

First Reading: _____
Second Reading: _____

2014-003
City of Chattanooga/
Regional Planning Agency
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES GENERALLY LOCATED ON THIRTY-NINE (39) STREETS BETWEEN THE 6600 TO 7000 BLOCKS OF MIDDLE VALLEY ROAD AND THE 6500 TO 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-5 RESIDENTIAL ZONE AND C-2 CONVENIENCE COMMERCIAL ZONE TO ZONING PLAN FOR PERMANENT ZONES R-1 RESIDENTIAL ZONE, RT-1 RESIDENTIAL TOWNHOUSE ZONE, R-2 RESIDENTIAL ZONE, R-5 RESIDENTIAL ZONE AND C-2 CONVENIENCE COMMERCIAL ZONE FOR ANNEXED "AREA 4A" IN ORDINANCE NOS. 12292 AND 12596.

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 properties generally located on thirty-nine (39) streets between the 6600 to 7000 blocks of Middle Valley Road and the 6500 to 7000 blocks of Hixson Pike, more particularly described herein:

Beginning at a point in the present city limit boundary on the eastern side of Hixson Pike and directly across the road from the southeast corner of property now or formerly owned by Burks United Methodist Church (092P-F-002); thence proceeding northwesterly a distance of 5,300 feet, more or less, along the current City of Chattanooga boundary to Middle Valley Road and the southwestern corner of property now or formerly owned by David Lewis (091-061.01); thence proceeding northeasterly a distance of 4,300 feet, more or less, along the eastern line of Middle Valley Road to the

northeastern corner of property now or formerly owned by The Pantry Incorporated Tax Department (091-057); thence proceeding southeasterly a distance of 710 feet, more or less, to northwest corner of property now or formerly owned by Laurel Cove Home Association (092-008.01); thence proceeding southeasterly 1,476 feet, more or less, to the northeast corner of property now or formerly owned by Laurel Cove Home Association (092-008.01); thence proceeding southwesterly a distance of 355 feet, more or less, to the northern corner of property now or formerly owned by Richard Agnew (092-013.05); thence proceeding southward a distance of 435 feet, more or less, to the northwest corner of property now or formerly owned by Mary St Clair-Warner (092-013.03); thence proceeding southeasterly a distance of 190 feet, more or less, to the northern corner of property now or formerly owned by Mary St Clair- Warner (092-013.04); thence proceeding southeasterly a distance of 635 feet, more or less, to the northwest corner of property now or formerly owned by Wanda and James Weems (092-015); thence proceeding northeasterly a distance of 1,120 feet, more or less, to the west corner of property now or formerly owned by Randy Rawlston (092-057); thence proceeding northeasterly a distance of 943 feet, more or less, to the northwest corner of property now or formerly owned by Wanda and James Weems (092-060); thence proceeding north-easterly a distance of 384 feet, more or less, to the southwest corner of property now or formerly owned by William and Marty Hixson (092-062); thence proceeding a distance of 3,755 feet, more or less, following the property line of William and Marty Hixson (092-062) to the intersection of the northeast corner of property now or formerly owned by William and Marty Hixson (092-062) and the Hixson Pike right of way; thence proceeding southwesterly a distance of 4,495 feet, more or less, along the Hixson Pike right of way including the whole right of way to the beginning. References to parcel numbers in parenthesis above are based upon official Geographic Information System maps maintained by the Hamilton County GIS Department. All of this property lies within the Urban Growth Boundary of the City of Chattanooga as provided in the Master Interlocal Agreement between municipalities within Hamilton County effective May 23, 2001.

Permanent zones are as follows on tax parcels listed below and as shown on the attached map for Annexation Area 4A.

To be rezoned from C-2 Convenience Commercial Zone to permanent C-2 Convenience Commercial Zone: Tax Maps 091L-A-001.01, 001.02, 091L-B-001, 091L-B-001.01, 091L-B-001.02, 092-029, 092-054, 092-054.01, 092-054.02, 092-056.01, 092P-A-020, and 092P-F-005.

To be rezoned from temporary C-2 Convenience Commercial Zone with conditions to permanent C-2 Convenience Commercial Zone with conditions: Tax Maps 091L-A-001 subject to the condition of a sight-obscuring screen along the east line and dedication of right-of-way as required by County Engineer. Tax Map 092P-F-005.01 subject to the following five conditions: 1) Office-retail

complex only (no warehouse, manufacture, etc.); 2) building must be decorative masonry block; 3) roof must have dimensional residential shingle; 4) no signs above 10 feet in height, and, 5) and landscape buffer must be maintained on rear property line.

To be rezoned from temporary R-1 Residential Zone to permanent R-1 Residential Zone:

Tax Maps

091L-A-001.01	091L-B-004	091L-C-036
091L-A-001.02	091L-B-005	091L-C-037
091L-B-001	091L-B-006	091L-C-038
091L-B-001.01	091L-B-007	091L-C-039
091L-B-001.02	091L-B-008	091L-C-040
092-029	091L-C-003	091L-C-041
092-054	091L-C-004	091L-C-042
092-054.01	091L-C-005	091L-C-043
092-054.02	091L-C-006	091L-C-044
092-056.01	091L-C-007	091L-C-045
092P-A-020	091L-C-008	091L-C-046
092P-F-005	091L-C-009	091L-C-047
091L-A-001	091L-C-010	091L-C-048
092P-F-005.01	091L-C-011	091L-C-049
091-057	091L-C-012	091L-C-050
091-059	091L-C-013	091L-C-051
091-059.01	091L-C-014	091L-C-052
091-088	091L-C-015	091L-C-053
091-089	091L-C-016	091L-C-054
091-090	091L-C-017	091L-C-055
091-099	091L-C-018	091L-C-056
091-099.01	091L-C-019	091L-C-058
091L-A-002	091L-C-020	091L-C-059
091L-A-003	091L-C-021	091L-C-060
091L-A-004	091L-C-022	091L-C-061
091L-A-005	091L-C-023	091L-C-062
091L-A-006	091L-C-024	091L-C-063
091L-A-007	091L-C-025	091L-C-064
091L-A-008	091L-C-026	091L-C-065
091L-A-009	091L-C-027	091L-C-066
091L-A-010	091L-C-028	091L-C-067
091L-A-011	091L-C-029	091L-C-068
091L-A-012	091L-C-030	091L-C-069
091L-A-013	091L-C-031	091L-C-070
091L-A-014	091L-C-032	091L-C-071
091L-A-015	091L-C-033	091L-C-072
091L-B-002	091L-C-034	091L-C-073
091L-B-003	091L-C-035	092-008.01

