

**First Reading: July 9, 2024**  
**Second Reading: July 16, 2024**

2024-0094  
Hixson Apartments LLC  
District No. 3  
Planning Version

ORDINANCE NO. 14128

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION NOS. 2 THRU 4 AND TO AMEND CONDITION NO. 1 FROM ORDINANCE NO. 9135 OF PREVIOUS CASE NO. 1989-0046 FOR PROPERTY LOCATED AT 5431 HIXSON PIKE, SUBJECT TO CERTAIN CONDITIONS.

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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 lift Condition Nos. 2 thru 4 and to amend Condition No. 1 from Ordinance No. 9135 of previous Case No. 1989-0046 for property located at 5431 Hixson Pike, more particularly described herein:

Part of Lot 1, Corrective Plat of the Green Thumb Subdivision, Plat Book 47, Page 284, ROHC, beginning at its northwest corner, thence northeast 178.29 feet to its northeast corner, thence 156 feet along the east line of said lot to a point, thence southwest some 173.56 feet to a point in the west line of said lot, thence northwest 165 feet along said west line to its northwest corner being the point of beginning and being part of the property described as Tract 2 in Deed Book 12994, Page 368, ROHC. Tax Map Number 100J-D-004 (part).

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

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be approved to lift Condition Nos. 2 thru 4 and to amend Condition No. 1 to read as follows:

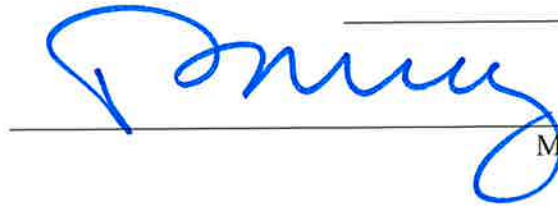
- 1) Drive-thru's, warehousing and wholesaling, auto-oriented uses, hospitals, and adult-oriented establishments shall be prohibited.

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: July 16, 2024

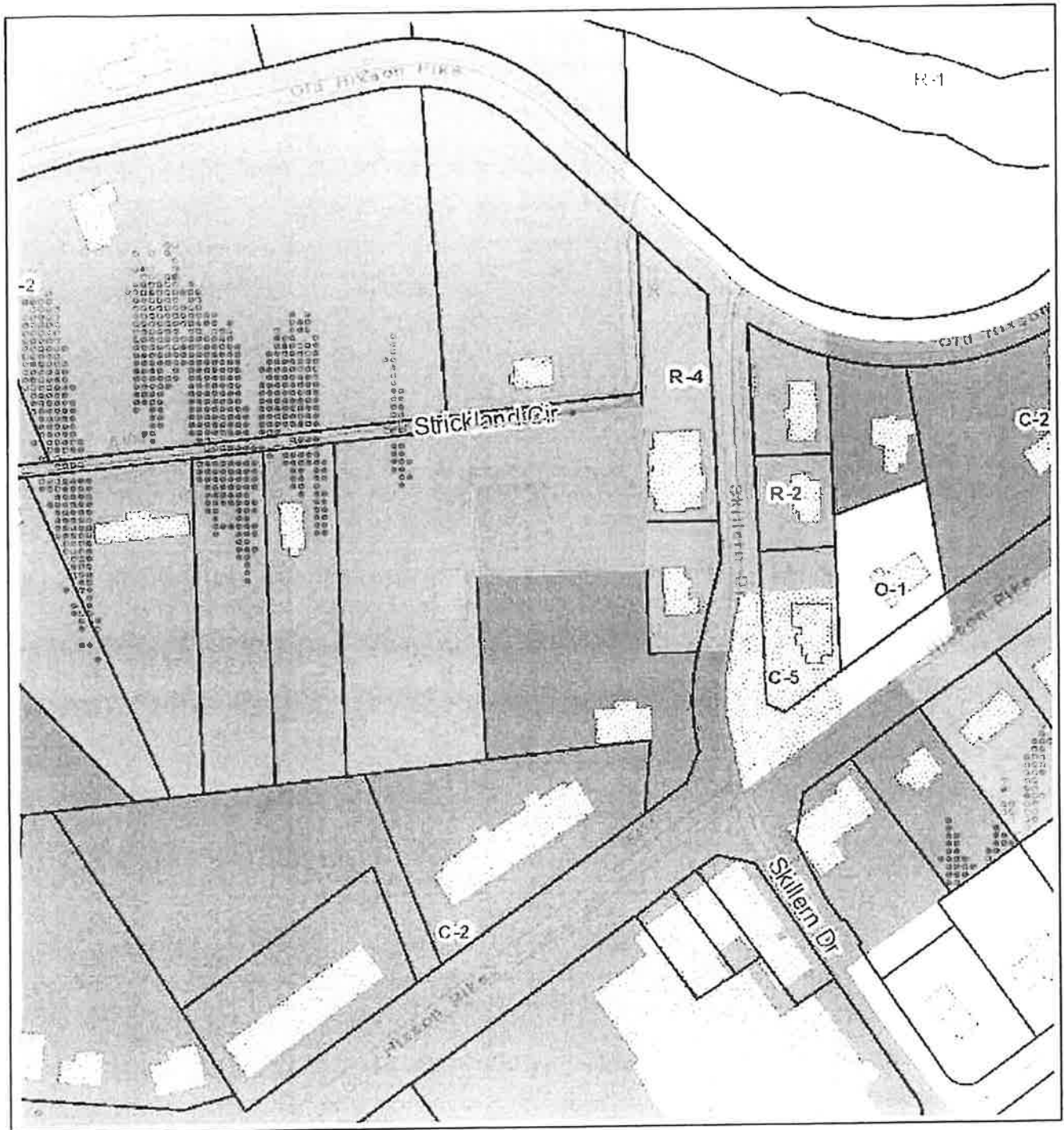
  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

