

1ST READING 9-11-12  
2ND READING 9-18-12

2012-096  
Twin Brook Investments  
District No. 3  
Planning Version

ORDINANCE NO. 12645

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5414 HIXSON PIKE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL 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 at 5414 Hixson Pike, more particularly described herein:

All parts of Lots 40 and 41, Map of Long Hixson Subdivision, Plat Book 14, Page 150, ROHC, which are currently zoned R-1 and part of the property described in Deed Book 9269, Page 48, ROHC. Tax Map 100O-D-022 (part).

and as shown on the map and drawing attached hereto and made a part hereof by reference, from R-1 Residential Zone to C-2 Convenience Commercial Zone.

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

- 1) Restricting dumpster activity to the hours between 6:00 a.m. to 6:00 p.m.; and
- 2) Type C screening provided along the interior of the property line abutting Longview Drive.

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, 2012.

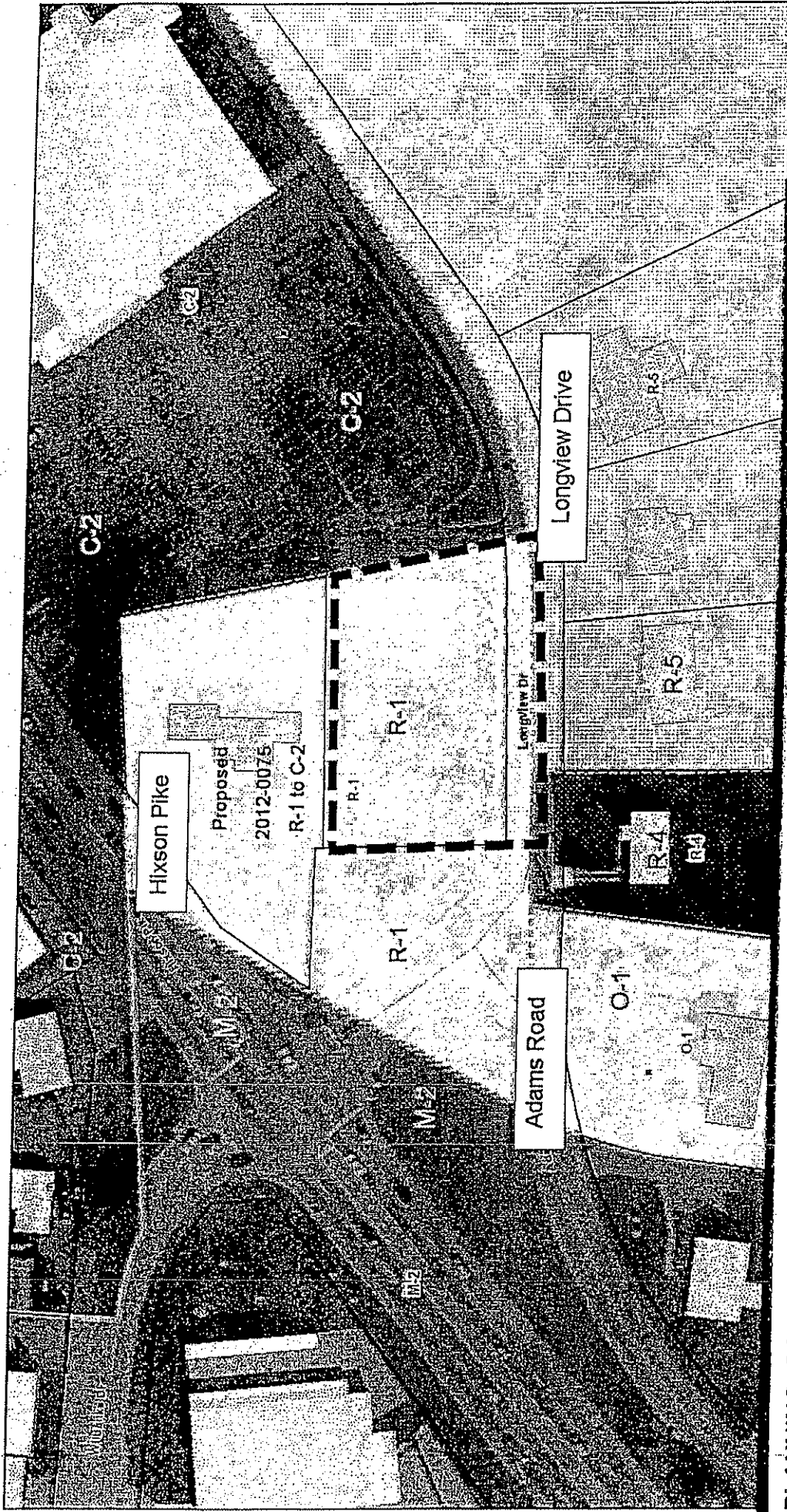
*Sam Ladd*  
CHAIRPERSON

APPROVED:   X   DISAPPROVED:       

DATE:   9/19  , 2012.