092-010	092H-B-006	092I-A-017
092-010.01	092H-B-007	092I-A-018
092-011	092H-B-008	092I-A-019
092-012.01	092H-B-009	092I-A-020
092-012.02	092H-B-010	092I-A-021
092-013	092H-B-011	092I-A-023
092-013.01	092H-B-012	092I-B-001
092-013.02	092H-B-013	092I-B-002
092-013.03	092H-B-014	092I-B-003
092-013.04	092H-B-015	092I-B-004
092-013.05	092H-B-016	092I-B-005
092-015	092H-B-017	092I-B-006
092-016	092H-B-022	092I-B-007
092-018.03	092H-B-023	092I-B-008
092-019.01	092H-B-024	092I-B-009
092-021	092H-B-025	092I-B-010
092-022	092H-C-001	092I-B-011
092-023	092H-C-002	092I-B-012
092-024	092H-C-003	092I-B-013
092-025	092H-C-004	092I-B-014
092-025.01	092H-D-001	092I-B-015
092-025.02	092H-D-002	092I-B-016
092-025.03	092H-D-003	092I-B-017
092-025.04	092H-D-004	092I-B-018
092-025.06	092H-D-005	092I-B-019
092-025.07	092H-D-006	092I-E-001
092-025.08	092H-D-007	092I-E-002
092-025.09	092H-D-008	092I-E-003
092-025.11	092H-D-009	092I-E-004
092-026	092H-D-010	092I-E-005
092-027	092I-A-001	092I-E-006
092-057.01	092I-A-002	092I-E-007
092-059.02	092I-A-003	092I-E-008
092H-A-001	092I-A-004	092I-E-009
092H-A-002	092I-A-005	092I-E-010
092H-A-003	092I-A-006	092I-E-011
092H-A-004	092I-A-007	092I-E-012
092H-A-005	092I-A-008	092I-E-013
092H-A-006	092I-A-009	092I-E-014
092H-A-007	092I-A-010	092I-E-015
092H-A-008	092I-A-011	092I-E-016
092H-B-001	092I-A-012	092I-E-017
092H-B-002	092I-A-013	092I-E-018
092H-B-003	092I-A-014	092I-E-019
092H-B-004	092I-A-015	092I-E-020
092H-B-005	092I-A-016	092I-E-021

092I-E-022	092J-A-036	092J-B-020.01
092I-E-023	092J-A-037	092J-B-020.02
092I-E-024	092J-A-038	092J-B-021
092I-E-025	092J-A-039	092J-B-022
092I-E-026	092J-A-040	092J-B-023
092I-E-027	092J-A-041	092J-B-024
092I-E-028	092J-A-042	092J-B-025
092I-E-029	092J-A-043	092J-B-026
092I-E-030	092J-A-044	092J-B-027
092I-E-031	092J-A-045	092J-B-028
092I-E-032	092J-A-046	092J-B-029
092J-A-001	092J-A-047	092P-A-003
092J-A-002	092J-A-048	092P-A-004
092J-A-003	092J-A-049	092P-A-005
092J-A-004	092J-A-050	092P-A-006
092J-A-005	092J-A-051	092P-A-007
092J-A-006	092J-A-052	092P-A-008
092J-A-007	092J-A-053	092P-A-008.01
092J-A-008	092J-A-054	092P-A-009
092J-A-009	092J-A-055	092P-A-010
092J-A-010	092J-A-056	092P-A-010.01
092J-A-011	092J-A-057	092P-A-011
092J-A-012	092J-A-058	092P-A-012
092J-A-013	092J-A-059	092P-A-013
092J-A-014	092J-A-060	092P-A-014
092J-A-015	092J-A-061	092P-A-015
092J-A-016	092J-B-001	092P-A-016
092J-A-017	092J-B-002	092P-A-021
092J-A-018	092J-B-003	092P-A-022
092J-A-019	092J-B-004	092P-A-023
092J-A-020	092J-B-005	092P-A-024
092J-A-021	092J-B-006	092P-A-025
092J-A-022	092J-B-007	092P-A-026
092J-A-023	092J-B-008	092P-A-027
092J-A-024	092J-B-009	092P-C-002
092J-A-025	092J-B-010	092P-C-003
092J-A-026	092J-B-011	092P-C-004
092J-A-027	092J-B-012	092P-C-005
092J-A-028	092J-B-013	092P-C-006
092J-A-029	092J-B-014	092P-C-007
092J-A-030	092J-B-015	092P-C-008
092J-A-031	092J-B-016	092P-C-009
092J-A-032	092J-B-017	092P-C-010
092J-A-033	092J-B-018	092P-C-012
092J-A-034	092J-B-019	092P-C-013
092J-A-035	092J-B-020	092P-C-014