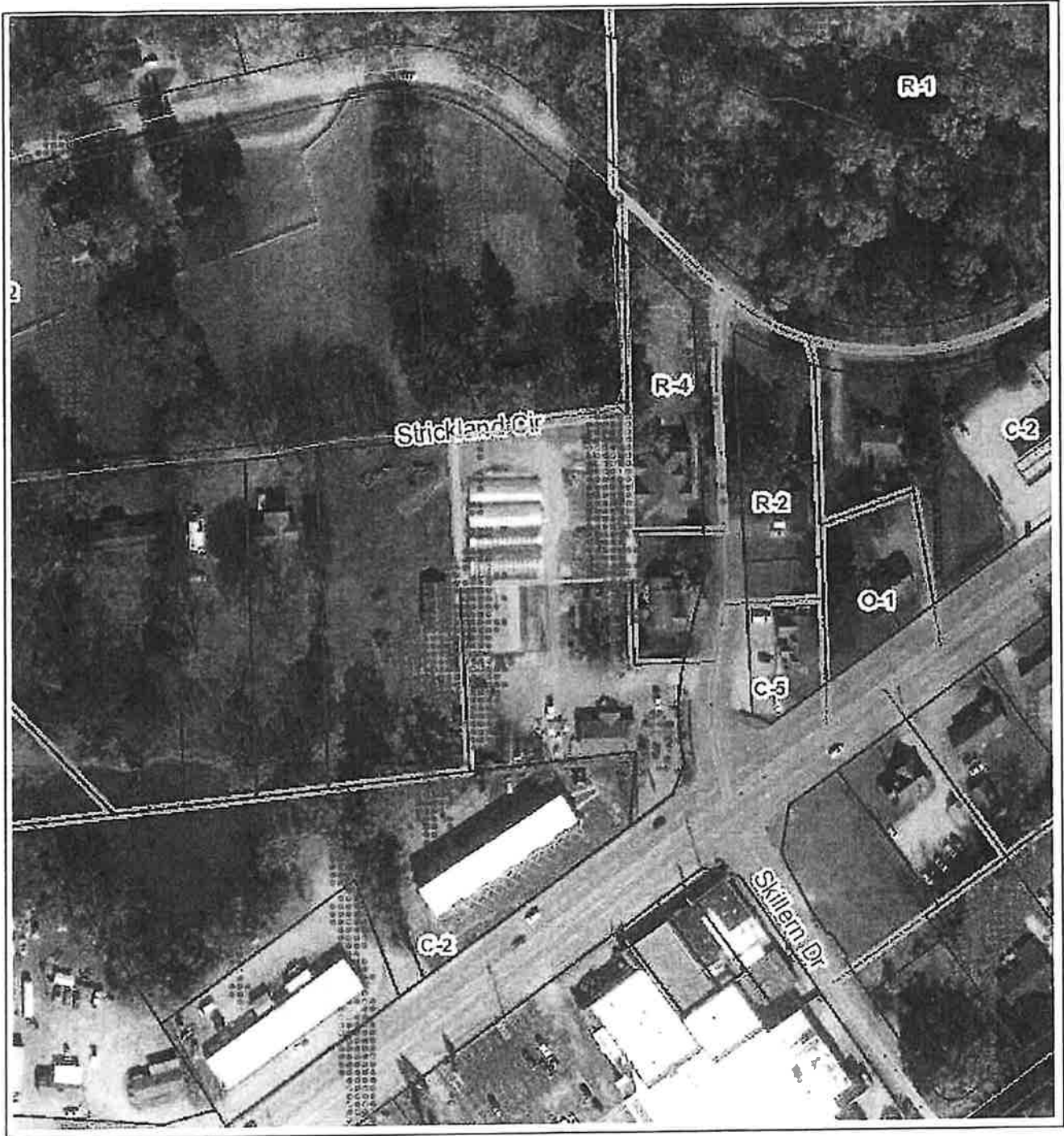
  
\_\_\_\_\_  
MAYOR

/mem

# 2024-0094 Lift Conditions



# 2024-0094 Lift Conditions



**MAP ENGINEERS**  
L.L.C.  
2227 W. STATE ST. SUITE 200  
MEMPHIS, TN 38117  
