

2013-006
City of Chattanooga/RPA
District No. 4
Planning Version

ORDINANCE NO. 12718

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED ON AMBERLEY TRAIL, COLONIAL PARKWAY, ELLINGTON WAY, FENCHCROFT LANE, HAVEN CREST DRIVE, IGOU GAP ROAD, KING COURT LANE, MORRIS GLEN COURT, MORRIS HILL ROAD, PEBBLE CREEK ROAD, PINE NEEDLES TRAIL, AND RAY JO CIRCLE, ANNEXATION AREA 11A, FROM TEMPORARY ZONES TO PERMANENT ZONES, AS SET FORTH MORE FULLY HEREIN.

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 pursuant to Section 38-653 so as to rezone properties located Amberley Trail, Colonial Parkway, Ellington Way, Fenchcroft Lane, Haven Crest Drive, Igou Gap Road, King Court Lane, Morris Glen Court, Morris Hill Road, Pebble Creek Road, Pine Needles Trail, and Ray Jo Circle, annexed to the City by Ordinance Nos. 12299 and 12557 and identified as Area 11A, more particularly described herein:

Beginning in the current city limit boundary on Morris Hill Road in the northwest corner of property now or formerly owned by Steven Burroughs (159D-B-023); thence proceeding southeasterly a distance of 425 feet, more or less, to the northwest corner of property now or formerly owned by Braithe Krause (159D-B019.01); thence proceeding southeasterly a distance of 770 feet, more or less, to the northwest corner of property now or formerly owned by Jerry and Carolyn Holsomback (159D-C-019); thence proceeding southwardly a distance of 2,980 feet, more or less, along the eastern boundary of said Holsomback property to the northeast corner of property now or formerly owned by Jerry and

Carolyn Holsomback (159D-C-019.01); thence proceeding southwardly a distance of 612 feet, more or less, to the east corner of property now or formerly owned by Jerry and Carolyn Holsomback (159D-C-019); thence proceeding southwesterly 185 feet, more or less, to a point directly across from the intersection of Igou Gap Road right of way and the south corner of property now or formerly owned by Jerry and Carolyn Holsomback (159D-C-019); thence proceeding northwesterly a distance of 155 feet, more or less, along the southern line of Igou Gap Road right of way to the northeast corner of property now or formerly owned by John and Jill Pratt (159E-A-006); thence proceeding southwesterly a distance of 207 feet, more or less, to the northeast corner of property now or formerly owned by John and Jill Pratt (159E-A-001); thence proceeding southwesterly a distance of 440 feet, more or less, to the northeast corner of property now or formerly owned by John and Jill Pratt (159K-D-021); thence proceeding southwesterly a distance of 500 feet, more or less, to the northeast corner of property now or formerly owned by John and Jill Pratt (159K-D-018); thence proceeding southwesterly a distance of 160 feet, more or less, to the northeast corner of property now or formerly owned by John and Jill Pratt (159K-D-014); thence proceeding southwesterly a distance of 480 feet, more or less, to the northeast corner of Lot 12 now or formerly owned by Arthur and Lisa Quarles (159K-F-026) Ellington Place Subdivision (Plat Book 59, page 207); thence proceeding South 24 degrees West a distance of 970 feet, more or less, at the intersection of Lot 24 now or formerly owned by Derrick and Janet Eaton (159K-F-014) Ellington Place Subdivision and Lot 29 now or formerly owned by David Bevilaqua (159N-C-015.05) Ray Jo Estates Subdivision (Plat Book 31, page 162); thence proceeding South 24 degrees West a distance of 732 feet, more or less, at the intersection of Lot 25 now or formerly owned by Joseph Bevilaqua (159N-C-015.02) Ray Jo Estates Subdivision and the northwest corner of property now or formerly owned by Tennessee American Water Company (159M-A-024.01); thence proceeding eastward a distance of 605 feet, more or less, to the northwest corner of property now or formerly owned by Doyle Chadwick (159M-A-025); thence proceeding southeasterly a distance of 70 feet, more or less, to the northwest corner of property now or formerly owned by Fred Edgmon (159M-B-001); thence proceeding southwesterly a distance of 732 feet, more or less, to the intersection of the northeast corner of property now or formerly owned by Fred Edgmon (159M-B-001) and the Banks Road right of way; thence proceeding southwesterly a distance of 300 feet, more or less, along the western line of the Banks Road right of way to the intersection of East Brainerd Road and the southern corner of property now or formerly owned by Fred Edgmon (159M-B-001);

