

First Reading: January 9, 2018
Second Reading: January 23, 2018

2017-184
Fickling & Company, Inc.
District No. 3
Alternate Version

ORDINANCE NO. 13269

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6038 HIXSON PIKE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE, 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 amended so as to rezone property located at 6038 Hixson Pike, more particularly described herein:

Part of an unplatted tract of land located at 6038 Hixson Pike beginning at the northwest corner of Tax Map 101-028 thence some 1817 feet southeast to a point, thence some 477 feet southwest to the south line of said property, thence some 1258 feet northwest along said south line to its southwest corner, thence some 196 feet northeast, thence some 651 feet northwest to a point in the east line of the 6000 block of Hixson Pike, thence some 390 feet along said pike to the northwest corner of Tax Map 101-028, the point of beginning, being part of the property described in Deed Book 10498, Page 474, ROHC. Tax Map 101-028 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-3 Residential Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved

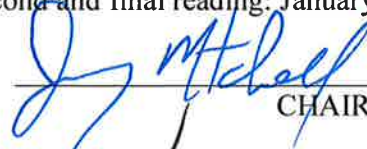
subject to the following conditions:

- 1) A ten (10') foot Type C landscape buffer shall be located along the northern and southern property boundaries beginning at the right of way of Hixson Pike and extending eastward a distance of two hundred (200') feet. Further east of this point, applicant shall install Type B landscape buffers or maintain equivalent buffers along the northern and southern boundaries of the area to be developed;
- 2) Building #9 shall be limited to a maximum of two (2) stories in height;
- 3) Maximum density of two hundred fifty (250) units;
- 4) Lighting to be directed away from all residential areas; and
- 5) A minimum of four hundred (400') feet to the west of the eastern R-3 zoning boundary shall be reserved for greenspace area that is left undisturbed with no clearing or grading, except for pedestrian trails, and removal of dead or diseased trees or invasive overgrowth.

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: January 23, 2018



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem

2017-0184 Rezoning from R-1 to R-3



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2017-184: Approve, subject to the list of conditions in the Planning Commission Resolution.

