

First Reading: July 13, 2021
Second Reading: July 27, 2021

2021-0096
Andrew Stone, MBSC
District No. 1
Planning Version

ORDINANCE NO. 13689

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 1076 RIVER GORGE DRIVE, FROM R-1 RESIDENTIAL ZONE, R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, AND UGC URBAN GENERAL COMMERCIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, AND R-1 RESIDENTIAL 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 1076 River Gorge Drive, more particularly described herein:

Rezoning to R-1, R-T/Z and C-2 part of a tract of land located at 1076 River Gorge Drive being shown as Black Creek Phase 13 as drawn and printed on 04/26/2021 at 2:54 pm by Chazen Engineering Consultants. Tax Map Number 165-001 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone, R-T/Z Residential Townhouse/Zero Lot Line Zone, and UGC Urban General Commercial Zone to C-2 Convenience Commercial Zone, R-T/Z Residential Townhouse/Zero Lot Line Zone, and R-1 Residential Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to a land disturbance of any slope greater than thirty (30%) percent shall be limited to two (2) acres in 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: July 27, 2021



CHAIRPERSON

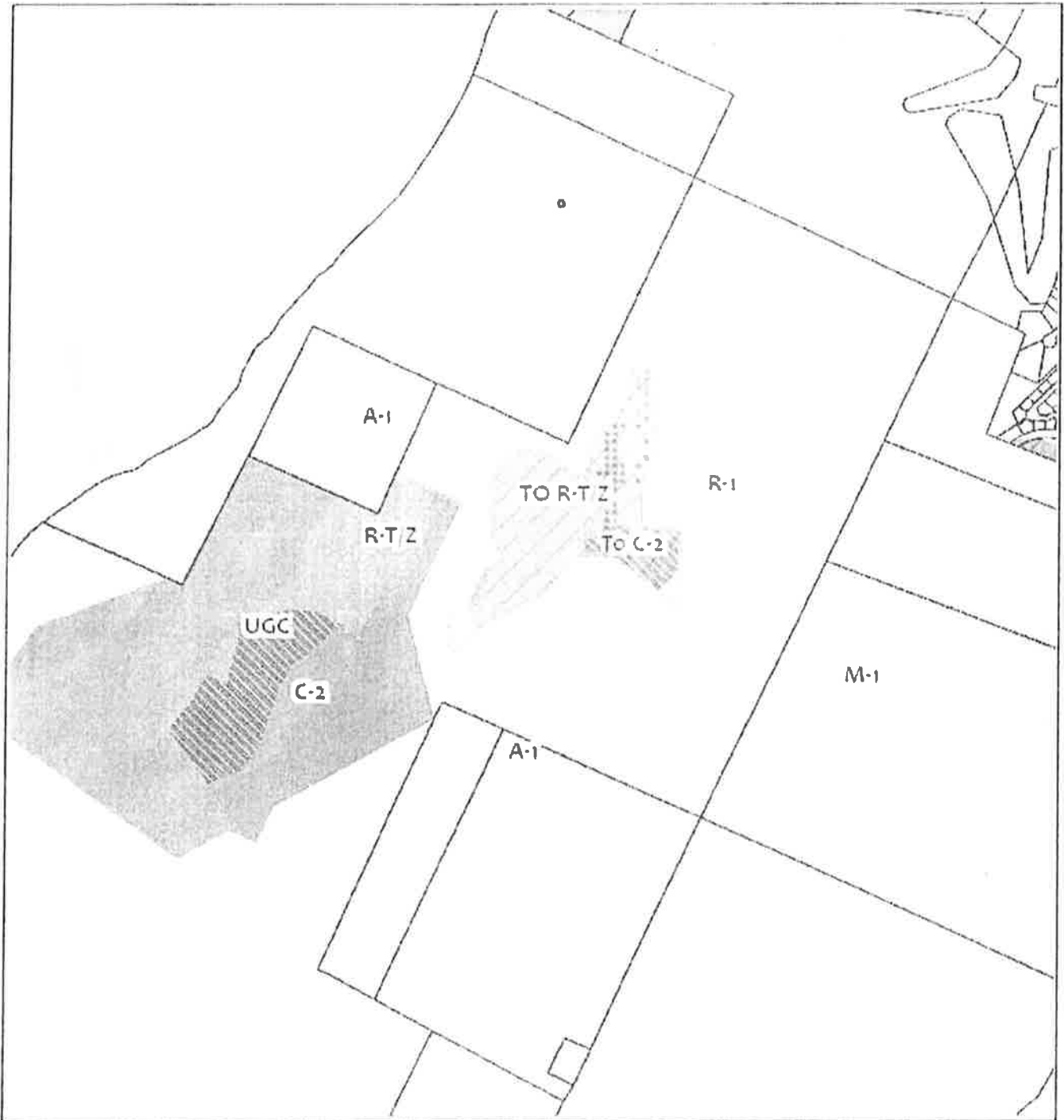
APPROVED: DISAPPROVED:



