

1ST READING 3-12-13
2ND READING 3-19-13

2013-001
City of Chattanooga/RPA
District No. 4
Planning Version

ORDINANCE NO. 12700

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED IN THE 5300 BLOCK OF HIGHWAY 58, AND 5136, 5141, AND 5145 TURKEYFOOT TRAIL, ANNEXATION AREA 6A, 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 in the 5300 block of Highway 58, and 5136, 5141, and 5145 Turkeyfoot Trail annexed to the City by Ordinance Nos. 12312 and 12513 and identified as Area 6A, more particularly described herein:

Beginning at a point in the current boundary of the City of Chattanooga along the right-of-way for Highway 58 and the southeastern corner of property now or formerly owned by Cornerstone Auto Brokers LLC (120E-A-006); thence proceeding northward a distance of 362 feet, more or less, following the property line of Cornerstone Auto Brokers LLC (120E-A-006) to the northeastern corner of property now or formerly owned by SunTrust Bank Trustee (120E-A-006.01); thence proceeding westward a distance of 544 feet, more or less, following the property line of SunTrust Bank Trustee to the northwestern corner of property now or formerly owned by SunTrust Bank Trustee (120E-A-007); thence proceeding southwesterly a distance of 137 feet, more or less, to the northwestern corner of property now or formerly owned by SunTrust Bank Trustee (120E-A-009); thence

proceeding southwesterly a distance of 100 feet, more or less, to the northeastern corner of property now or formerly owned by Spanish Villa LLC (120E-A-011.01); thence proceeding northwesterly a distance of 47 feet, more or less, to the northeastern corner of property now or formerly owned by Spanish Villa LLC (120E-A-011); thence proceeding northwesterly a distance of 354 feet, more or less, to the northeastern corner of property now or formerly owned by Bernice Gay and Dorothy Jones (120E-A-012); thence proceeding northwesterly a distance of 394 feet, more or less, to the northeastern corner of property now or formerly owned by Charles McKenzie (120E-A-013); thence proceeding a distance of 1,816 feet, more or less, following the property line of Charles McKenzie (120E-A-013) to the northwestern corner of property now or formerly owned by Mary Lewis (120E-A-014); thence proceeding southwesterly a distance of 240 feet, more or less, to the northeastern corner of property now or formerly owned by Annie Armour (120E-A-013.02); thence proceeding a distance of 746 feet, more or less, following the property line of Annie Armour (120E-A-013.02) to the southeastern corner of property now or formerly owned by Annie Armour (120E-A-013.02) and the right-of-way of Highway 58; thence proceeding northeasterly a distance of 2,878 feet, more or less, along the Highway 58 right-of-way which is the current City of Chattanooga boundary to the point of beginning. Included in this annexation are all tax parcel numbers and road right-of-ways on the accompanying attached map for Annexation Zone 6 A. All of this property lies within the Urban Growth Boundary of the City of Chattanooga as provided in the Master Interlocal Agreement between all municipalities within Hamilton County effective May 23, 2001. References to parcel numbers in parenthesis above are based upon official Geographic Information System maps maintained by the Hamilton County GIS Department.

and as shown on the map 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. 120E-A-006, 120E-A-006.01, 120E-A-009, 120E-A-011.01, and 120E-A-012.01 are hereby permanently rezoned temporary C-2 Convenience Commercial Zone to C-2 Convenience Commercial Zone.

SECTION 3. BE IT FURTHER ORDAINED, That Tax Map Nos. 120E-A-007 and 120E-A-008 be permanently rezoned from temporary C-2 Convenience Commercial Zone to C-2 Convenience Commercial Zone, subject to the condition of natural sight-obscuring screen along abutting residential zones.

SECTION 4. BE IT FURTHER ORDAINED, That Tax Map No. 120E-A-011 is hereby permanently rezoned from temporary C-2 Convenience Commercial Zone and R-3 Residential Zone to C-2 Convenience Commercial Zone and R-3 Residential Zone with the boundary of each zone to follow the existing temporary zoning for said parcel.

SECTION 5. BE IT FURTHER ORDAINED, That Tax Map Nos. 120E-A-012, 120E-A-012.02, 120E-A-013 thru 120E-A-013.03, and 120E-A-014 are hereby permanently rezoned from temporary R-2 Residential Zone to R-2 Residential Zone.

