

1ST READING 5-11-10  
2ND READING 5-18-10  
INDEX NO. \_\_\_\_\_

2010-039  
City of Chattanooga - RPA

ORDINANCE NO. 12397

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 6851 AND 6857 BIG RIDGE ROAD, 1438 DAHL SPRINGS LANE, AND VARIOUS PROPERTIES IN THE 6400-6500 BLOCKS OF FAIRVIEW ROAD AND 6400-6800, AND 7000 BLOCKS OF HIXSON PIKE, MORE PARTICULARLY DESCRIBED HEREIN, FROM TEMPORARY R-1 RESIDENTIAL ZONE, RT-1 RESIDENTIAL TOWNHOUSE ZONE, R-2 RESIDENTIAL ZONE, R-3 RESIDENTIAL ZONE, R-5 RESIDENTIAL ZONE, AND C-2 CONVENIENCE COMMERCIAL ZONES TO PERMANENT R-1 RESIDENTIAL ZONE, RT-1 RESIDENTIAL ZONE, R-3 RESIDENTIAL ZONE, R-5 RESIDENTIAL ZONE, AND C-2 CONVENIENCE COMMERCIAL ZONES.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone:

**To be rezoned R-1:** Properties located in the 6400 thru 6800 and 7000 blocks of Hixson Pike, at 6499, 6507, 6515, and 6521 Fairview Road, and 6851 and 6857 Big Ridge Road. Tax Map 092-044 thru 092-048, 092-050, 092-057 (part), 092-058, 092-059.01, 092-061 and 092-062, 101-005.02, 101-007, 101-009.01, 101-010, 101-016, 101-016.01, 101-054, 101-054.01 and 101-055.

**To be rezoned R-3:** Property located at 6320 Hixson Pike. Tax Map 101-012.

**To be rezoned C-2:** Properties located at 6400, 6462, 6518, 6520, 6720, 6724, 6726, and 6808 Hixson Pike and 1438 Dahl Springs Lane. Tax Map 092-042.01, 092-043, 092-052.01, 092-055, 092-055.01, 092-055.02, 092-056, 101-011, and 101B-C-016.

**To be rezoned RT-1 with conditions:** Two properties located in the 6400 block of Hixson Pike. Tax Map 101-009 and 011.04.

**To be rezoned R-1 and R-3:** The formerly zoned A-1 portion of 6501 Fairview Road shall be rezoned R-1, with the R-3 portion remaining R-3. Tax Map 101-11.03.

**To be rezoned C-2 with conditions:** Property located at 6486 Hixson Pike that was formerly zoned C-3, with a portion of said property having conditions, shall be rezoned C-2 with existing conditions on said part remaining. Tax Map 092-042.

**To be rezoned R-1, C-2 and R-5:** Property located at 1466 Dahl Springs Road shall have the formerly zoned A-1, R-2 and R-2A portions of the property rezoned to R-1 with the C-2 and R-5 portions remaining unchanged. Tax Map 092-157.

and as shown on the maps attached hereto and made a part hereof by reference, from temporary R-1 Residential Zone, RT-1 Residential Townhouse Zone, R-2 Residential Zone, R-3 Residential Zone, R-5 Residential Zone, and C-2 Convenience Commercial Zones to permanent R-1 Residential Zone, RT-1 Residential Zone, R-3 Residential Zone, R-5 Residential Zone, and C-2 Convenience Commercial Zones.

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

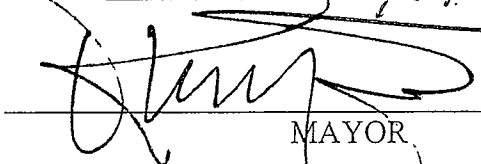
PASSED on Second and Final Reading

May 18, 2010.

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

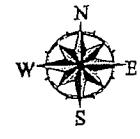
DATE: 5/19, 2010.

