

First Reading: September 13, 2016
Second Reading: September 20, 2016

2016-103
Asa Engineering
c/o Allen Jones/Russell Bean C-O Executor
District No. 1
Alternate Version #3

ORDINANCE NO. 13107

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF PROPERTY LOCATED AT 1105 MOUNTAIN CREEK 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 part of property located at 1105 Mountain Creek Road, more particularly described herein:

All that part of an unplatted tract of land located at 1105 Mountain Creek Road which is located within the city limits of Chattanooga, Tennessee and being the property described in Deed Book 1012, Page 611 along with a part of the property described in Deed Book 10354, Page 726, ROHC. Tax Map No. 117B-B-003 (part).

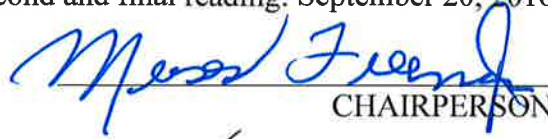
and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-3 Residential Zone.

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

1. No mass grading or mass clearing above the seven hundred eighty (780) foot topo line as identified on the Hamilton County GIS map.
2. Maximum building height shall be four stories.
3. Maximum density shall be fourteen (14) dwelling units per acre.
4. The southernmost driveway shall be located a minimum of one hundred fifty (150) feet from North Runyan Drive, and shall have emergency access only.
5. An updated signal warrant analysis shall be conducted for the intersection of Mountain Creek Road at North Runyan Drive, with morning peak traffic conditions reviewed by the consultant.
6. Certificate of Occupancy will not be granted until an approved mini-roundabout is constructed at the intersection of Mountain Creek Road and North Runyan Drive. If improvement work on intersection has not begun at the time the project submits for permits, the permit will not be issued unless said mini-roundabout is included as a part of those construction documents. All costs for the construction of an approved mini-roundabout shall be borne by the developer.
7. Development shall include a sidewalk along Mountain Creek Road, with a crosswalk and pedestrian flasher at North Runyan Drive to accommodate safe pedestrian travel between the school and apartments.

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

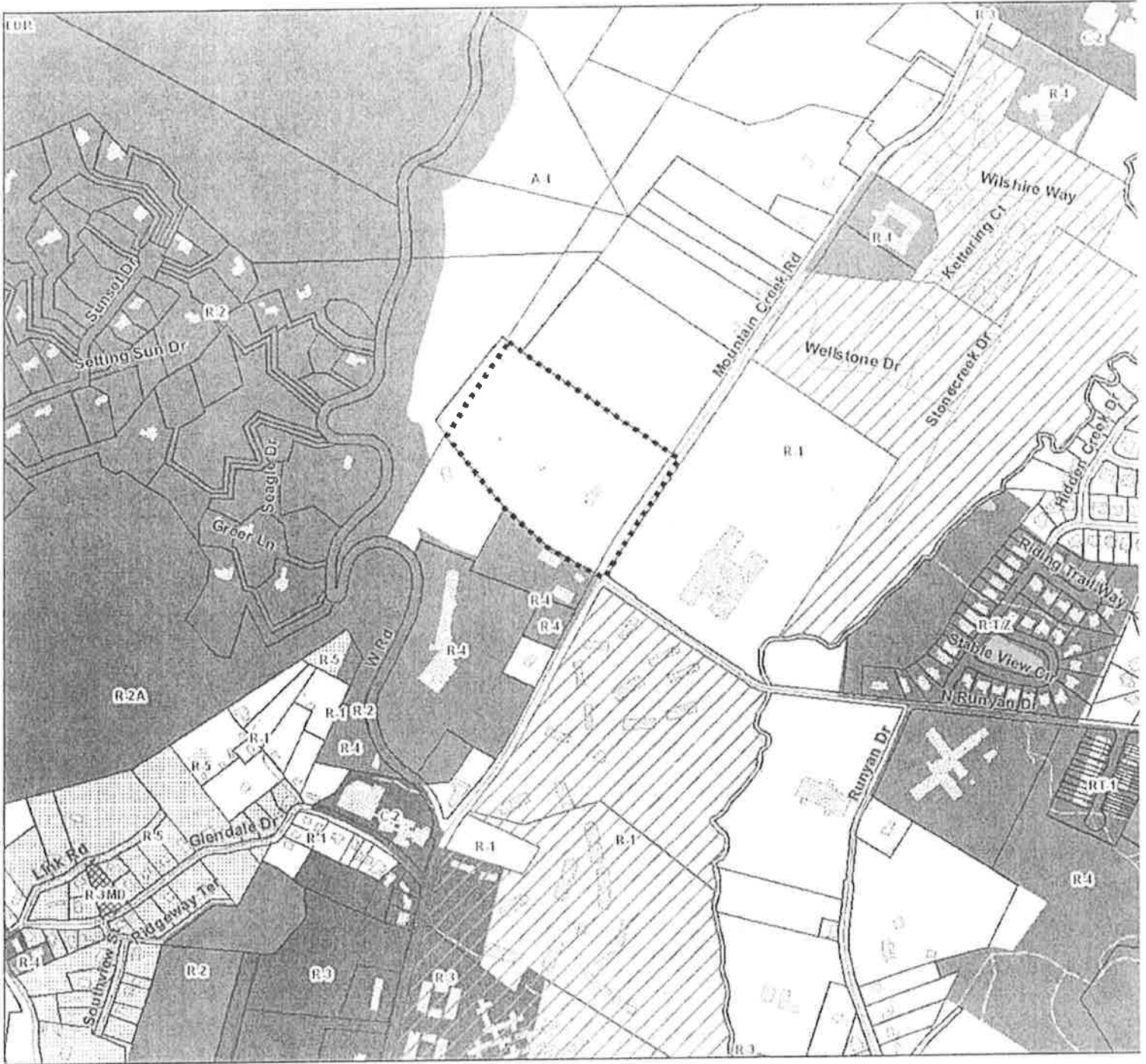
Passed on second and final reading: September 20, 2016


CHAIRPERSON

APPROVED: / DISAPPROVED:


MAYOR

/mem/Alternate Version 3



2016-103 Rezoning from R-1 to R-3

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-103:
 Approve, subject to the list of conditions listed in the Planning Commission Resolution.



681 ft



Chattanooga Hamilton County Regional Planning Agency





2016-103 Rezoning from R-1 to R-3

681 ft

Chattanooga Hamilton County Regional Planning Agency