092P-C-015	092P-E-024	092P-G-009
092P-C-016	092P-E-025	092P-G-010
092P-C-017	092P-E-026	092P-G-010.01
092P-C-018	092P-E-027	092P-G-010.02
092P-C-019	092P-E-028	092P-G-010.08
092P-C-020	092P-E-029	092P-G-010.09
092P-C-021	092P-E-030	092P-G-010.10
092P-C-022	092P-E-031	092P-G-010.12
092P-C-023	092P-E-032	092P-H-001
092P-C-024	092P-E-033	092P-H-002
092P-D-001	092P-E-034	092P-H-003
092P-D-002	092P-E-035	092P-H-004
092P-D-003	092P-E-036	092P-H-005
092P-D-004	092P-E-037	092P-H-006
092P-D-005	092P-E-038	092P-H-011.01
092P-D-006	092P-E-039	092P-H-012
092P-D-007	092P-E-040	092P-H-013
092P-D-008	092P-E-041	092P-H-014
092P-D-009	092P-E-042	092P-H-015
092P-D-010	092P-E-043	092P-H-016
092P-D-011	092P-E-044	092P-H-018
092P-D-012	092P-E-045	092P-H-019
092P-D-013	092P-E-046	092P-H-020
092P-E-001	092P-E-047	092P-H-021
092P-E-002	092P-E-048	092P-H-022
092P-E-003	092P-E-049	092P-H-023
092P-E-004	092P-E-050	092P-H-024
092P-E-005	092P-E-051	092P-H-025
092P-E-006	092P-E-052	092P-H-026
092P-E-007	092P-E-053	092P-H-027
092P-E-008	092P-E-054	092P-H-028
092P-E-009	092P-F-004	092P-H-029
092P-E-010	092P-F-006	092P-H-030
092P-E-011	092P-F-007	092-025.10
092P-E-012	092P-F-008	092P-C-001
092P-E-013	092P-F-009	092P-G-010.03
092P-E-014	092P-F-010	092P-G-010.04
092P-E-015	092P-G-001	092P-G-010.05
092P-E-016	092P-G-002	092P-G-010.06
092P-E-017	092P-G-003	092P-G-010.07
092P-E-018	092P-G-004	092P-H-007
092P-E-019	092P-G-005	092P-H-008
092P-E-020	092P-G-006	092P-H-009
092P-E-021	092P-G-006.01	092P-H-010
092P-E-022	092P-G-007	092P-H-011
092P-E-023	092P-G-008	092P-H-017

092-028	092I-C-027
092-051	092I-C-029
091-061.01	092I-C-030
092P-A-017	092I-C-031
092-030	092I-C-032
092-031	092I-C-033
092-53	092I-C-033.01
092-057	092I-C-033.02
092-059	092I-C-034
09-060	092I-C-034.01
092P-A-002	092I-C-034.02
092P-C-011	092I-C-035
092P-F-001	092I-C-036
092-019	092I-C-036.01
092-020	092I-C-036.02
092-020.01	092I-C-037
092P-A-001	092I-C-038
092P-A-018	092I-C-039
092P-A-019	092I-C-040
092P-F-002	092I-C-041
092I-C-001	092I-C-043
092I-C-002	092I-C-044
092I-C-003	092I-C-045
092I-C-004	092I-C-046
092I-C-005	092I-D-001
092I-C-006	092I-D-002
092I-C-007	092I-D-003
092I-C-008	092I-D-004
092I-C-009	092I-D-005
092I-C-010	092I-D-006
092I-C-011	092I-D-007
092I-C-012	092I-D-008
092I-C-013	092I-D-009
092I-C-014	092I-D-010
092I-C-015	092I-D-011
092I-C-016	092I-D-012
092I-C-017	092I-D-013
092I-C-018	092I-D-014
092I-C-019	092I-D-014.01
092I-C-020	092I-D-014.02
092I-C-021	092I-D-014.03
092I-C-022	092-062
092I-C-023	
092I-C-024	
092I-C-025	
092I-C-026	

To be rezoned from temporary R-1 Residential Zone and C-2 Convenience Commercial Zone to permanent R-1 Residential Zone and C-2 Convenience Commercial Zone: Tax Maps 092-028 and 092-05.

To be rezoned from temporary R-1 Residential Zone and C-2 Convenience Commercial Zone with conditions to permanent R-1 Residential Zone and C-2 Convenience Commercial Zone with conditions: Tax Map 091-061.01 subject to submittal and approval of a site plan and drainage plan by the County Engineer.

To be rezoned from temporary R-1 Residential Zone, R-2 Residential Zone, and C-2 Convenience Commercial Zone to permanent R-1 Residential Zone, R-2 Residential Zone, and C-2 Convenience Commercial Zone: Tax Map 092P-A-017.

To be rezoned from temporary R-1 Residential Zone and R-2 Residential Zone to permanent R-1 Residential Zone and R-2 Residential Zone: Tax Maps 092-030, 031, 053, 057, 059, 060, and 092P-A-002, 092P-C-011, and 092P-F-001.

To be rezoned from temporary R-1 Residential Zone and R-5 Residential Zone to permanent R-1 Residential Zone and R-5 Residential Zone: Tax Map 092-019, 020, and 020.01.

To be rezoned from temporary R-2 Residential Zone to permanent R-2 Residential Zone: Tax Maps 092P-A-001, 018, 019, and 092P-F-002.

To be rezoned from temporary R-2 Residential Zone with conditions to permanent R-2 Residential Zone with conditions: Tax Maps 092I-C-001 thru 027 and 092I-C-029 thru 046, and 092I-D-001 thru 014.03 subject to Planned Unit Development (P.U.D.).

To be rezoned from temporary RT-1 Residential Townhouse Zone to permanent RT-1 Residential Townhouse Zone: Tax Map 092-062.