TEL: 901.522.1234  
WWW.MAPENGINEERS.COM

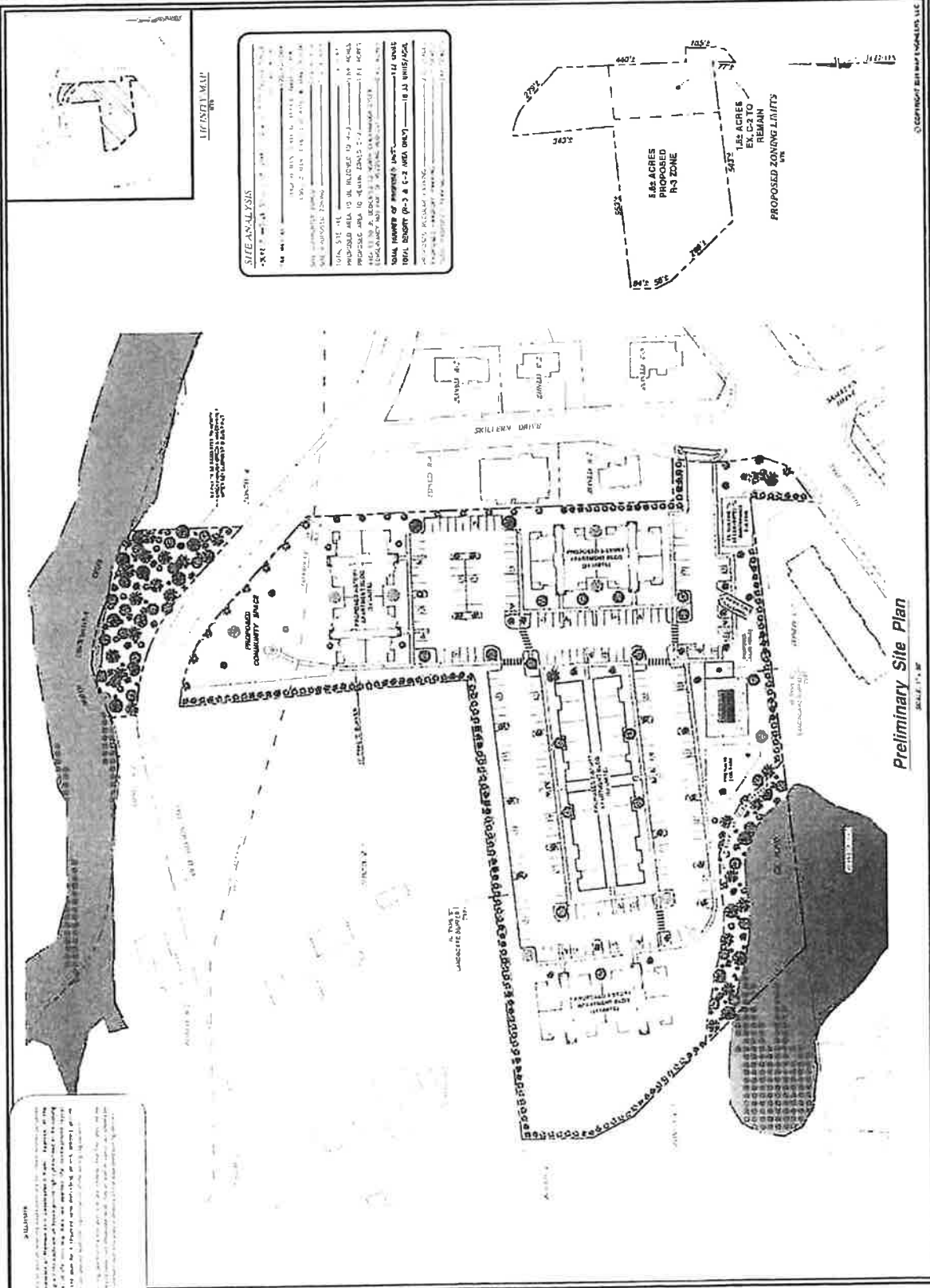
**Strickland Circle Apartments**  
FOR  
**HIXSON APARTMENTS, LLC**  
298 ACCORN OAKS CIRCLE  
CHATTANOOGA, TN 37405