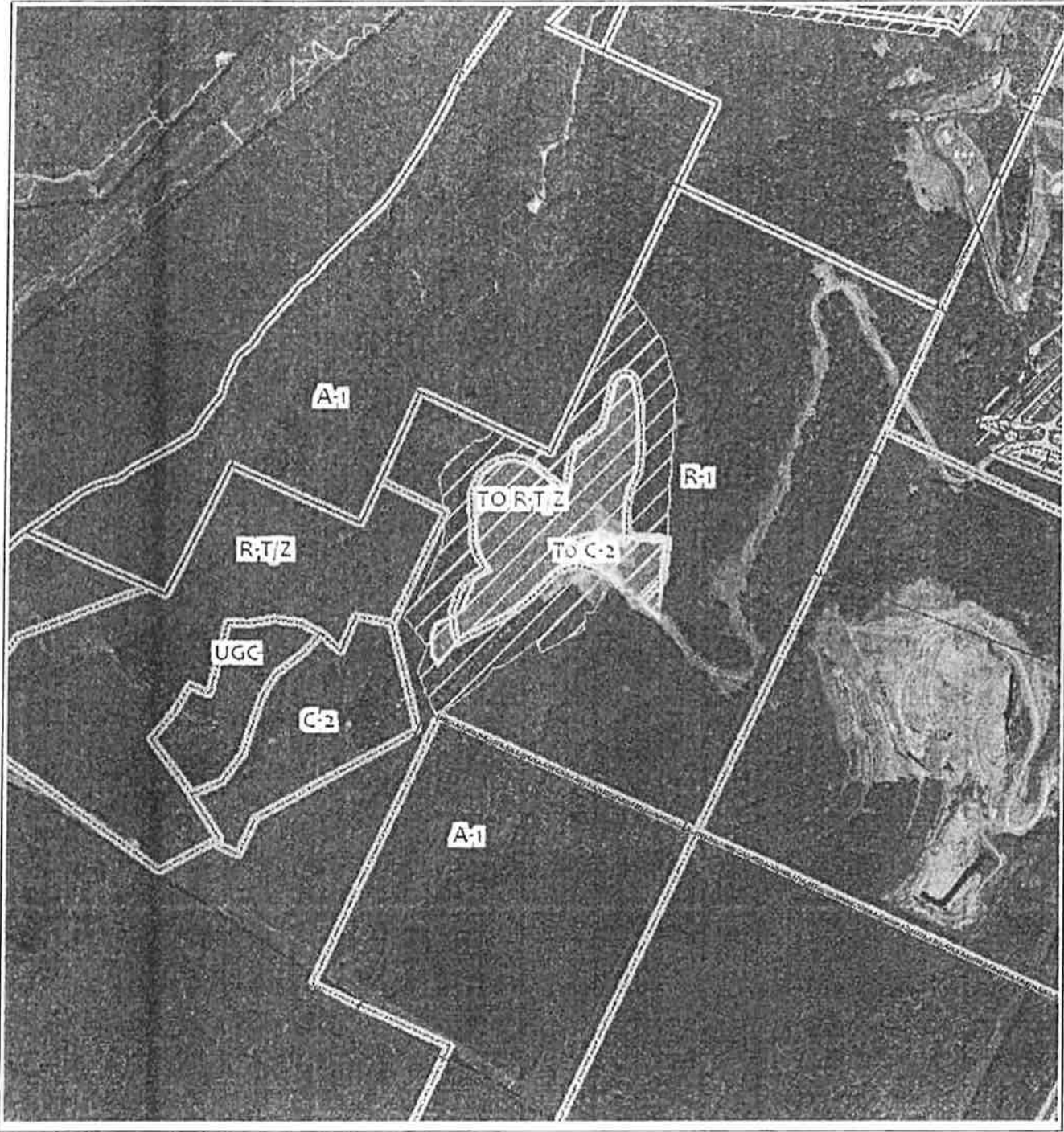
MAYOR

/mem

2021-0096 Rezoning from R-1, R-T/Z & UGC to C-2 R-T/Z & R-1



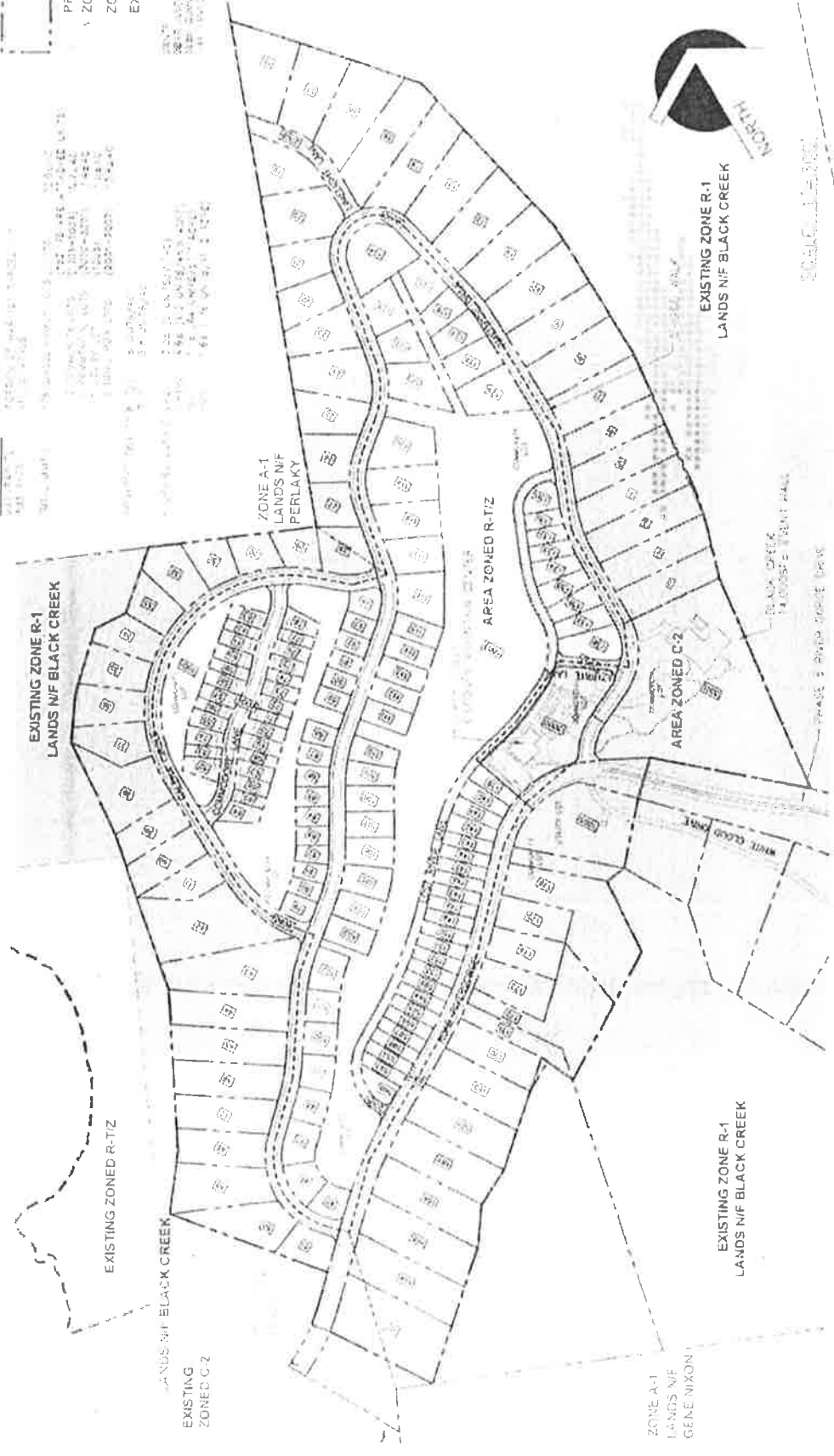
2021-0096 Rezoning from R-1, R-T/Z & UGC to C-2 R-T/Z & R-1



PUD BOUNDARY

PROPOSED C-2 ZONE
ZONE R-7Z
ZONE C-2
EXISTING ZONE R-1

DATE: 11/15/2020
PROJECT: PHASE 13
SCALE: 1" = 100'
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]



APRIL 23, 2021

BLACK CREEK - PHASE 13

RESIDENTIAL DEVELOPMENT
CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