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: _____

CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

MAYOR

/mms

2014-003 City of Chattanooga
January 13, 2014

RESOLUTION

WHEREAS, City of Chattanooga/Regional Planning Agency petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning from Temporary R-1 Residential Zone, RT-1 Residential Townhouse Zone, R-2 Residential Zone, R-5 Residential Zone and C-2 Convenience Commercial Zone to Zoning Plan for Permanent Zones R-1 Residential Zone, RT-1 Residential Townhouse Zone, R-2 Residential Zone, R-5 Residential Zone and C-2 Convenience Commercial Zone for Annexed "Area 4A" in Ordinance #12292 and Ordinance #12596, properties located generally on thirty-nine (39) streets between the 6600 to 7000 blocks of Middle Valley Road and the 6500 to 7000 blocks of Hixson Pike.

Beginning at a point in the present city limit boundary on the eastern side of Hixson Pike and directly across the road from the southeast corner of property now or formerly owned by Burks United Methodist Church (092P-F-002); thence proceeding northwesterly a distance of 5,300 feet, more or less, along the current City of Chattanooga boundary to Middle Valley Road and the southwestern corner of property now or formerly owned by David Lewis (091-061.01); thence proceeding northeasterly a distance of 4,300 feet, more or less, along the eastern line of Middle Valley Road to the northeastern corner of property now or formerly owned by The Pantry Incorporated Tax Department (091-057); thence proceeding southeasterly a distance of 710 feet, more or less, to northwest corner of property now or formerly owned by Laurel Cove Home Association (092-008.01); thence proceeding southeasterly 1,476 feet, more or less, to the northeast corner of property now or formerly owned by Laurel Cove Home Association (092-008.01); thence proceeding southwesterly a distance of 355 feet, more or less, to the northern corner of property now or formerly owned by Richard Agnew (092-013.05); thence proceeding southward a distance of 435 feet, more or less, to the northwest corner of property now or formerly owned by Mary St Clair-Warner (092-013.03); thence proceeding southeasterly a distance of 190 feet, more or less, to the northern corner of property now or formerly owned by Mary St Clair-Warner (092-013.04); thence proceeding southeasterly a distance of 635 feet, more or less, to the northwest corner of property now or formerly owned by Wanda and James Weems (092-015); thence proceeding northeasterly a

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Permanent zones are as follows on tax parcels listed below and as shown on the attached map for Annexation Area 4A.

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To be rezoned from temporary C-2 Convenience Commercial Zone with conditions to permanent C-2 Convenience Commercial Zone with conditions: Tax Maps 091L-A-001 subject to the condition of a sight-obscuring screen along the east line and dedication of right-of-way as required by County Engineer. Tax Map 092P-F-005.01 subject to the following five conditions: 1) Office-retail complex only (no warehouse, manufacture, etc.); 2) building must be decorative masonry block; 3) roof must have dimensional residential shingle; 4) no signs above 10 feet in height, and, 5) and landscape buffer must be maintained on rear property line.

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Tax Maps		
091L-A-001.01	091L-B-001.02	092-054.02
091L-A-001.02	092-029	092-056.01
091L-B-001	092-054	092P-A-020
091L-B-001.01	092-054.01	092P-F-005

091L-A-001	091L-C-012	091L-C-052
092P-F-005.01	091L-C-013	091L-C-053
091-057	091L-C-014	091L-C-054
091-059	091L-C-015	091L-C-055
091-059.01	091L-C-016	091L-C-056
091-088	091L-C-017	091L-C-058
091-089	091L-C-018	091L-C-059
091-090	091L-C-019	091L-C-060
091-099	091L-C-020	091L-C-061
091-099.01	091L-C-021	091L-C-062
091L-A-002	091L-C-022	091L-C-063
091L-A-003	091L-C-023	091L-C-064
091L-A-004	091L-C-024	091L-C-065
091L-A-005	091L-C-025	091L-C-066
091L-A-006	091L-C-026	091L-C-067
091L-A-007	091L-C-027	091L-C-068
091L-A-008	091L-C-028	091L-C-069
091L-A-009	091L-C-029	091L-C-070
091L-A-010	091L-C-030	091L-C-071
091L-A-011	091L-C-031	091L-C-072
091L-A-012	091L-C-032	091L-C-073
091L-A-013	091L-C-033	092-008.01
091L-A-014	091L-C-034	092-010
091L-A-015	091L-C-035	092-010.01
091L-B-002	091L-C-036	092-011
091L-B-003	091L-C-037	092-012.01
091L-B-004	091L-C-038	092-012.02
091L-B-005	091L-C-039	092-013
091L-B-006	091L-C-040	092-013.01
091L-B-007	091L-C-041	092-013.02
091L-B-008	091L-C-042	092-013.03
091L-C-003	091L-C-043	092-013.04
091L-C-004	091L-C-044	092-013.05
091L-C-005	091L-C-045	092-015
091L-C-006	091L-C-046	092-016
091L-C-007	091L-C-047	092-018.03
091L-C-008	091L-C-048	092-019.01
091L-C-009	091L-C-049	092-021
091L-C-010	091L-C-050	092-022
091L-C-011	091L-C-051	092-023

