

First Reading: June 9, 2015
Second Reading: June 16, 2015

ORDINANCE NO. 12957

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE III, ZONES AND BOUNDARIES, DIVISION 3, SECTION 38-11(2), URBAN OVERLAY ZONE, BY MOVING THE URBAN OVERLAY ZONE BOUNDARY ON SHADY CIRCLE, SUNSET ROAD, AND FALMOUTH ROAD.

WHEREAS, the intent statement of the Urban Overlay Zone states that the Urban Overlay Zone was created to maintain the physical layout of older urban areas; and

WHEREAS, the intent statement of the Urban Overlay Zone describes older urban areas as including sidewalks, public transit routes, available on-street parking, and smaller lots; and

WHEREAS, the properties fronting Hixson Pike have features more consistent with the features described by the intent statements of the Urban Overlay Zone; and

WHEREAS, the current Urban Overlay Zone boundary includes properties that front Shady Circle, Sunset Road, and Falmouth Road; and

WHEREAS, the properties fronting Shady Circle, Sunset Road, and Falmouth Road are currently zoned R-1 Residential and have suburban features more in common with the neighboring properties across the street from them *outside* of the Urban Overlay Zone; and

WHEREAS, removing these properties from the Urban Overlay Zone will place them under the Suburban Infill Lot and Setback requirements of Article V, Division 1, Section 38-44(7) just as the neighboring properties across the street from them are; and

WHEREAS, the Suburban Infill Lot and Setback requirements regulate the subdivision and creation of new lots and new home front setbacks in the R-1 Residential Zone so as to be compatible with existing lots frontages and front setback on the same street.

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, Article III, Zones and Boundaries, Division 3, Section 38-11(2), Urban Overlay Zone, is hereby amended beginning in the text at “the 1800 block of Hixson Pike” and ending with “the center line of the 1200 block of Hixson Pike” and replace in lieu thereof the following:

the 1800 block of Hixson Pike, “thence southeast along the center line of Hixson Pike at 1614 Hixson Pike to the northwest corner of Tax Map 127I-F-020, thence following the northern boundary of parcel 020 to its rear property line, thence southerly along the rear property line to its intersection with the side boundary of Tax Map 127I-F-019, thence northeast along the side line of parcel 019 to its rear property line, thence southeast along the rear property lines of parcels 019, 018 and 017, thence in a southwest direction along the side boundary of parcel 017 to the center line of Hixson Pike, thence southeast to 1508 Hixson Pike at the northwest corner of Tax Map 127P-S-014, thence following the northern boundary of said parcel 014 to its rear property line, thence southerly along the rear property lines of parcels 014, 013, 012 and 011, thence in a southwest direction along the southern side boundary of parcel 011 to the center line of Hixson Pike continuing south along said center line to 1422 Hixson Pike to the northwest corner of Tax Map 127P-T-054 and following the northern side boundary of parcel 054 to its rear property line, thence southerly along the rear property line of parcel 054 descending in a southerly direction to parcel 023, thence in a westerly direction approximately 108 feet, thence southerly (Tax Map 127P-T-022 through 054), extending into the center line of Falmouth Road, thence in a westerly direction to” the center line of the 1200 block of Hixson Pike, ...

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks upon passage of second reading.

Passed on second and final reading: June 16, 2015



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR






/mem

Parcels Removed from the Urban Overlay Zone by Chattanooga Ordinance #12957



City of Chattanooga ordinance #12957 removed 43 parcels from the Urban Overlay Zone.

