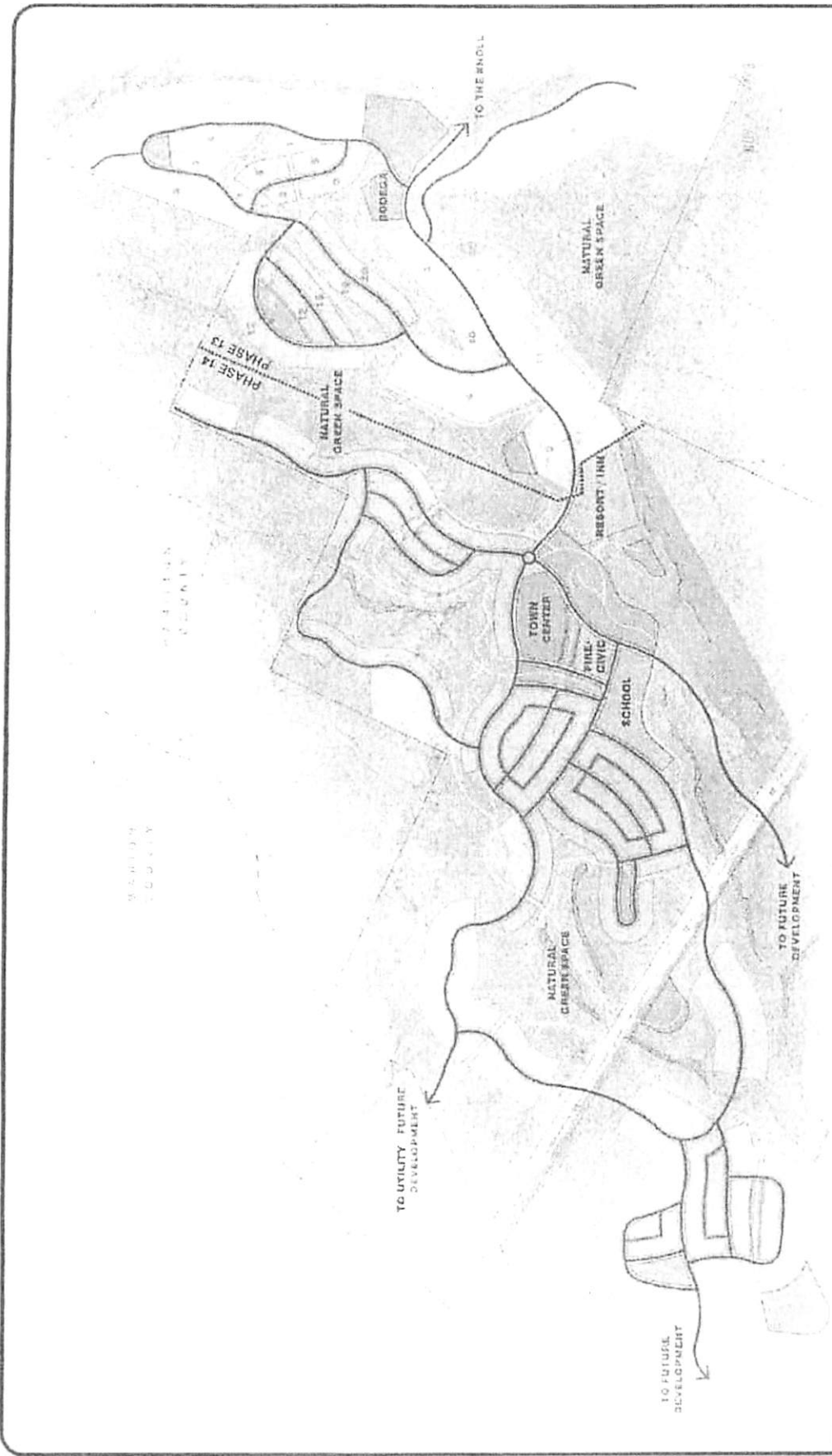


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BLACK CREEK MOUNTAIN
PHASE 13 PLAN
 CHATTANOOGA, TENNESSEE

NOVEMBER 2018
 NOV 4 6 2018
 G104

2019-0007



W W A
 W W A
 INDEPENDENT ARCHITECTS
 PLANNERS

BLACK CREEK MOUNTAIN
PHASE 13 & 14 MASTER PLAN
 CHATTANOOGA, TENNESSEE

NOVEMBER 2018

G103



2019-0007

- SLOPES LEGEND:**
- 0-20% SLOPES
 - 20-30% SLOPES
 - GREATER THAN 30% SLOPES
 - APPROXIMATE LIMIT OF DESIGN
 - EXISTING PROPERTY LINE



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BLACK CREEK MOUNTAIN
TOP OF MOUNTAIN SLOPE MAP
 CHATTANOOGA, TENNESSEE



NOVEMBER 2018

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G105

2019-0007