

1ST READING 3-12-13
2ND READING 3-29-13

2013-005
City of Chattanooga/RPA
District No. 4
Planning Version

ORDINANCE NO. 12704

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED ON HUNTER ROAD, I-75, SUE RON LANE, AND OOLTEWAH-HARRISON ROAD, ANNEXATION AREA 9B, TO ESTABLISH 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 on Hunter Road, I-75, Sue Ron Lane, and Ooltewah-Harrison Road, and annexed to the City by Ordinance Nos. 12317 and 12543 and identified as Area 9B, more particularly described herein:

Beginning in the present city limit boundary at a point directly across the road from the northeast corner of property now or formerly owned by De Williams (131-023); thence proceeding south-easterly a distance of 50 feet, more or less, across the Old Cleveland Pike right of way to the northeast corner of property now or formerly owned by De Williams (131-023); thence proceeding South 32 degrees East a distance of 46.6 feet, more or less, to the east corner of property now or formerly owned by De Williams (131-023); thence proceeding South 22 degrees West a distance 257 feet, more or less, to the northeast corner of property now or formerly owned by Choo Choo Homes Incorporated (131-003.01); thence proceeding South 23 degrees West a distance of 1,071 feet, more or less, to the east corner of property now or formerly owned by Choo Choo Homes Incorporated (131-003.01); thence proceeding South 12 degrees East a distance of 119 feet, more or less, to the intersection of the southeast corner of property now or formerly owned by Choo Choo Homes Incorporated (131-003.01) and Lee Highway right of way; thence proceeding south-

easterly a distance of 75 feet, more or less, to a point directly across the Lee Highway right of way from the southeast corner of property now or formerly owned by Choo Choo Homes Incorporated (131-003.01); thence proceeding south-westerly a distance of 170 feet, more or less, along the southern line of Lee Highway right of way to the northeast corner of property now or formerly owned by Rhonda Neely (131O-B-001); thence proceeding south-westerly a distance of 765 feet, more or less, along the City of Collegedale right of way to the southern corner of property now or formerly owned by James Ransom (131O-B-004); thence proceeding northwesterly a distance of 485 feet, more or less, along the City of Collegedale right of way to northeast corner of property now or formerly owned by Eddie and Mary Osborne (131O-B-005); thence proceeding southwardly a distance of 815 feet, more or less, along the City of Collegedale right of way to the northeast corner of property now or formerly owned by Woodard Development Company (131O-B020); thence proceeding south-westerly a distance of 625 feet, more or less, along the City of Collegedale right of way to the southeast corner of property now or formerly owned by Woodard Development Company (131O-B-020); thence proceeding north-westerly a distance of 170 feet, more or less, along the City of Collegedale right of way to the northeast corner of property now or formerly owned by Woodward Development Company (131O-B-019); thence proceeding southwardly a distance of 90 feet, more or less, to the southeast corner of property now or formerly owned by Woodward Development Company (131O-B-019) and the Apison Pike right-of-way; thence proceeding westwardly a distance of 3,703 feet, more or less, along the northern line of the Apison Pike right of way and the Old Lee Highway right of way to the southwest corner of property now or formerly owned by Indian Pentecostal Church of God (131P-A-001); thence proceeding northwardly a distance of 265 feet more or less to the northwest corner of property now or formerly owned by Indian Pentecostal Church of God (131P-A-001); thence proceeding north-easterly a distance 5,900 feet, more or less, along the southern line of Interstate 75 right of way and the northern line of Old Cleveland Pike right of way to the point of 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 all municipalities within Hamilton County effective May 23, 2001. Included in this annexation are all tax parcels listed below and as shown on the attached map for Annexation Area 9B.

and as shown on the map attached hereto and made a part hereof by reference, from Temporary Zones to Permanent Zones.

SECTION 2. BE IT FURTHER ORDAINED that Tax Map Nos. 131O-B-014, 131O-B-015, 131P-C-005 thru 131P-C-008 and 131P-C-008.02, and 131-003 be 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. 131-002 be permanently rezoned from Temporary R-2 Residential Zone and C-2 Convenience Commercial Zone to C-2 Convenience Commercial Zone.