  
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MAYOR

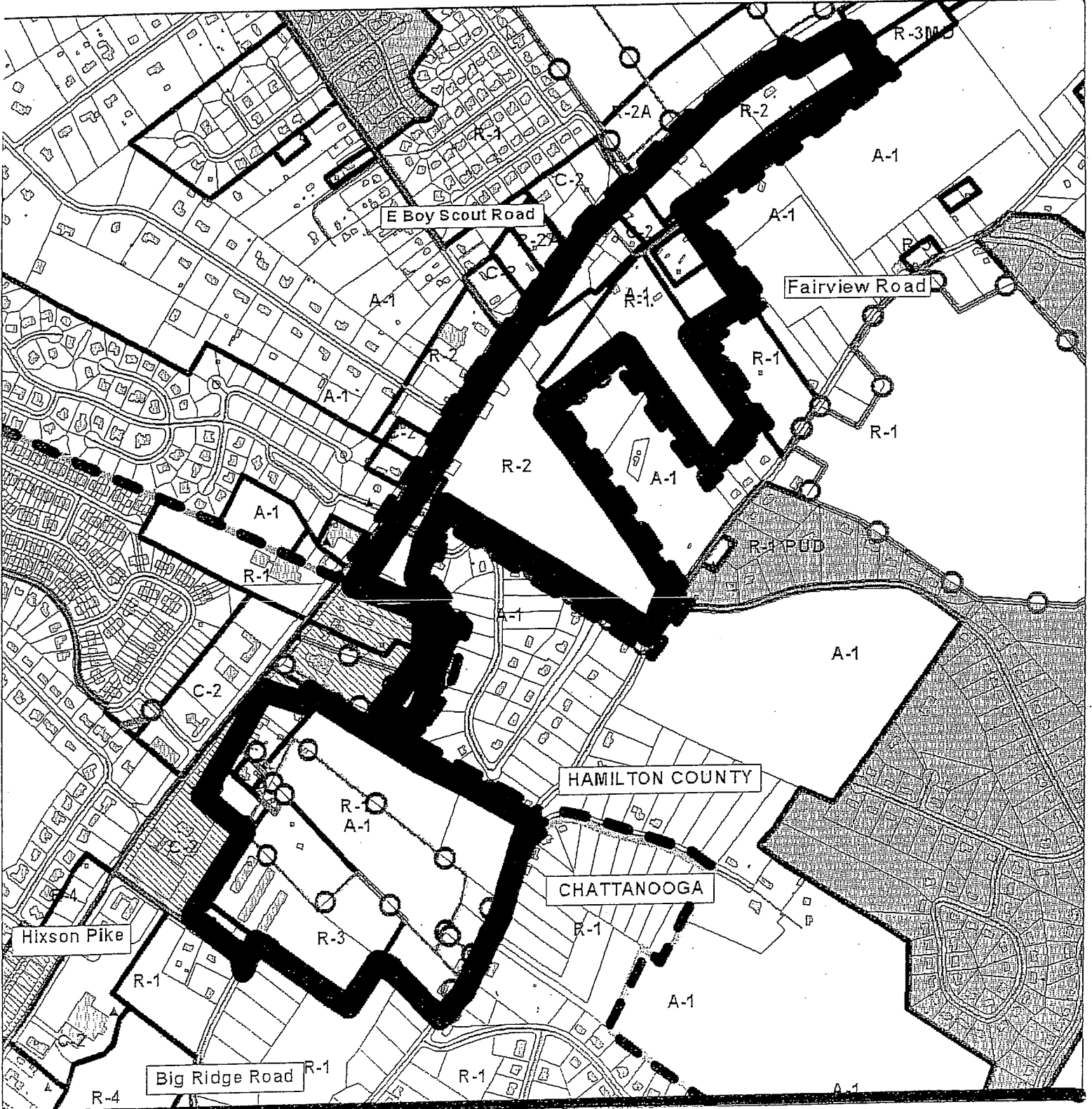
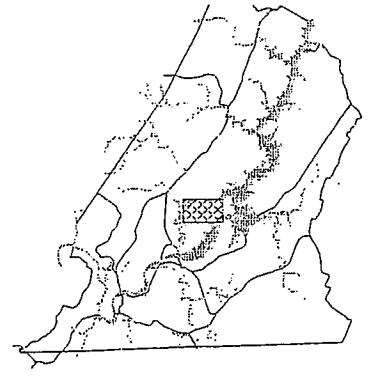
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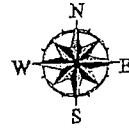
CHATTANOOGA  
CASE NO.: 2010-0039  
PC MEETING DATE 4/12/2010  
Zoning Plan Area 4B