092-024	092H-B-022	092I-B-001
092-025	092H-B-023	092I-B-002
092-025.01	092H-B-024	092I-B-003
092-025.02	092H-B-025	092I-B-004
092-025.03	092H-C-001	092I-B-005
092-025.04	092H-C-002	092I-B-006
092-025.06	092H-C-003	092I-B-007
092-025.07	092H-C-004	092I-B-008
092-025.08	092H-D-001	092I-B-009
092-025.09	092H-D-002	092I-B-010
092-025.11	092H-D-003	092I-B-011
092-026	092H-D-004	092I-B-012
092-027	092H-D-005	092I-B-013
092-057.01	092H-D-006	092I-B-014
092-059.02	092H-D-007	092I-B-015
092H-A-001	092H-D-008	092I-B-016
092H-A-002	092H-D-009	092I-B-017
092H-A-003	092H-D-010	092I-B-018
092H-A-004	092I-A-001	092I-B-019
092H-A-005	092I-A-002	092I-E-001
092H-A-006	092I-A-003	092I-E-002
092H-A-007	092I-A-004	092I-E-003
092H-A-008	092I-A-005	092I-E-004
092H-B-001	092I-A-006	092I-E-005
092H-B-002	092I-A-007	092I-E-006
092H-B-003	092I-A-008	092I-E-007
092H-B-004	092I-A-009	092I-E-008
092H-B-005	092I-A-010	092I-E-009
092H-B-006	092I-A-011	092I-E-010
092H-B-007	092I-A-012	092I-E-011
092H-B-008	092I-A-013	092I-E-012
092H-B-009	092I-A-014	092I-E-013
092H-B-010	092I-A-015	092I-E-014
092H-B-011	092I-A-016	092I-E-015
092H-B-012	092I-A-017	092I-E-016
092H-B-013	092I-A-018	092I-E-017
092H-B-014	092I-A-019	092I-E-018
092H-B-015	092I-A-020	092I-E-019
092H-B-016	092I-A-021	092I-E-020
092H-B-017	092I-A-023	092I-E-021

092I-E-022	092J-A-030	092J-B-009
092I-E-023	092J-A-031	092J-B-010
092I-E-024	092J-A-032	092J-B-011
092I-E-025	092J-A-033	092J-B-012
092I-E-026	092J-A-034	092J-B-013
092I-E-027	092J-A-035	092J-B-014
092I-E-028	092J-A-036	092J-B-015
092I-E-029	092J-A-037	092J-B-016
092I-E-030	092J-A-038	092J-B-017
092I-E-031	092J-A-039	092J-B-018
092I-E-032	092J-A-040	092J-B-019
092J-A-001	092J-A-041	092J-B-020
092J-A-002	092J-A-042	092J-B-020.01
092J-A-003	092J-A-043	092J-B-020.02
092J-A-004	092J-A-044	092J-B-021
092J-A-005	092J-A-045	092J-B-022
092J-A-006	092J-A-046	092J-B-023
092J-A-007	092J-A-047	092J-B-024
092J-A-008	092J-A-048	092J-B-025
092J-A-009	092J-A-049	092J-B-026
092J-A-010	092J-A-050	092J-B-027
092J-A-011	092J-A-051	092J-B-028
092J-A-012	092J-A-052	092J-B-029
092J-A-013	092J-A-053	092P-A-003
092J-A-014	092J-A-054	092P-A-004
092J-A-015	092J-A-055	092P-A-005
092J-A-016	092J-A-056	092P-A-006
092J-A-017	092J-A-057	092P-A-007
092J-A-018	092J-A-058	092P-A-008
092J-A-019	092J-A-059	092P-A-008.01
092J-A-020	092J-A-060	092P-A-009
092J-A-021	092J-A-061	092P-A-010
092J-A-022	092J-B-001	092P-A-010.01
092J-A-023	092J-B-002	092P-A-011
092J-A-024	092J-B-003	092P-A-012
092J-A-025	092J-B-004	092P-A-013
092J-A-026	092J-B-005	092P-A-014
092J-A-027	092J-B-006	092P-A-015
092J-A-028	092J-B-007	092P-A-016
092J-A-029	092J-B-008	092P-A-021

092P-A-022	092P-D-013	092P-E-040
092P-A-023	092P-E-001	092P-E-041
092P-A-024	092P-E-002	092P-E-042
092P-A-025	092P-E-003	092P-E-043
092P-A-026	092P-E-004	092P-E-044
092P-A-027	092P-E-005	092P-E-045
092P-C-002	092P-E-006	092P-E-046
092P-C-003	092P-E-007	092P-E-047
092P-C-004	092P-E-008	092P-E-048
092P-C-005	092P-E-009	092P-E-049
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092P-C-007	092P-E-011	092P-E-051
092P-C-008	092P-E-012	092P-E-052
092P-C-009	092P-E-013	092P-E-053
092P-C-010	092P-E-014	092P-E-054
092P-C-012	092P-E-015	092P-F-004
092P-C-013	092P-E-016	092P-F-006
092P-C-014	092P-E-017	092P-F-007
092P-C-015	092P-E-018	092P-F-008
092P-C-016	092P-E-019	092P-F-009
092P-C-017	092P-E-020	092P-F-010
092P-C-018	092P-E-021	092P-G-001
092P-C-019	092P-E-022	092P-G-002
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092P-C-022	092P-E-025	092P-G-005
092P-C-023	092P-E-026	092P-G-006
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092P-D-001	092P-E-028	092P-G-007
092P-D-002	092P-E-029	092P-G-008
092P-D-003	092P-E-030	092P-G-009
092P-D-004	092P-E-031	092P-G-010
092P-D-005	092P-E-032	092P-G-010.01
092P-D-006	092P-E-033	092P-G-010.02
092P-D-007	092P-E-034	092P-G-010.08
092P-D-008	092P-E-035	092P-G-010.09
092P-D-009	092P-E-036	092P-G-010.10
092P-D-010	092P-E-037	092P-G-010.12
092P-D-011	092P-E-038	092P-H-001
092P-D-012	092P-E-039	092P-H-002