SECTION 4. BE IT FURTHER ORDAINED that Tax Map No. 131P-B-004 be permanently rezoned from temporary R-5 Residential Zone to C-2 Convenience Commercial Zone, subject to site plan submission before City Council.

SECTION 5. BE IT FURTHER ORDAINED that Tax Map No. 131P-B-007 be permanently rezoned from temporary R-1 Residential Zone and R-2 Residential Zone to C-2 Convenience Commercial Zone, subject to site plan submission before City Council.

SECTION 6. BE IT FURTHER ORDAINED that Tax Map No. 131P-B-007.01 be permanently rezoned from temporary R-5 Residential Zone to C-2 Convenience Commercial Zone, subject to site plan submission before City Council.

SECTION 7. BE IT FURTHER ORDAINED that Tax Map No. 131P-B-007.03 be permanently rezoned from temporary R-5 Residential Zone to C-2 Convenience Commercial Zone, subject to site plan submission before City Council.

SECTION 8. BE IT FURTHER ORDAINED that Tax Map No. 131P-B-007.04 be permanently rezoned from temporary R-1 Residential Zone to C-2 Convenience Commercial Zone, subject to site plan submission before City Council.

SECTION 9. BE IT FURTHER ORDAINED that Tax Map No. 131P-A-001 be permanently rezoned from temporary C-2 Convenience Commercial Zone and M-1 Manufacturing Zone to C-2 Convenience Commercial Zone and M-1 Manufacturing Zone, following existing zoning boundary lines.

SECTION 10. BE IT FURTHER ORDAINED that Tax Map Nos. 131P-B-001 thru 131P-B-003 be permanently rezoned from temporary M-1 Manufacturing Zone to M-1 Manufacturing Zone.

SECTION 11. BE IT FURTHER ORDAINED that Tax Map No. 131O-B-010.01 be permanently rezoned from temporary M-3 Warehouse and Wholesale Zone to M-3 Warehouse and Wholesale Zone.

SECTION 12. BE IT FURTHER ORDAINED that Tax Map No. 131O-B-011.03 be permanently rezoned from temporary M-3 Warehouse and Wholesale Zone to M-3 Warehouse and Wholesale Zone, with the condition of one warehouse only.

SECTION 13. BE IT FURTHER ORDAINED that Tax Map No. 131O-B-009 be permanently rezoned from temporary M-3 Warehouse and Wholesale Zone and R-3 Residential Zone and R-2 Residential Zone to M-3 Warehouse and Wholesale Zone and R-3 Residential Zone and R-2 Residential Zone, following existing zoning boundary lines.

SECTION 14. BE IT FURTHER ORDAINED that Tax Map No. 131O-B-011.04 be permanently rezoned from temporary M-3 Warehouse and Wholesale Zone and R-5 Residential Zone to M-3 Warehouse and Wholesale Zone and R-5 Residential Zone, following existing zoning boundary lines.

SECTION 15. BE IT FURTHER ORDAINED that Tax Map No. 131-003.01 be permanently rezoned from temporary R-2 Residential Zone and C-2 Convenience Commercial Zone to R-1 Residential Zone.

SECTION 16. BE IT FURTHER ORDAINED that Tax Map Nos. 131O-A-010.01, 131O-A-011, 131O-A-014, 131O-E-004, 131O-E-025, 131O-F-001, 131O-F-002, and 131O-F-003 be permanently rezoned from temporary R-1 Residential Zone and R-2 Residential Zone to R-1 Residential Zone.

SECTION 17. BE IT FURTHER ORDAINED that Tax Map Nos. 131-023 thru 131-026, 131O-A-012, 131O-A-015, 131O-A-017 thru 131-A-029, 131O-E-001 thru 131O-E-003 and 131O-E-005 thru 131O-E-018, parts of 131O-E-019 thru 131O-E-022, 131O-E-023 and 131O-E-024, 131O-F-004 thru 131O-F-012, 131P-B-013 thru 131P-B-019, 131P-C-001, and 131P-C-011 be permanently rezoned from temporary R-1 Residential Zone to R-1 Residential Zone.