SECTION 6. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

PASSED on Second and Final Reading

March 19, 2013.

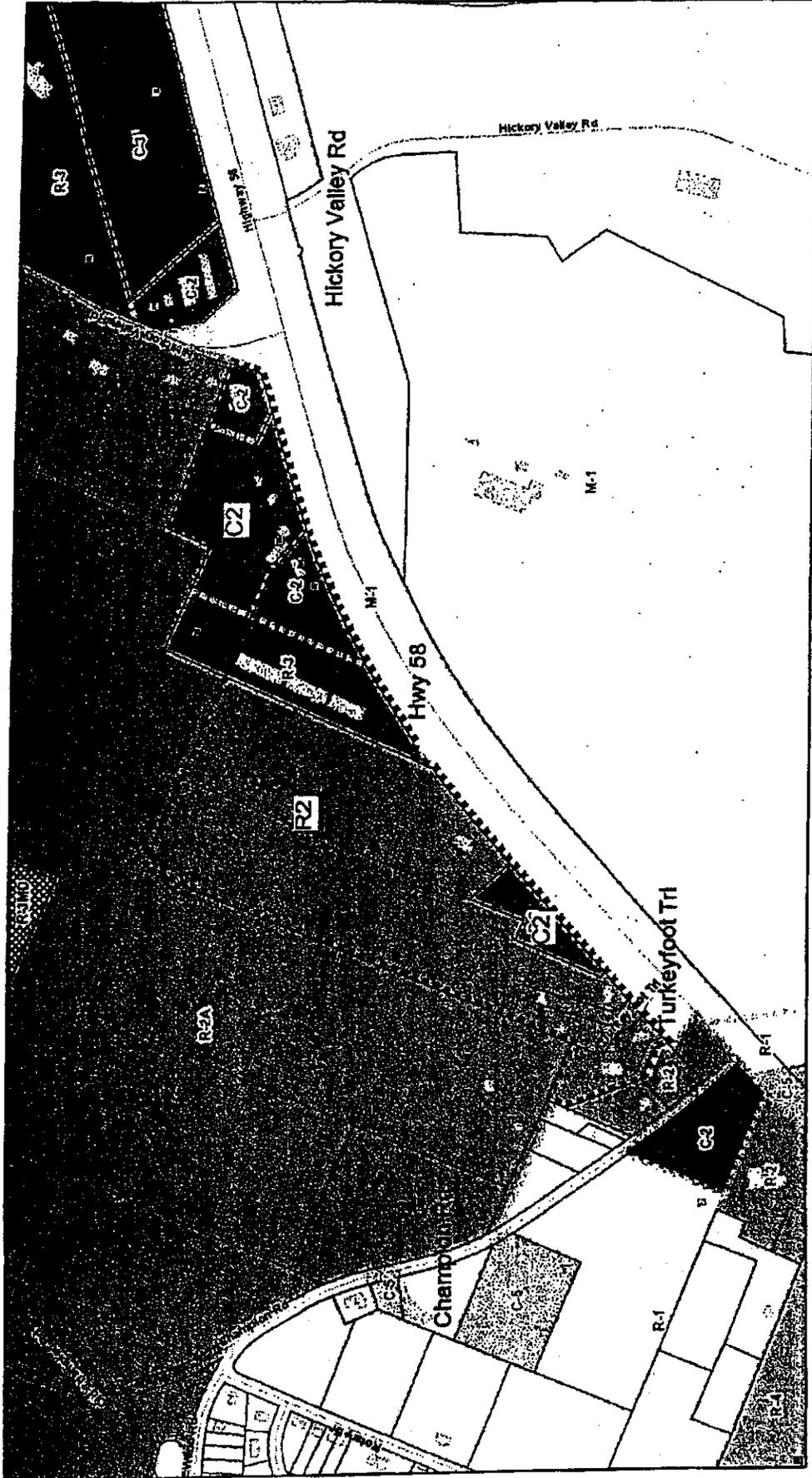
Sam Tass
CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2013

[Signature]
MAYOR

/mms



2013-001 Annexation 6-A Rezoning from Temporary to Permanent Zones



500 ft





Chattanooga Hamilton County Regional Planning Agency