

**First Reading: June 12, 2018**  
**Second Reading: June 19, 2018**

2018-075  
Hillocks Farm Land Company, LLC  
c/o Duane Horton  
District No. 1  
Planning Version

ORDINANCE NO. 13321

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO AMEND CONDITION 2.1 OF SPECIFIC CONDITIONS FOR R-4 ZONING ORDINANCE NO. 12809 OF PREVIOUS CASE NO. 2014-008 ON PART OF PROPERTY LOCATED AT 6100 HIGHWAY 153, MORE PARTICULARLY DESCRIBED HEREIN, SUBJECT TO CERTAIN CONDITIONS.

---

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 amending Condition 2.1 of specific conditions for R-4 Zoning Ordinance No. 12809 of previous Case No. 2014-008 on part of property located at 6100 Highway 153, more particularly described herein:

The eastern R-4 portion of Lot 1, Final Plat of Lots 1 and 2, Hillocks Farm, Plat Book 104, Page 82, ROHC, being part of the property described in Deed Book 10763, Page 313, ROHC. Tax Map No. 091A-B-001 (part) and as shown on the attached map.

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

SECTION 2. BE IT FURTHER ORDAINED, That this amendment shall be approved subject to the following conditions:

**SITE GENERAL CONDITIONS**

- 0.1 Applicant's Masters Rezoning Plan & Preliminary Open Space Plan dated March 19, 2018 shall be incorporated by reference into these Conditions for the purpose of visually identifying general locations of Zones, Buffer Zones, Undisturbed Buffer Zones, Recreational Open Space (Woodland) and Active Open Space.
- 0.2 Buffer Zone and Undisturbed Buffer Zone shall be provided per the Master Rezoning Plan dated March 19, 2018.

**SPECIFIC CONDITIONS FOR AREA 2 (R-4 Zone)**

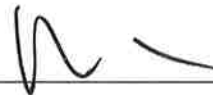
- 2.6 Residential uses per the typical R-4 Special Zone shall be permitted.

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: June 19, 2018

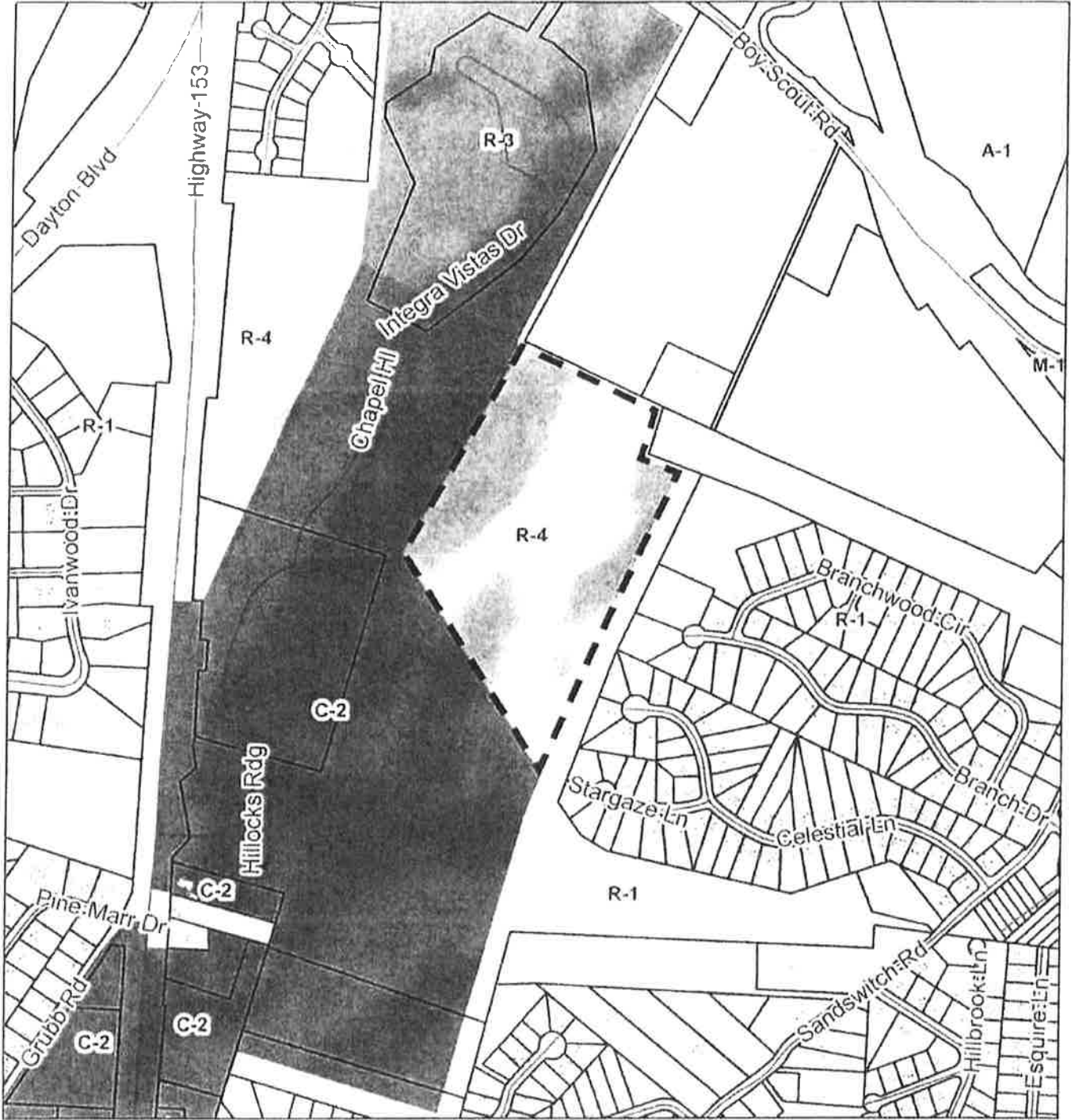
  
\_\_\_\_\_  
VICE-CHAIRMAN

APPROVED:  DISAPPROVED:

\_\_\_\_\_  
  
MAYOR

/mem

# 2018-0075 Amend Conditions



PLANNING COMMISSION RECOMMENDATION  
FOR CASE NO. 2018-075: Approve, subject to the list  
of conditions in the Planning Commission  
Resolution.



# 2018-0075 Amend Conditions

