

**First Reading: December 5, 2023**  
**Second Reading: December 12, 2023**

ORDINANCE NO. 14066

AN ORDINANCE DEANNEXING LOT 34A ADJACENT TO THE CURRENT CITY LIMITS WHICH IS LOCATED AT 7902 HOLLY HILLS DRIVE, TAX MAP NO. 149F-D-005, OWNER-GUY CHERWONUK (PACES FERRY BUILDERS), WITHIN THE CITY OF CHATTANOOGA, IN HAMILTON COUNTY, TENNESSEE.

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WHEREAS, on September 4, 2001, the Chattanooga City Council adopted Ordinance No. 11174 on second and final reading which annexed certain territory, including certain property being an area of Hamilton County, Tennessee; and

WHEREAS, one resident residing at 7902 Holly Hills Drive has filed a petition with the Chattanooga City Attorney's Office on October 16, 2023, requesting Lot 34A to be deannexed, which is attached as **Exhibit "A"**; and

WHEREAS, a public hearing was held on November 28, 2023, and was duly advertised by the Council Clerk on November 12, 2023; and

WHEREAS, the City departments, the Mayor's Office, and the City Attorney's Office have reviewed the fire and roadway maintenance issues of providing services to areas outside of Hamilton County and after considering the petition request, it is recommending deannexation of Lot 34A adjacent to 7902 Holly Hills Drive (Tax Map No. 149F-D-005), as shown on the attached maps, attached hereto as **Exhibit "B"**;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, as follows:

SECTION 1. Pursuant to the authority conferred by T.C.A. §§ 6-51-201 through 6-51-204, the territory originally annexed by the City of Chattanooga within Ordinance No. 11174 shall be contracted by this Ordinance to deannex the following territory set forth in the maps which are attached hereto as **Exhibit “B”** and including the following specific tax parcel and owner referenced in the tax records of Hamilton County, Tennessee:

<u>Parcel #</u>	<u>Owner Name</u>
149F-D-005	Guy Cherwonuk (Paces Ferry Builders)

SECTION 2. That this Ordinance shall become operative seventy-five (75) days from and after its passage, pursuant to T.C.A. §6-51-201, unless a petition objecting to deannexation signed by ten percent (10%) of the registered voters residing within the area proposed to be deannexed is filed with the Clerk of the City Council within seventy-five (75) days following the final reading of this Ordinance. If such a petition is filed, a referendum shall be held at the next general election to ascertain the will of the voters residing in the area which the City proposes to deannex. The ballot shall provide a place where voters may vote for or against deannexation by the City of Chattanooga. If a majority of those voting in the referendum fail to vote for the deannexation, the contraction ordinance shall be void and the matter may not be considered again for two (2) years. If a majority vote for deannexation, the ordinance shall become effective upon certification of the result of the referendum.

SECTION 3. That this Ordinance shall be effective two weeks from and after its passage, as distinguished from becoming operative, as provided by law.