092P-H-003	092-030	092I-C-025
092P-H-004	092-031	092I-C-026
092P-H-005	092-53	092I-C-027
092P-H-006	092-057	092I-C-029
092P-H-011.01	092-059	092I-C-030
092P-H-012	09-060	092I-C-031
092P-H-013	092P-A-002	092I-C-032
092P-H-014	092P-C-011	092I-C-033
092P-H-015	092P-F-001	092I-C-033.01
092P-H-016	092-019	092I-C-033.02
092P-H-018	092-020	092I-C-034
092P-H-019	092-020.01	092I-C-034.01
092P-H-020	092P-A-001	092I-C-034.02
092P-H-021	092P-A-018	092I-C-035
092P-H-022	092P-A-019	092I-C-036
092P-H-023	092P-F-002	092I-C-036.01
092P-H-024	092I-C-001	092I-C-036.02
092P-H-025	092I-C-002	092I-C-037
092P-H-026	092I-C-003	092I-C-038
092P-H-027	092I-C-004	092I-C-039
092P-H-028	092I-C-005	092I-C-040
092P-H-029	092I-C-006	092I-C-041
092P-H-030	092I-C-007	092I-C-043
092-025.10	092I-C-008	092I-C-044
092P-C-001	092I-C-009	092I-C-045
092P-G-010.03	092I-C-010	092I-C-046
092P-G-010.04	092I-C-011	092I-D-001
092P-G-010.05	092I-C-012	092I-D-002
092P-G-010.06	092I-C-013	092I-D-003
092P-G-010.07	092I-C-014	092I-D-004
092P-H-007	092I-C-015	092I-D-005
092P-H-008	092I-C-016	092I-D-006
092P-H-009	092I-C-017	092I-D-007
092P-H-010	092I-C-018	092I-D-008
092P-H-011	092I-C-019	092I-D-009
092P-H-017	092I-C-020	092I-D-010
092-028	092I-C-021	092I-D-011
092-051	092I-C-022	092I-D-012
091-061.01	092I-C-023	092I-D-013
092P-A-017	092I-C-024	092I-D-014

092I-D-014.01

092I-D-014.02

092I-D-014.03

092-062

To be rezoned from temporary R-1 Residential Zone and C-2 Convenience Commercial Zone to permanent R-1 Residential Zone and C-2 Convenience Commercial Zone: Tax Maps 092-028 and 092-05.

To be rezoned from temporary R-1 Residential Zone and C-2 Convenience Commercial Zone with conditions to permanent R-1 Residential Zone and C-2 Convenience Commercial Zone with conditions: Tax Map 091-061.01 subject to submittal and approval of a site plan and drainage plan by the County Engineer.

To be rezoned from temporary R-1 Residential Zone, R-2 Residential Zone, and C-2 Convenience Commercial Zone to permanent R-1 Residential Zone, R-2 Residential Zone, and C-2 Convenience Commercial Zone: Tax Map 092P-A-017.

To be rezoned from temporary R-1 Residential Zone and R-2 Residential Zone to permanent R-1 Residential Zone and R-2 Residential Zone: Tax Maps 092-030, 031, 053, 057, 059, 060, and 092P-A-002, 092P-C-011, and 092P-F-001.

To be rezoned from temporary R-1 Residential Zone and R-5 Residential Zone to permanent R-1 Residential Zone and R-5 Residential Zone: Tax Map 092-019, 020, and 020.01.

To be rezoned from temporary R-2 Residential Zone to permanent R-2 Residential Zone: Tax Maps 092P-A-001, 018, 019, and 092P-F-002.

To be rezoned from temporary R-2 Residential Zone with conditions to permanent R-2 Residential Zone with conditions: Tax Maps 092I-C-001 thru 027 and 092I-C-029 thru 046, and 092I-D-001 thru 014.03 subject to Planned Unit Development (P.U.D.).

To be rezoned from temporary RT-1 Residential Townhouse Zone to permanent RT-1 Residential Townhouse Zone: Tax Map 092-062.

AND WHEREAS, the Planning Commission held a public hearing on this petition on January 13, 2014,

AND WHEREAS, the Planning Commission heard and considered all statements

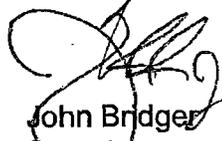
favoring the petition,

AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the existing pattern of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on January 13, 2014, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,



John Bridger
Secretary

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number: 2014-003 **PC Meeting Date:** 01-13-2014

STAFF RECOMMENDATION: APPROVE

Land Use & Transportation Comments

Planning Staff:

Annexation and Zoning Plan
 This property, identified as "Area 4 A" of Ordinance Number 12292 and 12596, was annexed by the City of Chattanooga, effective December 31, 2013.

Per Section 38-653 of the City Code, "It shall be the duty of the Planning Commission, within ninety (90) days of the effective date of annexation, to recommend a zoning plan for the newly annexed areas to the City Council. Following the receipt of the recommendation of such a zoning plan from the Planning Commission, the City Council after giving notice as required in article XIII regarding changes and amendments to the zoning ordinance, shall thereafter adopt a zoning plan as an amendment to the official zoning map for the newly annexed area."

Grandfathered/Non-Conforming Status
 Zoning controls how a piece of property can be used. Sometimes, such as part of the annexation Zoning Plan process, zoning for an area is changed leaving some properties with a zone that does not permit the use that is already on it. That use is called a "legal-non-conforming" or "grandfathered" use. Generally, the use is considered legal and may stay unless it is discovered that the use has been discontinued for 100 days or more. In such cases, the property is referred to as having lost its "grandfathered" status.

Below is language directly out of the City Code regarding this issue:

If such non-conforming building is removed or the non-conforming use of such building is discontinued for 100 consecutive days regardless of the intent of the owner or occupant of such building to continue or discontinue such use, every future use of such premises shall be in conformity with the provisions of the Ordinance (Chapter 38, Article VII, Section 38-541(2)).