SECTION 18. BE IT FURTHER ORDAINED that Tax Map Nos. 131-001, 131O-A-001, 131O-A-003, 131O-A-004, and 131P-B-007.02 be 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 19. BE IT FURTHER ORDAINED that Tax Map No. 131O-B-019 be permanently rezoned from temporary R-1 Residential Zone and R-3 Residential Zone to R-1 Residential Zone and R-3 Residential Zone, following existing zoning boundary lines.

SECTION 20. BE IT FURTHER ORDAINED that Tax Map Nos. 131O-A-005, 131O-A-006, 131O-A-006.01, 131O-A-010, and 131O-B-003 be permanently rezoned from temporary R-1 Residential Zone and R-2 Residential Zone to R-2 Residential Zone.

SECTION 21. BE IT FURTHER ORDAINED that Tax Map No. 131O-B-006.01 be permanently rezoned from temporary R-2 Residential Zone and R-3 Residential Zone to R-2 Residential Zone.

SECTION 22. BE IT FURTHER ORDAINED that Tax Map No. 131O-B-013.01 be permanently rezoned from temporary R-2 Residential Zone and R-5 Residential Zone to R-2 Residential Zone.

SECTION 23. BE IT FURTHER ORDAINED that Tax Map Nos. 131O-B-016, 131O-B-017, and 131P-C-003 be permanently rezoned from temporary R-1 Residential Zone and R-2 Residential Zone to R-2 Residential Zone.

SECTION 24. BE IT FURTHER ORDAINED that Tax Map Nos. 131O-A-002, 131O-A-004.01, 131O-A-007 thru 131O-A-009, 131O-B-001, 131O-B-002, 131O-B-005, 131O-B-008, 131O-B-012, 131O-B-016, 131P-B-006, 131P-C-008.01, and 131P-C-009 be permanently rezoned from temporary R-2 Residential Zone to R-2 Residential Zone.

SECTION 25. BE IT FURTHER ORDAINED that Tax Map No. 131O-B-006 be permanently rezoned from temporary R-2 Residential Zone and R-3 Residential Zone to R-2 Residential Zone and R-3 Residential Zone, following existing zoning boundary lines.

SECTION 26. BE IT FURTHER ORDAINED that Tax Map No. 131O-B-004 be permanently rezoned from temporary R-1 Residential Zone, R-2 Residential Zone, and R-5 Residential Zone to R-2 Residential Zone and R-5 Residential Zone, following existing zoning boundary lines.

SECTION 27. BE IT FURTHER ORDAINED that Tax Map No. 131O-B-007 be permanently rezoned from temporary R-1 Residential Zone, R-2 Residential Zone, R-3 Residential Zone to R-3 Residential Zone.

SECTION 28. BE IT FURTHER ORDAINED that Tax Map No. 131O-B-020 be permanently rezoned from temporary R-1 Residential Zone and R-3 Residential Zone to R-3 Residential Zone.

SECTION 29. BE IT FURTHER ORDAINED that Tax Map Nos. 131O-A-013, 131O-B-011.02, 131O-B-018, 131P-B-005, 131P-B-008, 131P-B-008.01, 131P-B-009, 131P-B-012, 131P-B-020, 131P-B-020.01, and 131P-C-002 be permanently rezoned from temporary R-5 Residential Zone to R-5 Residential Zone.

SECTION 30. BE IT FURTHER ORDAINED that Tax Map No. 131O-B-011 be permanently rezoned from temporary R-3 Residential Zone and R-5 Residential Zone to R-5 Residential Zone.

SECTION 31. BE IT FURTHER ORDAINED that Tax Map No. 131P-B-010 be permanently rezoned from temporary R-1 Residential Zone and R-5 Residential Zone to R-5 Residential Zone.

SECTION 32. BE IT FURTHER ORDAINED that Tax Map Nos. Nos. 131-026, 131O-A-014, 131O-A-028, 131P-B-007.02, 131P-B-007.03, 131P-B-007.04, and 131P-B-018 shall retain their special permits for single wide mobile homes.

SECTION 33. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

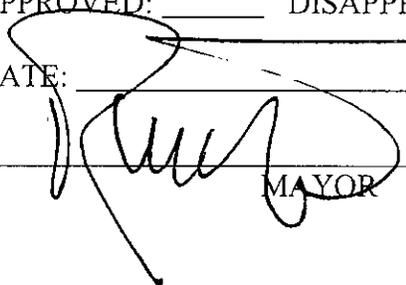
PASSED on Second and Final Reading

March 19, 2013.

