

2018-152
Jay E. Floyd, PE
District No. 3
Planning Version

ORDINANCE NO. 13368

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 5731 AND 5739 GRUBB ROAD, 5959, 5967, 5971, AND PARTS OF 5931 AND 5953 WINDING LANE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE, R-2 RESIDENTIAL ZONE, AND C-2 CONVENIENCE COMMERCIAL 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 Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone properties located at 5731 and 5739 Grubb Road, 5959, 5967, 5971, and parts of 5931 and 5953 Winding Lane, more particularly described herein:

Lots 1 thru 4, Final Plat Lots 1 thru 17 Buckeye Acres, Plat Book 88, Page 104, ROHC, Lot 15, Corrective Plat Lots 9 and 15, Resubdivision of Lots 5 thru 17, Buckeye Acres, Plat Book 92, Page 141, ROHC, together with the C-2 portion of Lot 11-E, Final Plat of Waldorf's Resubdivision of Lot 11, Wal-Mart Highway 153 Subdivision, Plat Book 65, Page 1, ROHC, and all that part of an unplatted tract of land located at 5953 Winding Lane which is north of the center line of the creek, being the properties described in Deed Book 2009, Page 76, ROHC, 9834, Page 201, ROHC, and parts of Deed Book 6211, Page 451 and Deed Book 9834, Page 201, ROHC. Tax Map Nos. 100H-A-001, 001.10, 001.16 thru 001.19 and 001.30.

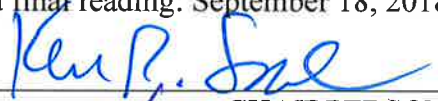
and as shown on the maps attached hereto and made a part hereof by reference from R-1 Residential Zone, R-2 Residential Zone, and C-2 Convenience Commercial Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

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

1. No more than thirty-nine (39) residential dwelling units;
2. Only one curb cut and vehicular access only from Grubb Road, except for Lots 37, 38, and 39; and
3. No more than four (4) townhouses may be in a single massed building.

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 18, 2018



CHAIRPERSON

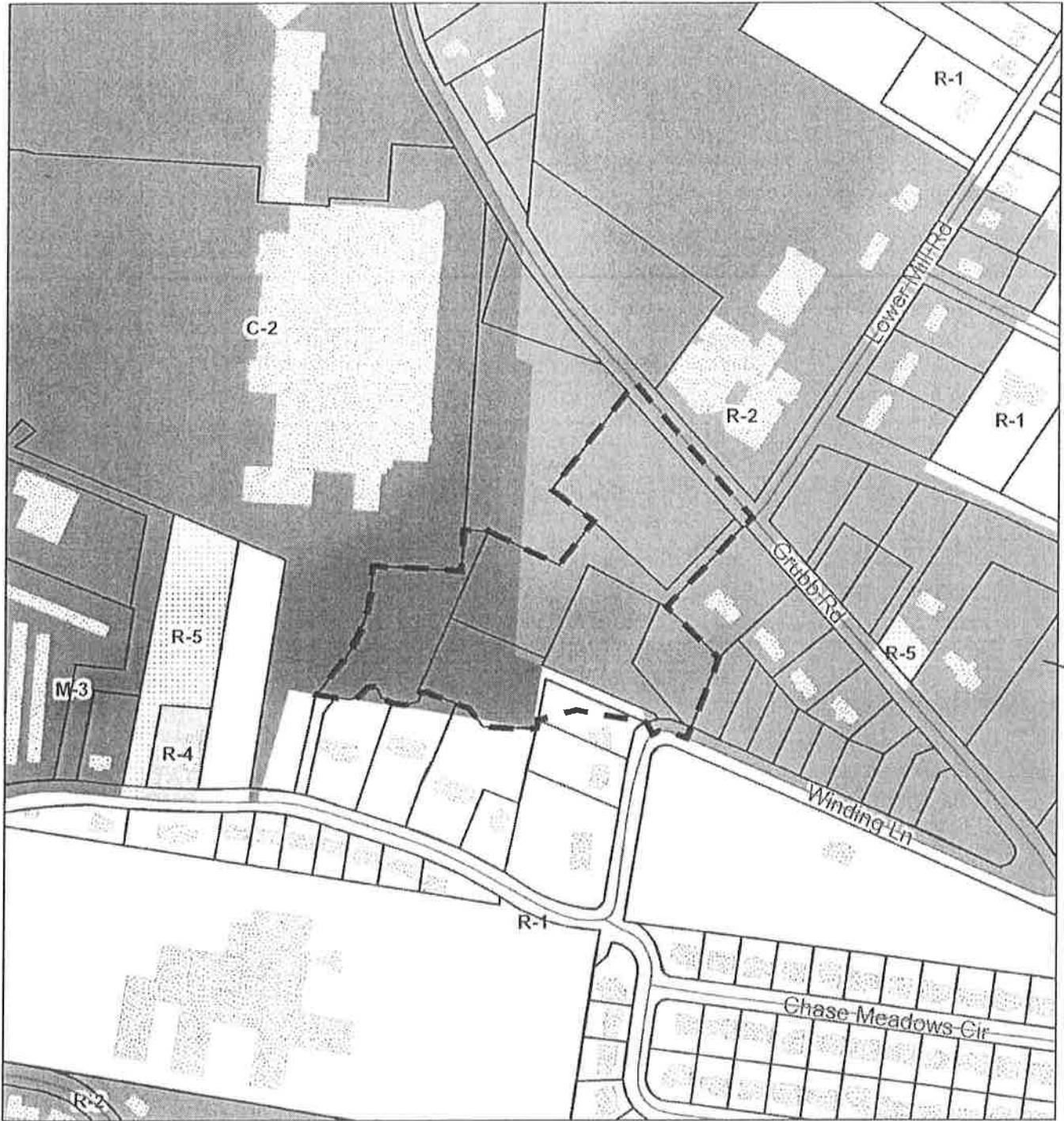
APPROVED: DISAPPROVED:



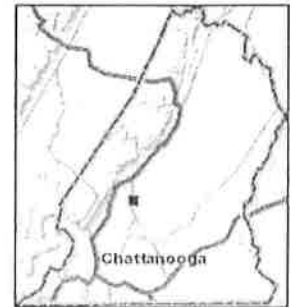
MAYOR

/mem

2018-0152 Rezoning from R-1, R-2 and C-2 to R-T/Z



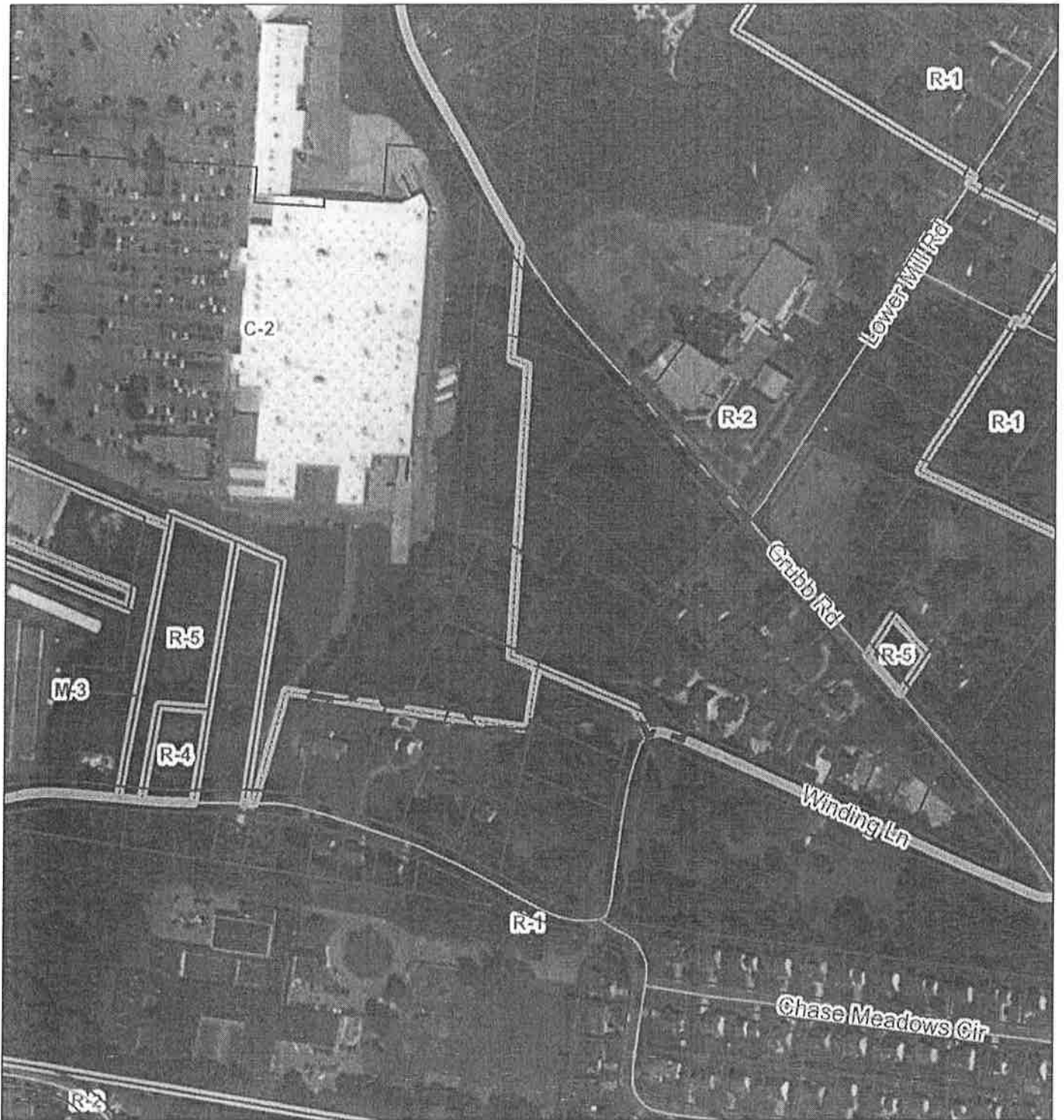
PLANNING COMMISSION RECOMMENDATION
FOR CASE NO. 2018-152: Approve, subject to the
conditions in the Planning Commission Resolution.