Property owners may contact the RPA Development Services Office at (423) 668-2287 to find out the current zoning of a property. Questions regarding zoning enforcement, including non-conforming uses, should be directed to the City of Chattanooga Land Development Office at (423) 643-5883.

Zoning Conditions
 Conditions are often added to the rezoning of property to help mitigate potential negative impacts caused by the rezoning of property. This Zoning Plan is recommending maintaining conditions that were placed

STAFF CASE REPORT TO PLANNING COMMISSION

on property at its time of rezoning. These conditions, if any, are specified in the following table.

Case Number	Parcels Affected	Conditions
1993-259	91L-A-001	<ol style="list-style-type: none"> 1. Sight obscuring fence along the east line. 2. Dedication of right-of-way as required by County Engineer.
1994-079	91-061	<ol style="list-style-type: none"> 1. Submittal and approval of site plan and drainage plan approved by the County Engineer.
1994-129	92P-F-005	<ol style="list-style-type: none"> 1. Office-retail complex only. 2. Building must be decorative masonry. 3. Roof must have dimensional residential shingle. 4. No signs above 10' in height. 5. Landscape buffer must be maintained on rear property line.

Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Traffic Engineering & Operations staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

Additional requirements, if needed, are indicated by department below either as comments or as conditions recommended to be attached to the final ordinance.

Summary

Staff has reviewed the land use and zoning pattern in the newly annexed area and is recommending a permanent zone that is comparable to the property's temporary classification listed in Sec. 38-651 of the City Code. The temporary classifications are the zones most similar to the former unincorporated Hamilton County zoning districts. In cases where a parcel contains multiple zoning designations, staff may recommend one zone, most often reflective of the predominant temporary zone, for the entirety of the parcel.

For this area, it includes the following recommended permanent zone(s):

STAFF CASE REPORT TO PLANNING COMMISSION

FORMER COUNTY DISTRICT CLASSIFICATION	TEMPORARY CITY ZONE	RECOMMENDED PERMANENT CITY ZONE
A-1 Agricultural District R-1 Single – Family Residential District	R-1 Residential Zone	R-1 Residential Zone
R-2 Urban Residential District R-2A Rural Residential District	R-2 Residential Zone	R-2 Residential Zone
R-5 Single-Lot Manufactured Home District	R-5 Residential Zone	R-5 Residential Zone
RT-1 Residential Townhouse District	RT-1 Residential Townhouse Zone	RT-1 Residential Townhouse Zone
C-2 Local Business District	C-2 Convenience Commercial Zone	C-2 Convenience Commercial Zone
C-3 General Business District	C-2 Convenience Commercial Zone	C-2 Convenience Commercial Zone

The conditions for parcels 91L-A-001, 91-061, AND 92P-F-005 will also remain unchanged as follows:

Parcel 91L-A-001:

1. Sight obscuring fence along the east line.
2. Dedication of right-of-way as required by County Engineer.

Parcel 91-061: Submittal and approval of site plan and drainage plan approved by the County Engineer.

Parcel 92P-F-005:

1. Office-retail complex only.
2. Building must be decorative masonry.
3. Roof must have dimensional residential shingle.
4. No signs above 10' in height.
5. Landscape buffer must be maintained on rear property line.

ZONING APPLICATION FORM

CASE NUMBER: 2014-003 Date Submitted: 12-03-2013

(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)

1 Applicant Request			
Zoning	From: R-1, RT-1, R-2, R-5, C-2	To: Permanent Zones	
	Total Acres in request area:		
2 Property Information			
Property Address:	39 Streets located generally between the 6600 to 7000 blk of Middle Valley Rd and the 6500 to 7000 blk of Hixson Pike (see attached list)		
Property Tax Map Number(s):	See attached list of approximately 616 parcels		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Per City Code Section 38-653 Planning Commission Zoning Plan to establish permanent zones for area annexed and identified as "Area 4-A" in Ordinance #12292 and Ordinance #12596		
4 Site Characteristics			
Current Zoning:	Temporary R-1, RT-1, R-2, R-5, C-2		
Current Use:	Various		
Adjacent Uses:			
5 Applicant Information			
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.			
Name: City of Chattanooga – Regional Planning Agency		Address: Development Resource Center 1250 Market St, Suite 2000	
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/>	I am not the property owner
City: Chattanooga	State: TN	Zip Code: 37402	Email:
Phone 1:	Phone 2:	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name: N/A		Phone:	
Address:			
Office Use Only:			
Planning District: 5	Neighborhood: None		
Hamilton Co. Comm. District: 3	City Council District: 0	Other Municipality:	
Staff Ref:	PC Action/Date:	Legislative Action/Date/Ordinance:	
Checklist			
<input checked="" type="checkbox"/> Application Complete	<input checked="" type="checkbox"/> Ownership Verification	<input checked="" type="checkbox"/> Map of Proposed Zoning Area with dimension	
<input checked="" type="checkbox"/> Site Plan, if required	<input checked="" type="checkbox"/> Total Acres to be considered	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plat, if applicable
Deed Book(s):		<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs:
Plat Book/Page:		<input checked="" type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check
<input checked="" type="checkbox"/> Filing Fee			Check Number:
Planning Commission meeting date: 01/13/2014		Application processed by: Jennifer Ware	