Passed on second and final reading: December 12, 2023

  
\_\_\_\_\_  
CHAIRPERSON

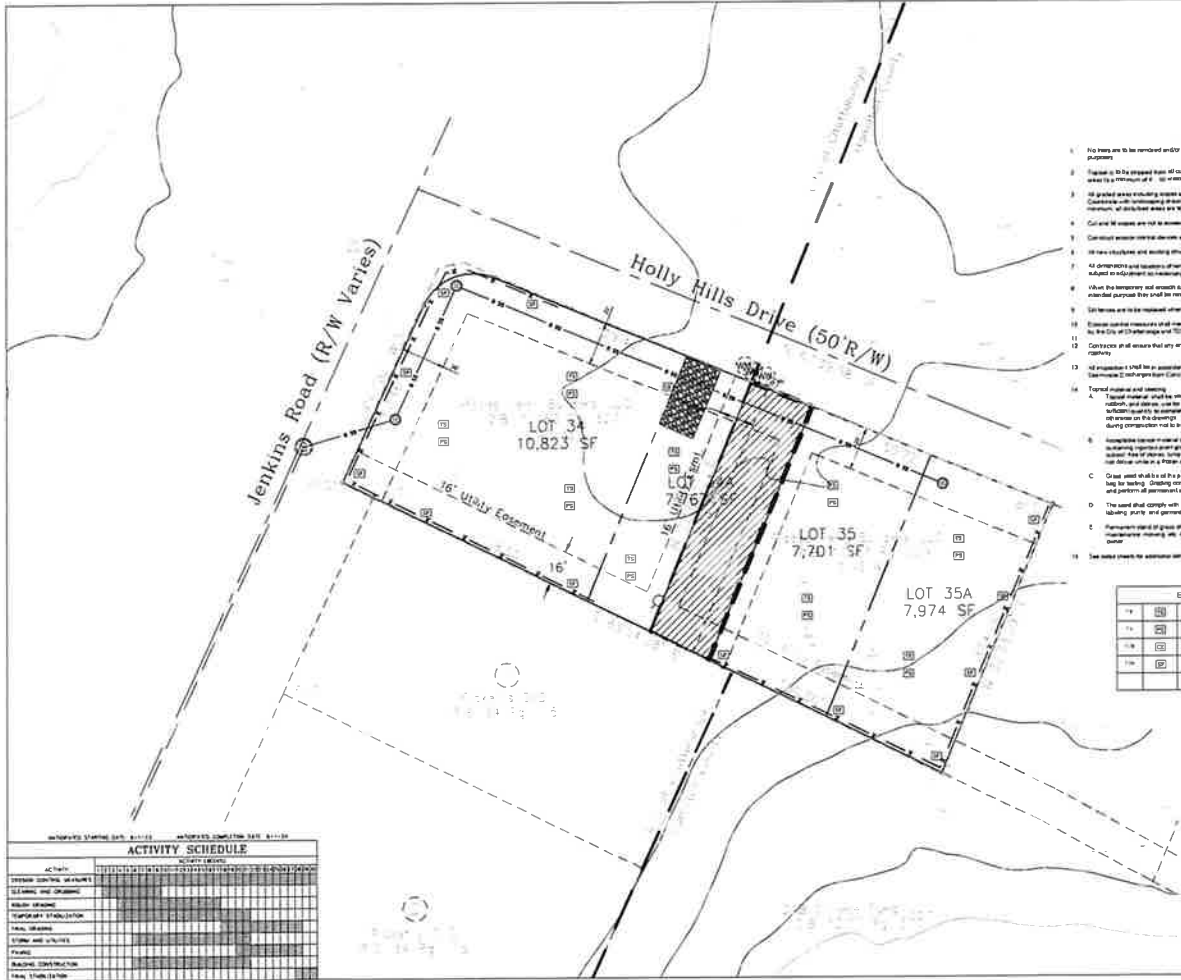
APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

PAN/mem







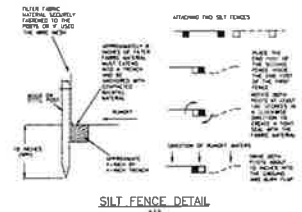
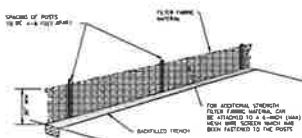
- Erosion Control Rules
- No trees are to be removed and/or vegetation disturbed except as necessary for grading purposes.
  - Grass to be exposed from all cut and fill areas, whether or not disturbed in all grades areas by a minimum of 2" of seed and soil by building or during the entire project.
  - All graded areas including slopes are to be seeded with 14 lbs/1000 sq ft of approved grass seed with mulch and fertilizer in place at the time of permanent ground cover to the extent the minimum, all disturbed areas are to be seeded and mulched.
  - Cut and fill slopes are not to exceed 3:1 unless otherwise noted.
  - Control erosion control devices on stream or where designed by the engineer.
  - All new structures and existing structures shall have all sediment control prior to construction.
  - All dimensions and locations of temporary cut and fill areas and water pollution control devices shall be subject to adjustment as necessary in the field.
  - When the temporary cut and fill or water pollution control devices are no longer required for the intended purpose they shall be removed.
  - Site fences are to be removed after construction is significantly reduced or is complete.
  - Erosion control measures shall include, but not be limited to, mulch, straw, straw and geotextiles, etc. by the City of Chattanooga and TDEC.
  - Contractor shall ensure that any erosion control measures do not obstruct water to enter any culvert.
  - All construction shall be in accordance with Tennessee State Permit No. T0110200, Section 2 (Chattanooga Construction System) Section 2.1.9.
  - Typical practices and materials:
    - Topsoil material shall be used for use in fresh grading. After stripping out all plant growth, topsoil shall be used for use in fresh grading to restore a site. Unimproved topsoil shall be used for use in construction work. Topsoil shall be used for use in construction work. Topsoil shall be used for use in construction work. Topsoil shall be used for use in construction work.
    - Impervious surface material shall be used for all structural walls, agricultural use, etc. for use in construction work. Impervious surface material shall be used for use in construction work. Impervious surface material shall be used for use in construction work. Impervious surface material shall be used for use in construction work.
    - Grass seed shall be of a proven variety and the date of sowing shall be noted on each bag for seeding. Seeding contractors shall have a certified landscape contractor to seed and perform all permanent seeding.
    - The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity and germination.
    - Permanent seed of grass shall be at least 20 lbs/1000 sq ft of seed quantity. All permanent seeding shall be performed by the contractor with appropriate equipment.
  - See notes sheets for additional details on erosion and sediment control.