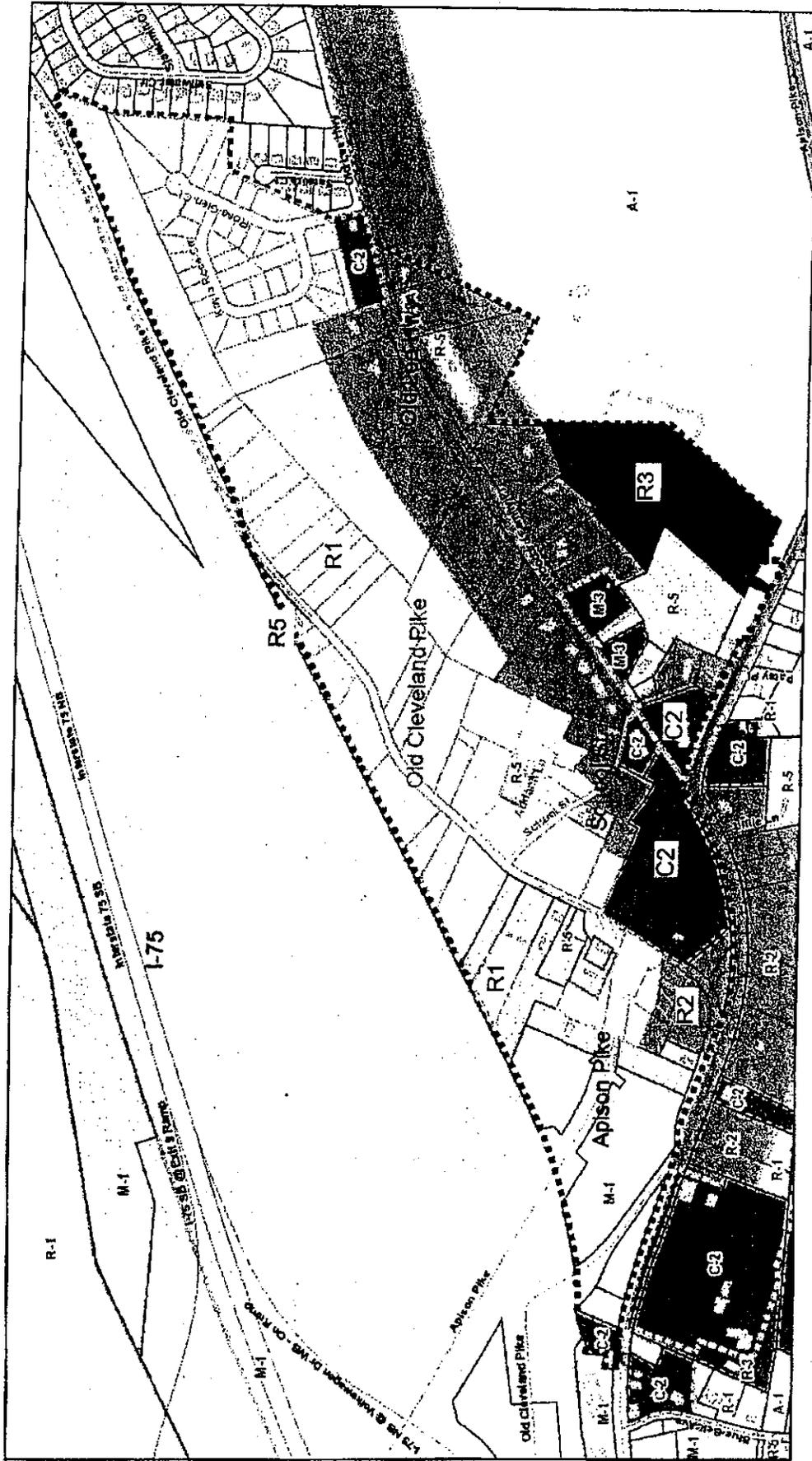

CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2013


MAYOR

/mms



2013-005 Annexation Area 9-B Rezoning from Temporary to Permanent Zones



PERMANENT ZONING MAP



500 ft



Chattanooga Hamilton County Regional Planning Agency