

1ST READING

2-12-13

2ND READING

2-19-13

2013-016
Ragan-Smith Associates/Brant Enderle
District No. 1
Planning Version

ORDINANCE NO. 12695

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED IN THE 3800 BLOCK OF CUMMINGS ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-3 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 property located in the 3800 block of Cummings Road, more particularly described herein:

Beginning at the southwest corner of Tax Map No. 153-027.07 thence southeast some 2356 feet to the southeast corner of said parcel, thence following the east property line of said parcel northwestwardly and eastwardly a combined total of some 2704 feet to a point, thence northwestwardly some 1076 feet to a point, thence southwestwardly some 1005 feet to a point, thence south some 207 feet to a point, thence some 255 feet southwest to a point, thence westward some 347 feet to a point, thence southeastwardly and southwestwardly some 2106 feet to the southwest corner of Tax Map No. 153-027.07, the point of beginning being part of the property described in Deed Book 8158, Page 222, ROHC. Being parts of Tax Map Nos. 153M-C-002, 009 and 153-027.07.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-3 Residential Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to Planned Unit Development approval.

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

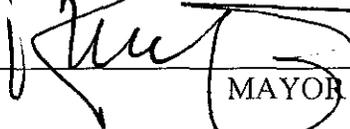
February 19, 2013.