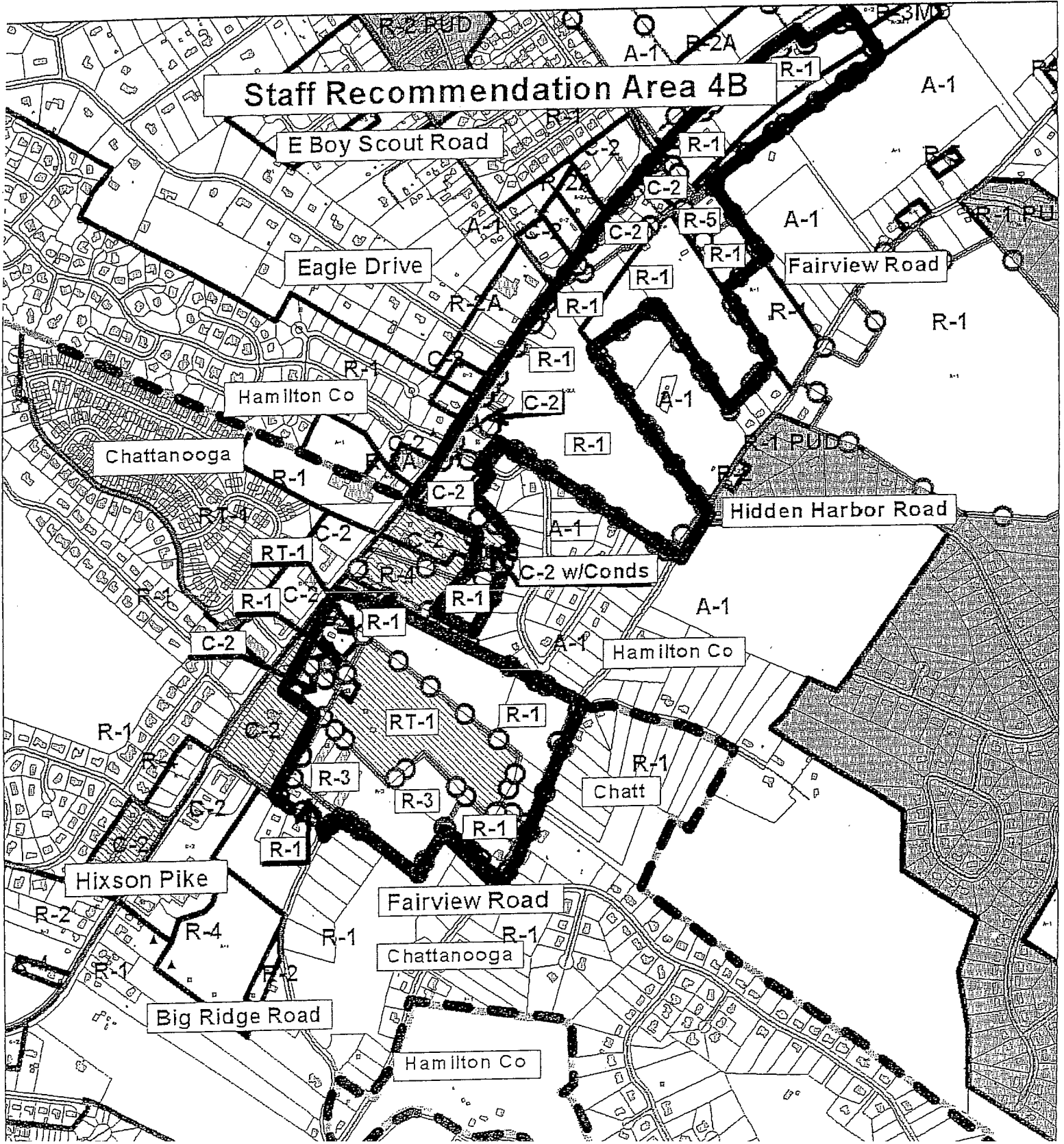
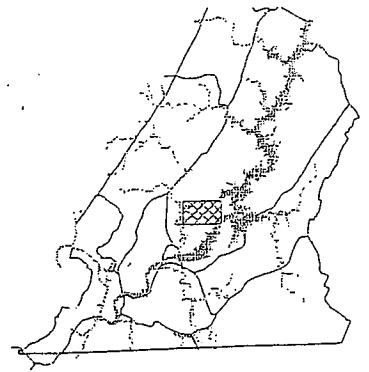
1 in. = 800.0 feet



