



Hamilton County Board of Commissioners

RESOLUTION

No. 1003-24

(P.C. NO. 2003-152)

A RESOLUTION TO REZONE FROM A-1 AGRICULTURAL DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, TRACTS OF LAND LOCATED AT 4607 OOLTEWAH-RINGGOLD ROAD

WHEREAS, LandVest Development Partners I, LLC petitioned the Chattanooga-Hamilton County Regional Planning Commission to rezone from A-1 Agricultural District to R-1 Single-Family Residential District, tracts of land located at 4607 Ooltewah-Ringgold Road, and said Planning Commission after hearing recommended that this petition be approved; and

WHEREAS, LandVest Development Partners I, LLC requested that the County Commission consider said petition and notice has been published in a newspaper in general circulation in Hamilton County that the County Commission will hold a public hearing on October 15, 2003, concerning the passage of this Resolution as required by law, and such having been held.

NOW, THEREFORE, BE IT RESOLVED, BY THIS COUNTY LEGISLATIVE BODY IN SESSION ASSEMBLED: That the zoning regulations of Hamilton County be amended to rezone from A-1 Agricultural District to R-1 Single-Family Residential District, tracts of land located at 4607 Ooltewah-Ringgold Road. Two unplatted tracts of land located at 4607 Ooltewah-Ringgold Road being part of the property described in Deed Book 6583, Page 576, ROHC, and Lot 1, Final Plat of Patricia Riley Subdivision, Plat Book 57, Page 285, ROHC, Deed Book 4864, Page 501, ROHC. Tax Map 140-194, 194.02, and 194.03 as shown on the attached map.

BE IT FURTHER RESOLVED, THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

Hamilton County, Chattanooga, TN

A CERTIFIED TRUE COPY

This 9th day of Oct, 2003

W.F. (BILL) KNOWLES, County Clerk

By D. Sherick, Deputy Clerk

Approved: W. Knowles CERTIFICATION OF ACTION
County Clerk

Rejected: _____
County Executive

Approved: _____
Vetoed: October 15, 2003
Date

BECAME LAW UNDER TEN (10) DAY PROVISION
CHAPTER 934, TENNESSEE PUBLIC ACTS OF 1978
ATTEST D. Sherick
Deputy County Clerk
DATE 10-27-03