EROSION CONTROL LEGEND	
[Symbol]	PROPOSED 10' R/W
[Symbol]	EXISTING 10' R/W
[Symbol]	EXISTING 50' R/W
[Symbol]	EXISTING 100' R/W
[Symbol]	EXISTING 150' R/W
[Symbol]	EXISTING 200' R/W
[Symbol]	EXISTING 250' R/W
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[Symbol]	EXISTING 350' R/W
[Symbol]	EXISTING 400' R/W
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[Symbol]	EXISTING 700' R/W
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Total Disturbed Area = 8.75 ACRES

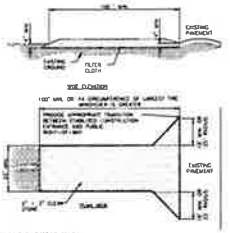


ACTIVITY SCHEDULE	
ACTIVITY	COMPLETION DATE
Site Preparation	08/15/2023
Grading and Drains	08/20/2023
Foundation	09/05/2023
Foundation	09/10/2023
Foundation	09/15/2023
Foundation	09/20/2023
Foundation	09/25/2023
Foundation	10/01/2023
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SILT FENCE DETAIL  
4/18

1



- CONSTRUCTION INSTRUCTIONS
1. STAKE - USE STAKE SPACING (1 - 3 inch STAKE)
  2. TRENCH - AS SHOWN, BUT NOT LESS THAN 10" DEEP
  3. FILTER FABRIC - USE 16" WIDE FILTER FABRIC WITH 1/2" HOLES
  4. ATTACHMENT - ATTACH FILTER FABRIC TO STAKE WITH 1/2" HOLES
  5. BACKFILL - BACKFILL WITH SOIL OR SAND TO 1/2" ABOVE TOP OF TRENCH
  6. REMOVAL - REMOVE FILTER FABRIC AT A LATER DATE
  7. REPAIR - REPAIR ANY DAMAGE TO FILTER FABRIC
  8. MAINTENANCE - MAINTAIN FILTER FABRIC IN GOOD CONDITION
  9. DISPOSAL - DISPOSAL OF FILTER FABRIC IN ACCORDANCE WITH LOCAL REGULATIONS
  10. STORAGE - STORE FILTER FABRIC IN A DRY PLACE
  11. TRANSPORT - TRANSPORT FILTER FABRIC IN A SAFE MANNER
  12. INSTALLATION - INSTALL FILTER FABRIC IN ACCORDANCE WITH THESE INSTRUCTIONS

CONSTRUCTION DETAIL  
4/18

2



**MILLER MCCOY, INC.**  
CORPORATE OFFICE  
1000 W. 10TH STREET  
MILWAUKEE, WI 53233  
TEL: 414.224.1100  
FAX: 414.224.1101  
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GRUY CHERNOVIC  
PAVING & CONSTRUCTION  
44 MILTON AVE  
ALPHARETTA, GA

17011Y HILLS 9 LOTS  
HOLLY HILLS DR.  
CHATTANOOGA, TN

NO.	REVISION
1	
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**DETAILS**

DATE: 11/23  
DRAWN BY: JCE  
DESIGNED BY: JNSM  
PROJECT NO.: 13002  
SHEET NUMBER  
**C-4**