CHAIRPERSON

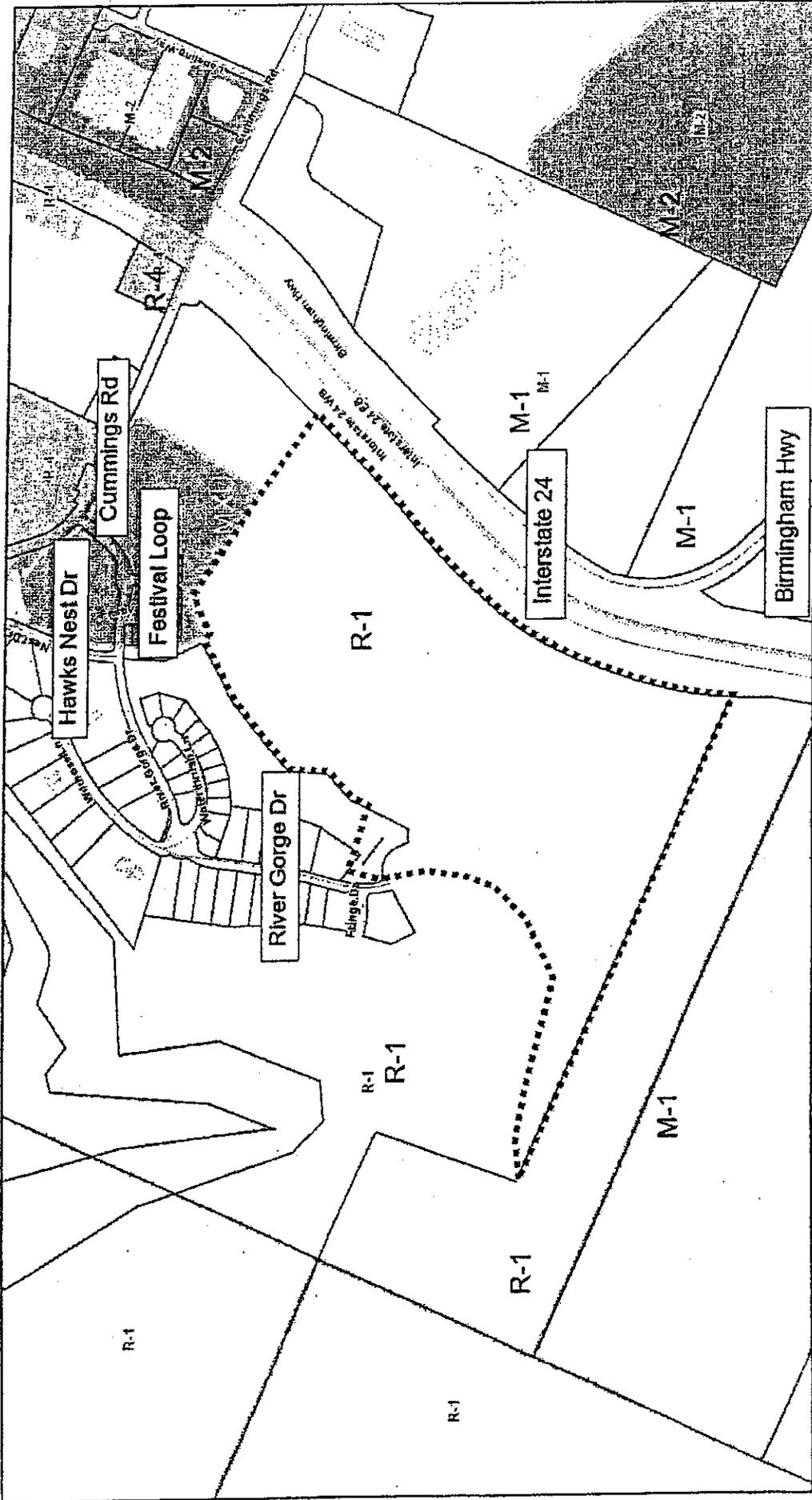
APPROVED: DISAPPROVED: _____

DATE: Feb 20, 2013



MAYOR

/mms

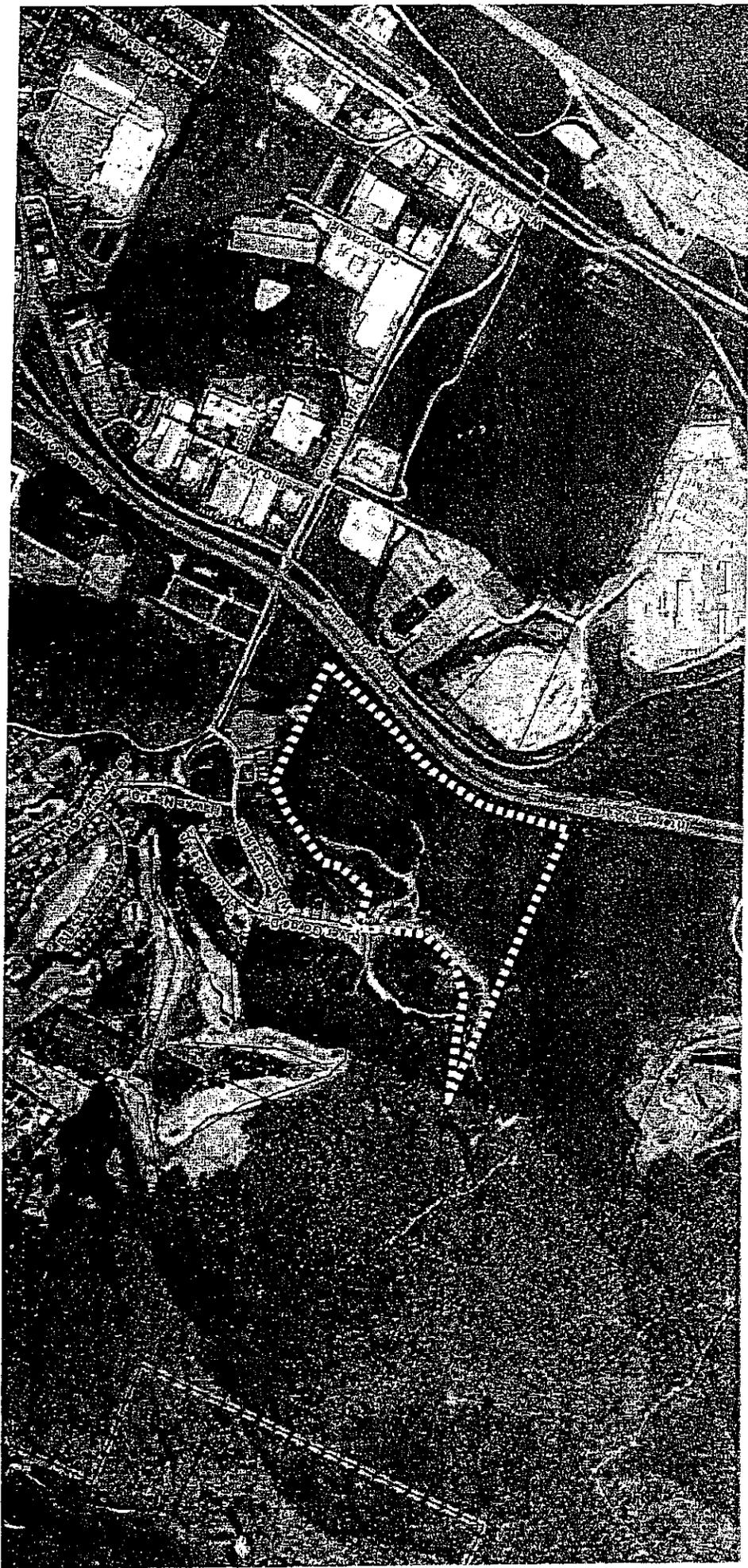


2013-016 Rezoning from R-1 to R-3

700 ft

Chattanooga-Hamilton County
RPA
 Regional Planning Agency

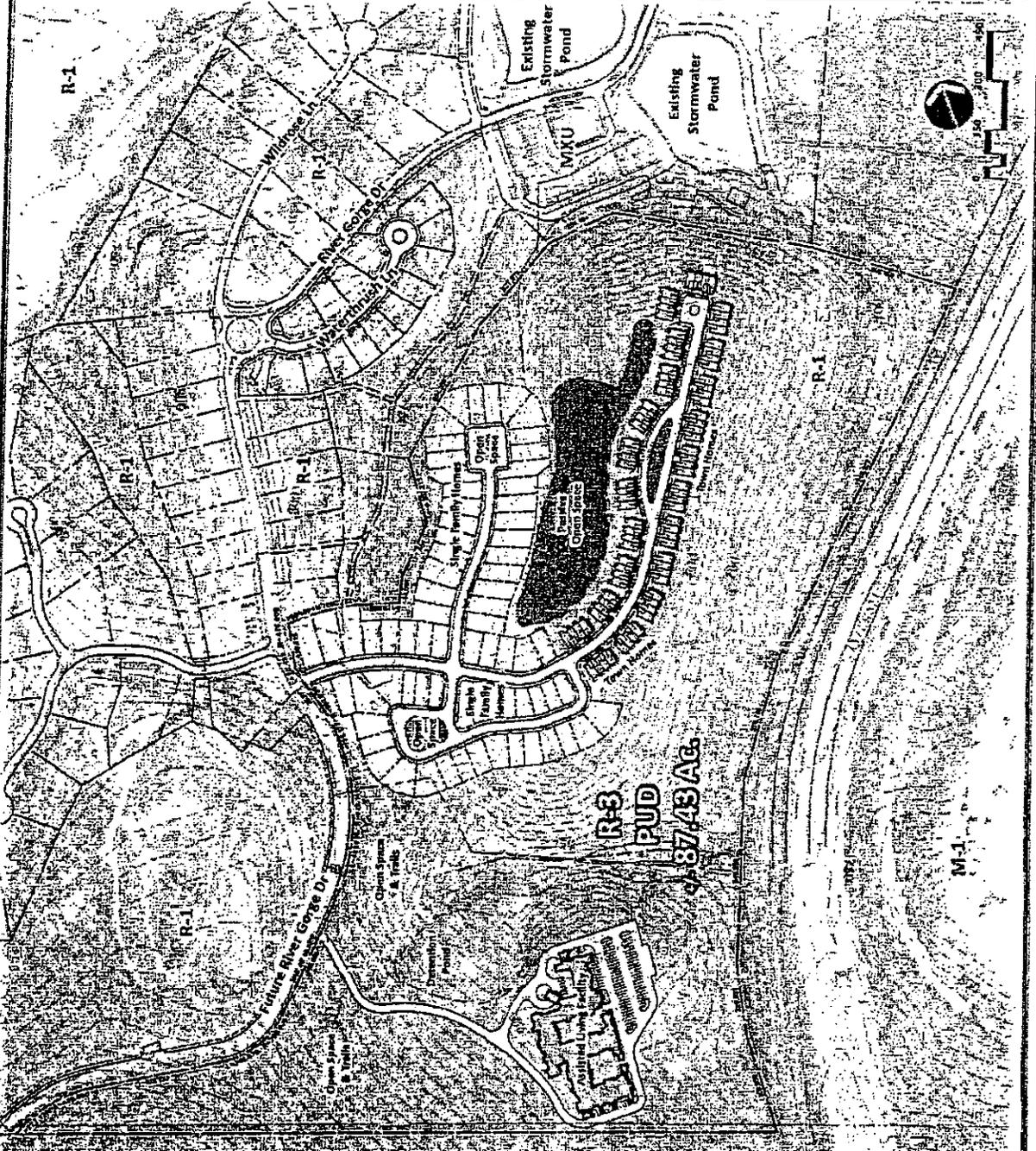
Chattanooga Hamilton County Regional Planning Agency



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**THE RIDGES
 AT
 BLACK CREEK**
 CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

NO. 00213	NO. 00213
ORDER 4724	NO. 00213
DATE 02/12/10	NO. 00213
SCALE 1"=40'	NO. 00213
PROJECT	NO. 00213
PREPARED BY	NO. 00213
PRELIMINARY PUD PLAN	
P1	



Site Details
 Major Parcel Portion of Map 155 Parcel 037.07
 Area 87.43 AC

Units
 85 Three Bedroom
 20 Single Family Detached
 158 Total Units

Available Living Facility: 4-150 Bedrooms

Density: 1.81 DU/AC

Open Space: 47, 56.08 AC
 The site contains multiple water wells that will also serve as open space for the residences of The Ridges at Black Creek.

Stormwater: Meter Residential units will direct stormwater to existing pond north of and down hill of development adjacent to River Forge Dr.

Owner:
 Black Creek Club
 4700 Cambridge Circle Dr
 Chattanooga, TN 37419

4012-016