911R 9 117P 152

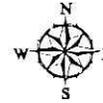
HAMILTON COUNTY

CASE NO: 2003-152

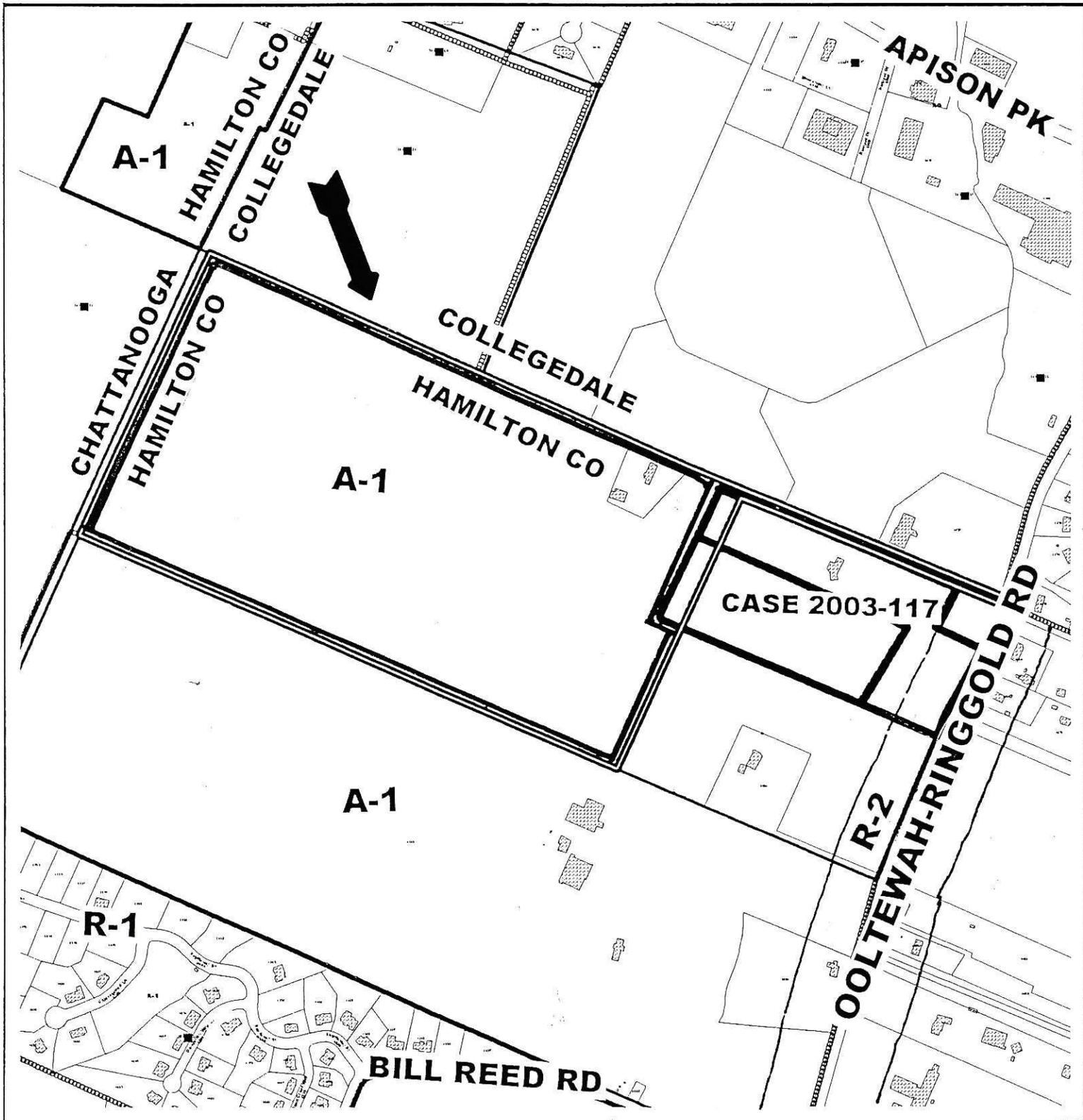
PC MEETING DATE: 9/8/2003

FROM: A-1

TO: R-1



1 in. = 600.0 feet

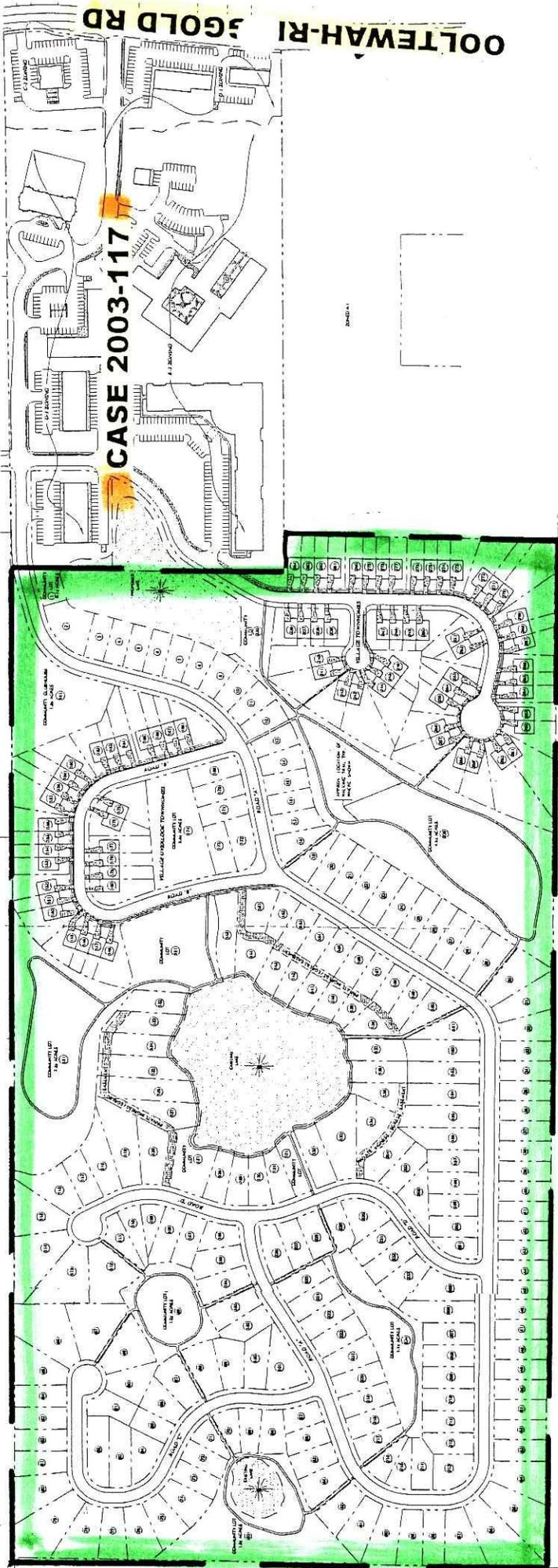


2003-152

SITE ANALYSIS

TOTAL SITE ACREAGE: 77.4± ACRES
 *TOTAL TOWNHOUSE LOT ACREAGE: 13.6± ACRES
 **TOTAL DETACHED SINGLE FAMILY ACREAGE: 46.0± ACRES
 TOTAL COMMUNITY LOTS ACREAGE: 17.8± ACRES
 TOTAL PROPOSED UNITS: 276
 UNITS/ACRE DENSITY: 3.6 UNITS/ACRE

*NOTE: TOWNHOUSE UNIT TYP. WHERE BUILDINGS ARE INDICATED.