thence proceeding southwesterly a distance of 3,000 feet, more or less, along the right of way of East Brainerd Road including the whole right of way to the intersection of the southeastern corner of property now or formerly owned by John and Shelia Harvey (171 C-B-005) and the current City of Chattanooga boundary; thence proceeding northwardly a distance of 365 feet, more or less, along the current City of Chattanooga boundary to the southwest corner of property now or formerly owned by Floyd & Martha Ratliff (171C-B-004); thence proceeding northeasterly a distance of 70 feet, more or less, along the current City of Chattanooga boundary to the west corner of property now or formerly owned by Lester & Elizabeth Sandidge (171C-B-003.02); thence proceeding northwardly a distance of 360 feet, more or less, along the current City of Chattanooga boundary to the northeast corner of property now or formerly owned by James Million (171 C-B-017); thence proceeding southwesterly a distance of 930 feet, more or less, along the current City of Chattanooga boundary to the southeast corner of property now or formerly owned by John and Janice Gray (171C-B-010); thence proceeding westerly a distance of 500 feet, more or less, along the current City of Chattanooga boundary to the intersection of the southwest corner of property now or formerly owned by John and Janice Gray (171C-B-010) and the Morris Hill Road right of way; thence proceeding Northeasterly a distance of 2,170 feet, more or less, to the northeast corner of property now or formerly owned by William and Marcia Casteel (159N-C-002); thence proceeding southeasterly 1,275 feet, more or less, along the current City of Chattanooga boundary to the northwest corner of Lot 35 now or formerly owned by Harley and Clara Caylor (159M-B-005) Ryall Springs Subdivision (Plat Book 8, page 31); thence proceeding northeasterly a distance of 975 feet, more or less, along the current City of Chattanooga boundary to the intersection of west corner of property now or formerly owned by Doyal Chadwick (159M-A-025) and the southeast corner of property now or formerly owned by Tennessee American Water Company (159M-A-024.01); thence proceeding westerly a distance of 1,680 feet, more or less, along the current City of Chattanooga boundary to the southwest corner of said Lot 1 now or formerly owned by Gary and Brenda Matlock (I 59N-C-006) Ray Jo Estates Subdivision Unit One (Plat Book 25, Page 11); thence proceeding northeasterly a distance of 6,740 feet, more or less, along the eastern line of Morris Hill Road right of way to the point of beginning, Included in this annexation are all tax parcels listed below and road right of ways as shown on the accompanying attached map for Annexation Zone 11A.

and as shown on the maps attached hereto and made a part hereof by reference to establish

permanent zones for the parcels in said area.

SECTION 2. BE IT FURTHER ORDAINED, That Tax Map Nos. 159M-B-001.03, 159M-B-002, 159M-B-002.01, 159M-B-003, and 159M-B-010 are hereby permanently rezoned from temporary C-2 Convenience Commercial Zone to C-2 Convenience Commercial Zone.

SECTION 3. BE IT FURTHER ORDAINED, That Tax Map No. 159M-B-001 is hereby permanently rezoned from temporary C-2 Convenience Commercial Zone and R-1 Residential Zone to C-2 Convenience Commercial Zone and R-1 Residential Zone, following existing zoning boundary lines.

SECTION 4. BE IT FURTHER ORDAINED, That Tax Map Nos. 171C-B-002, 171C-B-002.02, 171C-B-002.03, 171C-B-003 and 171C-B-003.01 are hereby permanently rezoned from temporary C-5 Neighborhood Commercial Zone to C-5 Neighborhood Commercial Zone, subject to only two ingress/egress point from East Brainerd Road, following existing zoning boundary lines.