CHATTANOOGA  
CASE NO.: 2010-0039  
PC MEETING DATE 4/12/2010  
Zoning Plan



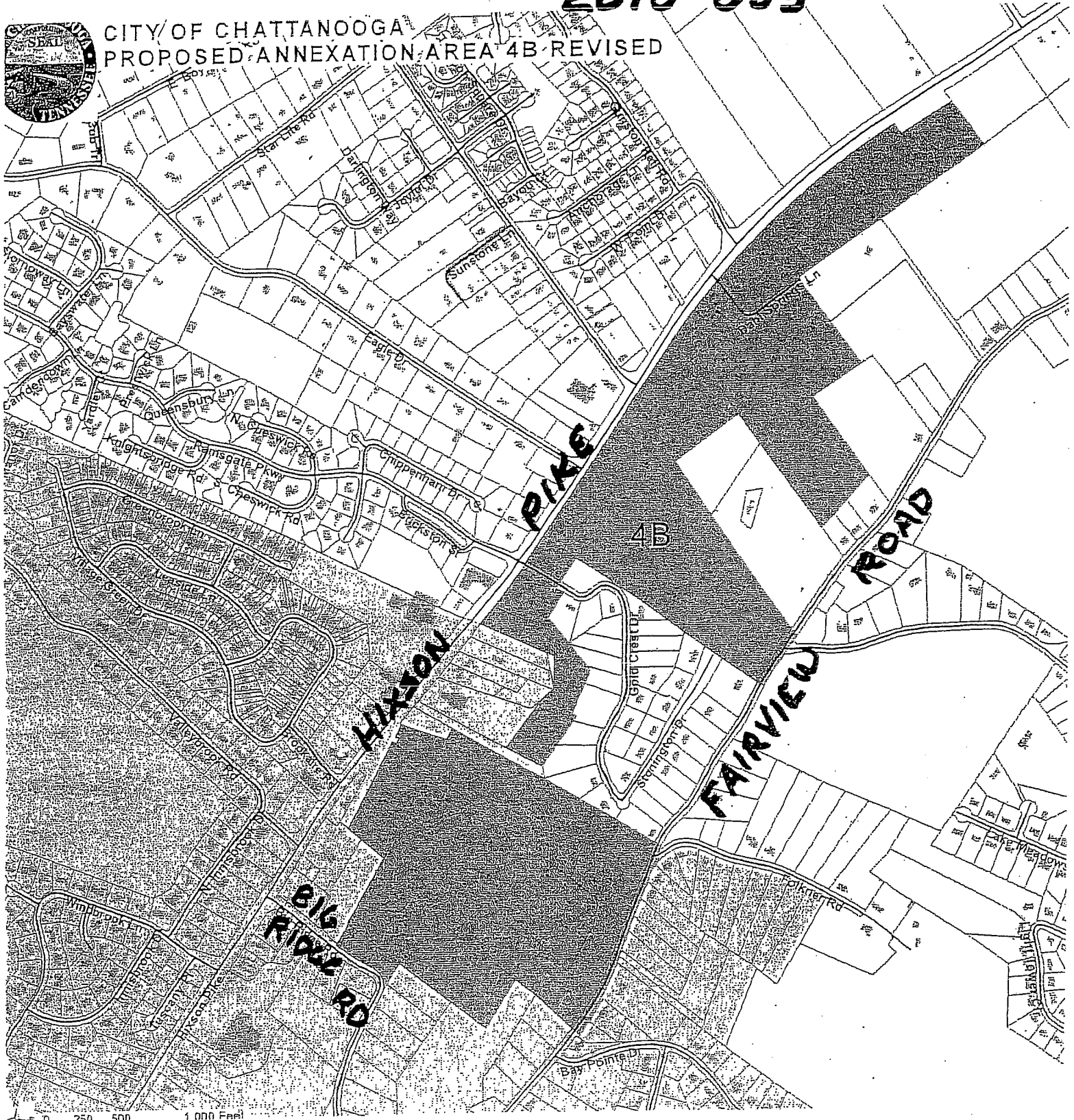
1 in. = 900.0 feet



**2010-039**



**CITY OF CHATTANOOGA  
PROPOSED ANNEXATION AREA 4B REVISED**



0 250 500 1 000 Feet