2018-0152 Rezoning from R-1, R-2 and C-2 to R-T/Z



2018-0152 Rezoning from R-1, R-2 and C-2 to R-T/Z



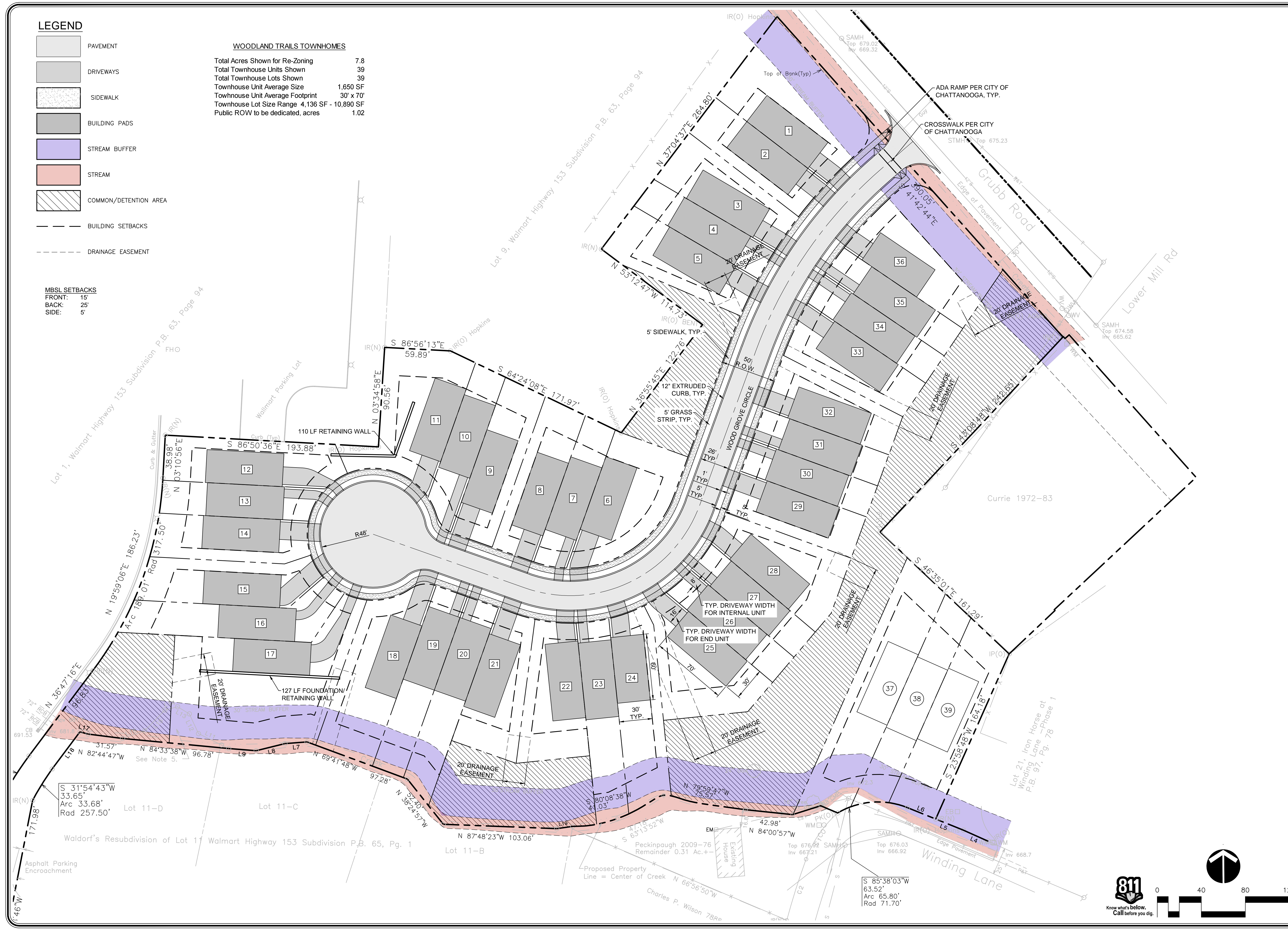
LEGEND

-  PAVEMENT
-  DRIVEWAYS
-  SIDEWALK
-  BUILDING PADS
-  STREAM BUFFER
-  STREAM
-  COMMON/DETENTION AREA
-  BUILDING SETBACKS
-  DRAINAGE EASEMENT

WOODLAND TRAILS TOWNHOMES

Total Acres Shown for Re-Zoning 7.8
 Total Townhouse Units Shown 39
 Total Townhouse Lots Shown 39
 Townhouse Unit Average Size 1,650 SF
 Townhouse Unit Average Footprint 30' x 70'
 Townhouse Lot Size Range 4,136 SF - 10,890 SF
 Public ROW to be dedicated, acres 1.02

MBSL SETBACKS