SECTION 5. BE IT FURTHER ORDAINED, That Tax Map No. 171C-B-003.02 hereby permanently rezoned from temporary C-5 Neighborhood Commercial Zone and R-2 Residential Zone to C-5 Neighborhood Commercial Zone and R-2 Residential Zone, subject to only two ingress/egress point from East Brainerd Road, following existing zoning boundary lines.

SECTION 6. BE IT FURTHER ORDAINED, That Tax Map Nos. 159D-A-001 thru 159D-A-015, 159D-B-001 thru 159D-B-018, and 159D-B-020 thru 159D-B-023, 159D-C-019 and 159D-C-019.01, 159E-A-002 thru 159E-A-004, 159F-C-001 thru 004, 159K-D-010 thru 159K-D-012, 159K-D-013.01, 159K-D-013.02, 159K-D-014, 159K-D-016, 159K-D-017 thru 159K-D-017.05, 159K-D-019 thru 159K-D-019.02, 159K-E-001 thru 159K-E-007, 159K-F-001 thru 159K-F-030, 159M-A-024.01 and 159M-A-025, 159N-C-001 thru 159N-C-004.02, 171C-

B-014 thru 171C-B-014.02, 171C-B-017 thru 171C-B-021.01, 171C-B-023 and 171C-B-023.01 are hereby permanently rezoned from temporary R-1 Residential Zone to R-1 Residential Zone.

SECTION 7. BE IT FURTHER ORDAINED, That Tax Map No. 159M-B-001.04 is hereby permanently rezoned from temporary R-1 Residential Zone, R-2 Residential Zone, and C-2 Convenience Commercial Zone to R-1 Residential Zone.

SECTION 8. BE IT FURTHER ORDAINED, That Tax Map Nos. 159D-B-019.01 thru 159D-B-019.19, 159E-A-001, 159E-D-001 thru 159E-D-039, 159K-C-001 thru 159K-C-014, 159K-D-001 thru 159K-D-009, 159K-D-018, 159K-D-020, 159K-D-021, 159N-C-006 thru 159N-C-021 are hereby permanently rezoned from temporary R-2 Residential Zone to R-1 Residential Zone.

SECTION 9. BE IT FURTHER ORDAINED, That Tax Map Nos. 171C-B-010 thru 171C-B-013 and 171C-B-016 are hereby permanently rezoned from temporary R-1 Residential Zone and R-2 Residential Zone to R-1 Residential Zone and R-2 Residential Zone, following existing zoning boundary lines.

SECTION 10. BE IT FURTHER ORDAINED, That Tax Map Nos. 159M-B-004 thru 159M-B-009, and 171C-B-001 are hereby permanently rezoned from temporary R-1 Residential Zone and R-2 Residential Zone to R-2 Residential Zone.

SECTION 11. BE IT FURTHER ORDAINED, That Tax Map Nos. 171C-B-002.01, 171C-B-002.04, 171C-B-004, 171C-B-005, 171C-B-021.02, and 171C-B-022 are hereby permanently rezoned from temporary R-2 Residential Zone to R-2 Residential Zone.

SECTION 12. BE IT FURTHER ORDAINED, That Tax Map Nos. 159E-A-005, 159E-A-005.01, and 159E-A-006 are hereby permanently rezoned from temporary R-5 Residential Zone to R-5 Residential Zone.

SECTION 13. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

(2) weeks from and after its passage.

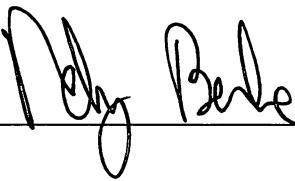
Passed on second and final reading: April 23, 2013



CHAIRPERSON

APPROVED: X DISAPPROVED: _____

April 23, 2013



MAYOR

/mms



2013-006 Annexation Area 11-A Rezoning from Temporary to Permanent Zones



1,700 ft

PERMANENT ZONING MAP



Chattanooga Hamilton County Regional Planning Agency



2013-006 Annexation Area 11-A Rezoning from Temporary to Permanent Zones

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-006: Approve



1,700 ft



Chattanooga Hamilton County Regional Planning Agency

