

2022-0120  
Matthew Mucciolo  
District No. 2  
Planning Version #3

ORDINANCE NO. 13853

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 3820, 3834, AND 3836 HIXSON PIKE, FROM R-1 RESIDENTIAL ZONE AND R-4 SPECIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, 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 rezone properties located at 3820, 3834, and 3836 Hixson Pike, more particularly described herein:

Lot 7 and part of Lot 8, Block 6, Map of Lots 1 thru 20, Block 6, Fairfax Heights-Western Plateau, Plat Book 16, Page 40, ROHC, together with Lot 10, Revised Plan of Fairfax Heights-Western Plateau, Plat Book 71, Page 93, ROHC, being the properties described as Tracts 1 thru 3 in Deed Book 11548, Page 721, ROHC. Tax Map Numbers 118C-D-001, 003 and 004.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone and R-4 Special Zone to C-2 Convenience Commercial Zone.

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

- 1) For parcel 118C-D-001, no grading, clearing, land disturbance, or building shall be permitted above the seven hundred forty (740') foot topo line as identified on the Hamilton County GIS map;

- 2) For parcel 118C-D-004, no grading, clearing, land disturbance, or building shall be permitted above the seven hundred fifty (750') foot topo line as identified on the Hamilton County GIS map;
- 3) Limited to two (2) curb cuts on Hixson Pike. Additional curb cuts must be approved by the Chattanooga Division of Transportation;
- 4) Self-storage uses only; and
- 5) New and used vehicle dealerships 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: June 28, 2022

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
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MAYOR

/mem/v3

2022-0120 Rezoning from R-1 & R-4 to C-2