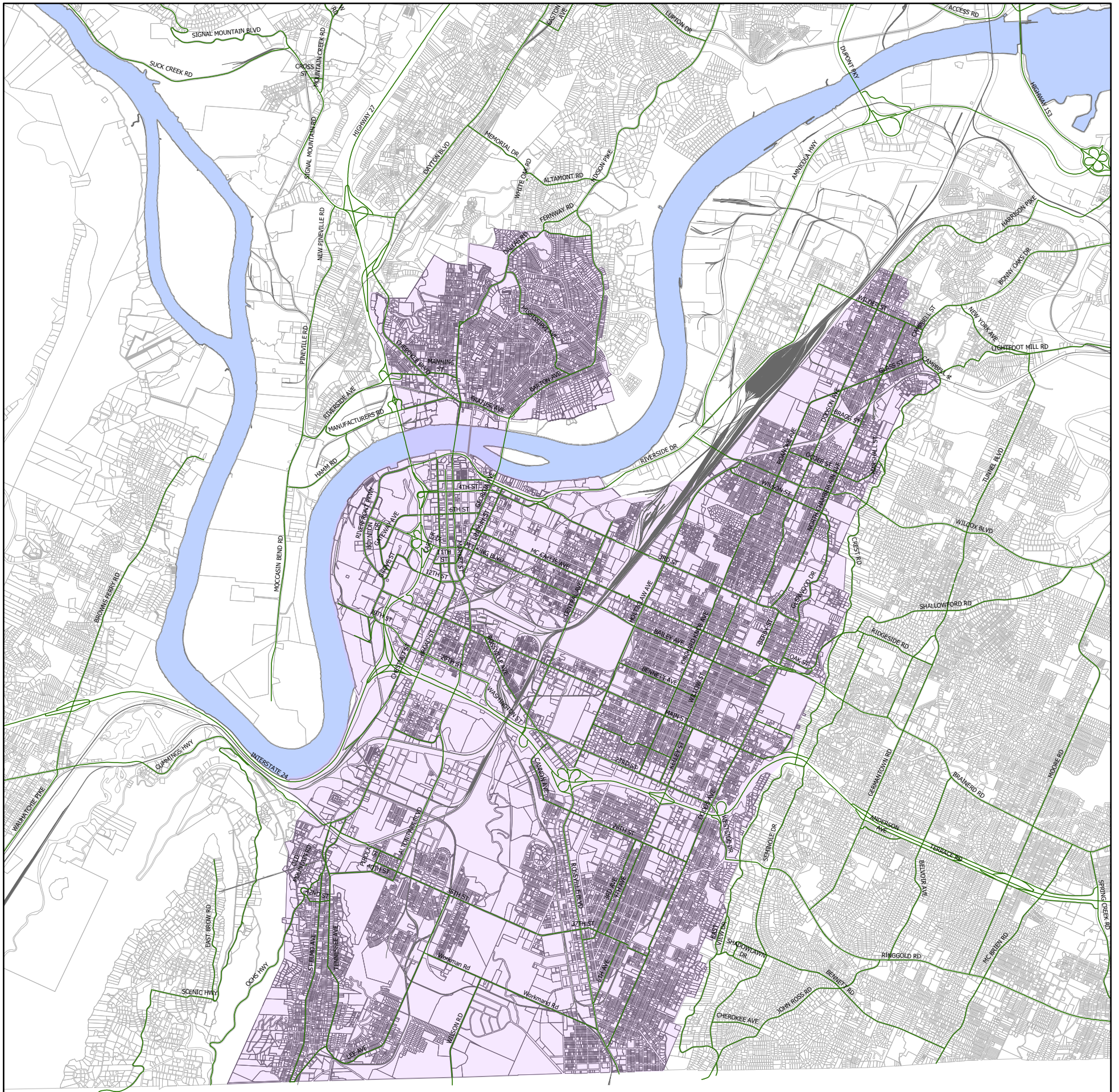
- 127I F 021, 127I F 009, 127I F 011, 127I F 013,
- 127I F 014, 127I F 016, 127I F 012, 127I F 022,
- 127I F 015, 127I F 023, 127I F 010, 127P S 009,
- 127P T 001, 127P T 010, 127P T 004, 127P T 013,
- 127P T 017, 127P T 012, 127P T 018, 127P T 019,
- 127P T 005, 127P S 006, 127P T 006, 127P S 008,
- 127P S 002, 127P T 007, 127P T 014, 127P T 011,
- 127P T 020, 127P S 010, 127P T 002, 127P S 003,
- 127P T 008, 127P T 015, 127P S 001, 127P S 007,
- 127P S 016, 127P T 009, 127P T 021, 127P T 003,
- 127P T 016, 127P S 005, 127P S 005.01

-  Parcels omitted by ordinance #12957 from the Urban Overlay Zone
-  Parcels adjacent to Hixson Pike retained in the Urban Overlay Zone
-  View area covered by the Urban Overlay Zone
-  Falmouth Road, Shady Circle, and Sunset Road
-  Other Streets



Effective as of July 1, 2015

Full Extent of the Urban Overlay Zone



The codified definition of the Urban Overlay Zones intent and boundary definition is available at (click text below to access):

https://library.municode.com/tn/chattanooga/codes/code_of_ordinances?nodeId=CH38ZO_ARTIIIIZOBO_DIV3UROVZO

Effective as of July 1, 2015

- Extent of the Urban Overlay Zone
- Parcel within the Urban Overlay Zone
- Parcel outside the Urban Overlay Zone
- Street Network