 FRONT: 15'
 BACK: 25'
 SIDE: 5'

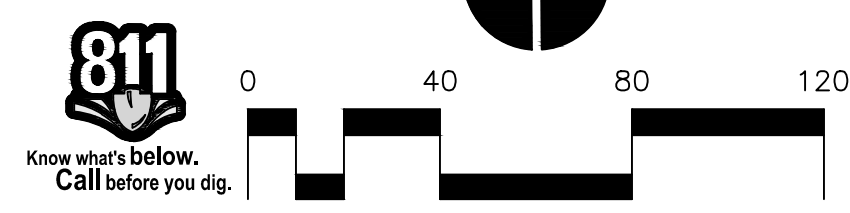


RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 Chattanooga 615-244-8591
 Murfreesboro 615-246-6000
 ragan@smith.com

WOODLAND TRAILS TOWNHOMES
 FOR
RIDGE POINT PROPERTIES, LLC
 HIXSON, TENNESSEE

JOB NO.	18096	WK. ORDER	1209
DESIGNED:	J. JOHNSON	DRAWN:	J. JOHNSON
SCALE:	1"=40'	REV. #	1
DATE:	7-26-18	DATE:	8/13/18
		REVISED LOTS	
		DESCRIPTION:	

SITE LAYOUT
C1.1



11/14/2018 10:00 AM CIVIL ENGINEERING PLAN SHEETS FOR LAYOUT/PLANS
 PLOTTED BY JUSTIN JOHNSON W:\PROJECTS\18096\18096.dwg
 LAST UPDATED BY JJJ ON 8/13/18 8:50 AM