**PRELIMINARY SITE PLAN**

**REVISIONS**

NO.	DATE	DESCRIPTION

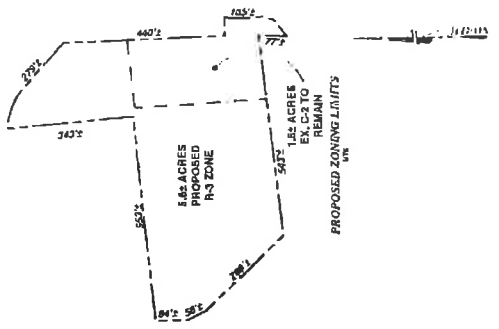
DATE: 08/14/14  
DRAWN BY: JRM  
CHECKED BY: JRM  
SCALE: 1" = 30'



**SITE ANALYSIS**

PROJECT: HIXSON APARTMENTS, LLC  
 298 ACCORN OAKS CIRCLE, CHATTANOOGA, TN 37405  
 DATE: 08/14/14  
 DRAWN BY: JRM  
 CHECKED BY: JRM

**TOTAL AREA:** 1.45 ACRES  
**TOTAL BUILDING FOOTPRINT:** 171,000 SQ. FT.  
**TOTAL GARAGE:** 100,000 SQ. FT.  
**TOTAL PARKING:** 100 SPACES  
**TOTAL LANDSCAPING:** 10,000 SQ. FT.



**NOTES:**

1. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE CITY OF CHATTANOOGA.
2. THE EXISTING UTILITIES AND STRUCTURES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
3. THE PROPOSED BUILDING FOOTPRINT AND PARKING ARE SUBJECT TO THE CITY OF CHATTANOOGA ZONING ORDINANCES.
4. THE LANDSCAPING IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE CITY OF CHATTANOOGA.
5. THE SITE PLAN IS SUBJECT TO THE CITY OF CHATTANOOGA ZONING ORDINANCES AND THE CITY ENGINEER'S REVIEW.

Preliminary Site Plan  
SCALE: 1" = 30'