2014-003 Annexation Area 4-A from Temporary to Permanent Zones

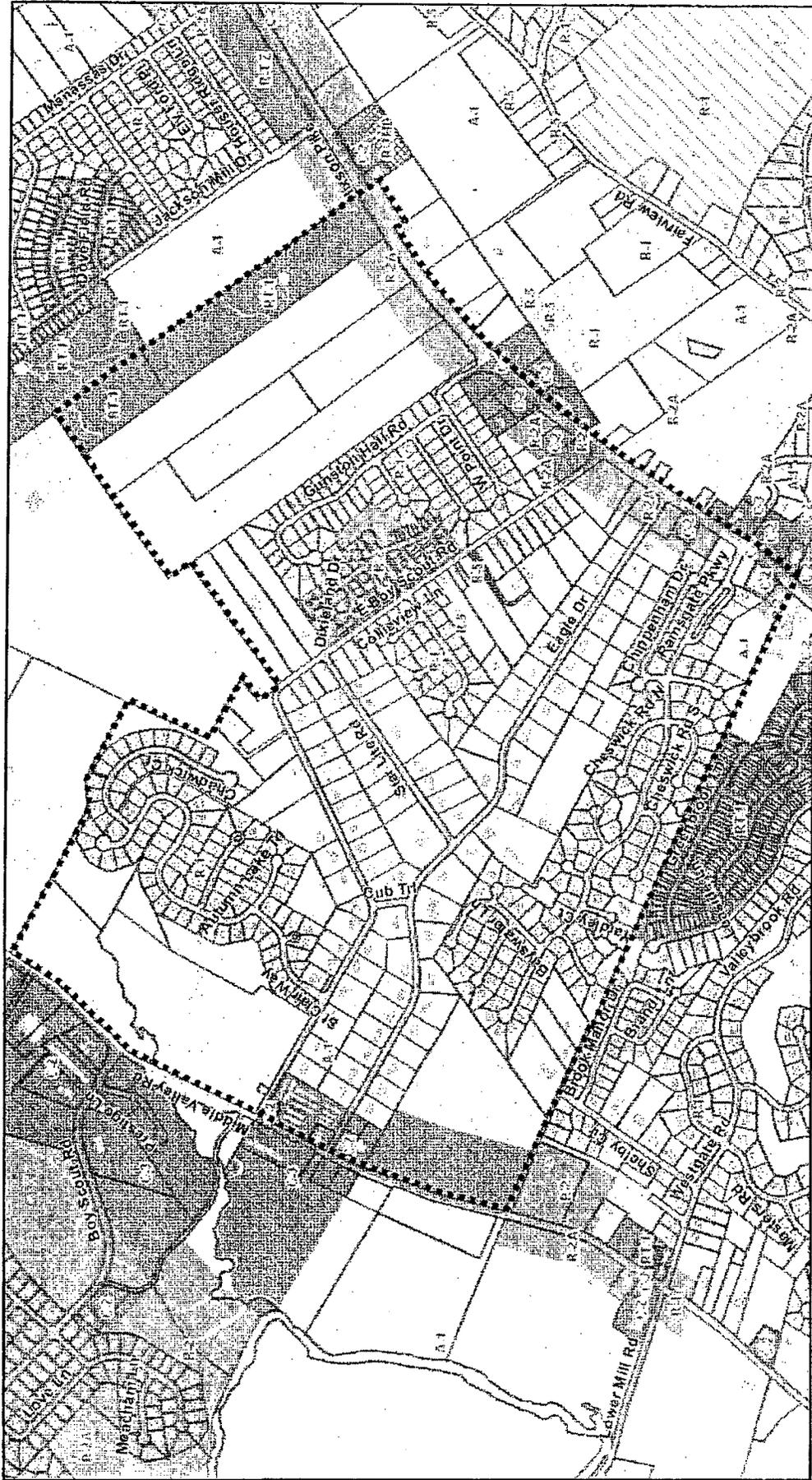


1,056 ft



Chattanooga Hamilton County Regional Planning Agency





2014-003 Annexation 4-A from Temporary to Permanent Zones

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-003: Approve.



1,056 ft



Chattanooga Hamilton County Regional Planning Agency



NOTICE

WHEREAS, petitions to amend Ordinance No. 6958, known as the Zoning Ordinance, have been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

2013-156 Yuriy Liashevskiy. 7700 block of Shallowford Road, from R-1 Residential Zone to RT-1 Residential Townhouse Zone, subject to certain conditions.

2014-002 City of Chattanooga/Regional Planning Agency. 6400 block of Fairview Road and the 6700 block of Big Ridge Road, from Temporary R-1 Residential Zone to Zoning Plan for Permanent R-1 Residential Zone for Annexed "Area 4C" in Ordinance Nos. 12293 and 12597.

2014-003 City of Chattanooga/Regional Planning Agency. 39 streets between the 6600 to 7000 blocks of Middle Valley Road and the 6500 to 7000 blocks of Hixson Pike, from Temporary R-1 Residential Zone, RT-1 Residential Townhouse Zone, R-2 Residential Zone, R-5 Residential Zone and C-2 Convenience Commercial Zone to Zoning Plan for Permanent Zones R-1 Residential Zone, RT-1 Residential Townhouse Zone, R-2 Residential Zone, R-5 Residential Zone, and C-2 Convenience Commercial Zone for Annexed "Area 4A" in Ordinance Nos. 12292 and 12596.

2014-006 Alan Haniszewski/RTB Holdings. 1814 Madison Avenue, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2014-007 Alan Haniszewski/ALC Holdings. 2000 block of Rossville Avenue, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2014-008 Scenic Land Company, LLC/Jack Lonas. 6300 block of Highway 153 and the 100 block of Dodson Road, from R-1 Residential Zone to R-3 Residential Zone, R-4 Special Zone, and C-2 Convenience Commercial Zone, subject to certain conditions.

2014-009 Andrew Stone. 2701 South Broad Street, from M-1 Manufacturing Zone to UGC Urban General Commercial Zone.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

February 11, 2014

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2014.

Sandra Freeman
Clerk to the City Council