 **NOTE: BUILDINGS NOT SHOWN FOR CLARITY.



Proposed Planned Unit Development
 Preliminary Site Plan

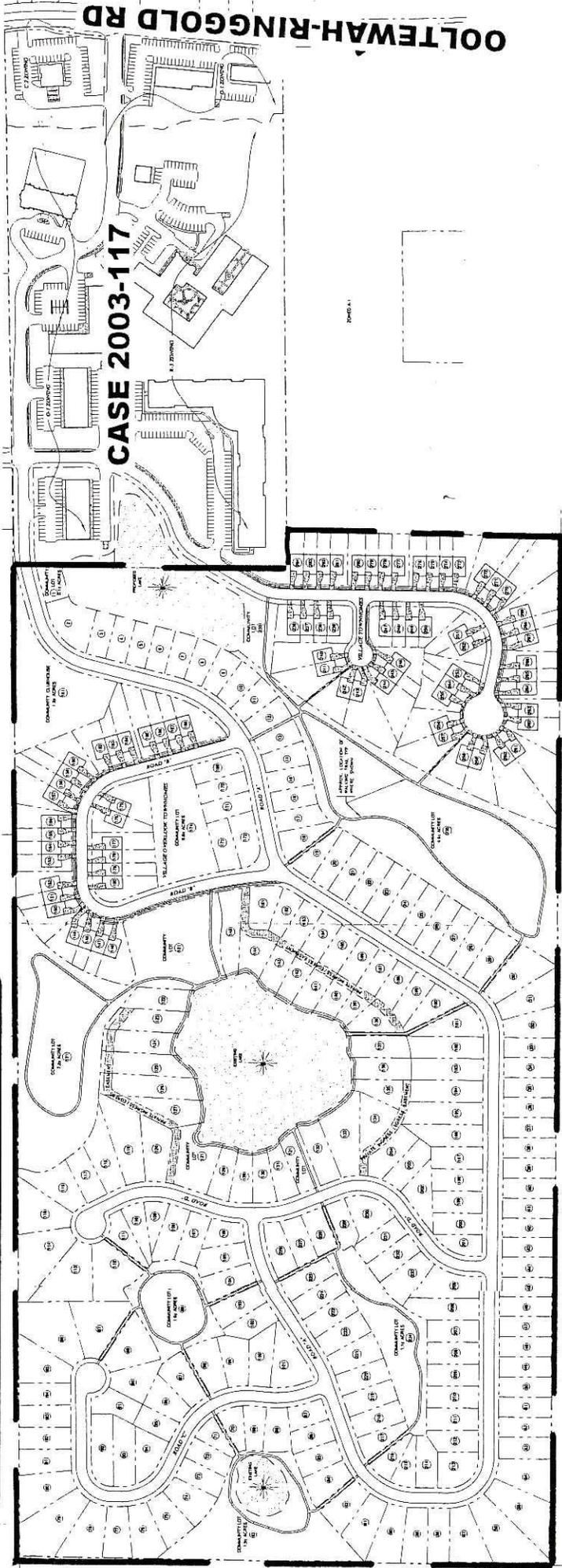
THIS PLAN IS PRELIMINARY. BEFORE ANY DEVELOPMENT OR CONSTRUCTION OF LOTS, THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

2003-152 & 153

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THIS PLAN GENERALLY SHOWS THE PLANNING AND DEVELOPMENT OF THE PROJECT. THE LOTS, UNITS AND AREAS SHOWN ARE APPROXIMATE AND NOT GUARANTEED. THE LOTS, UNITS AND AREAS SHOWN ARE APPROXIMATE AND NOT GUARANTEED. OF THIS PROJECT, SHALL BE TO BE DETERMINED BY THE PROJECT.