*[Signature]*  
MAYOR

/mms



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2012-096: Approve, subject to conditions listed in the Planning Commission Resolution

2012-0096 R-1 to C-2

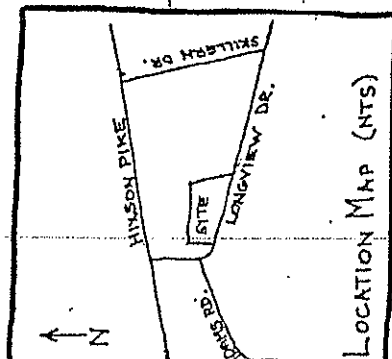


100 ft



Chattanooga Hamilton County Regional Planning Agency

2012-096

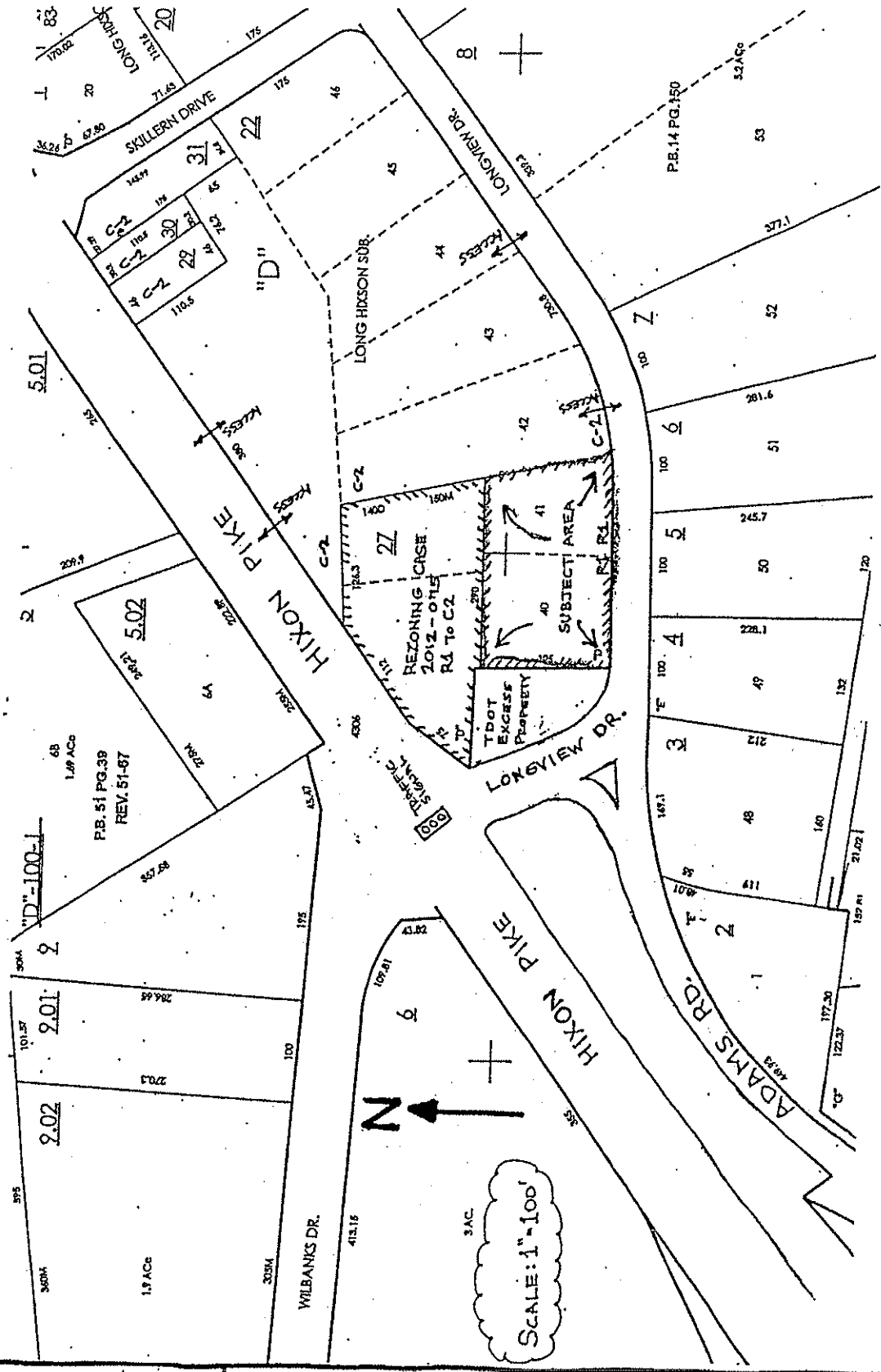


**NOTES**

- A. CURRENT ZONING: R-1
- B. PROPOSED ZONING: C-2
- C. 24,700 SQ. FT. .57 ACRE
- D. PROPOSED AREA TO BE USED FOR FUTURE PLACEMENT OF COMMERCIAL BUILDING AND PARKING
- E. SCALE: 1" = 100'
- F. LEGAL DESCRIPTION: S1/4 HIXSON SUB, HIXSON TR 3743, TAX PARCEL: 10000022, Book 1129, Page 0048

**PROPERTY PLAN**

SCALE: 1" = 100'  
 FOR: MR. BILL RAMSEY  
 TWIN BROOK INVESTMENTS  
 731 PINEVILLE RD.  
 CANTONHOOP, TN 37105  
 PHONE: 423-266-8237  
 CELL: 423-280-9054  
 E-MAIL: BRAMSEY@KOTMAIL.COM  
 PROJECT CONTRACT IS SAME AS ABOVE



2012-096