

First Reading: August 24, 2021
Second Reading: August 31, 2021

2021-0112
Callio Properties, LLC
District No. 3
Alternate Version

ORDINANCE NO. 13708

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 6102 HIXSON PIKE, 6106 HIXSON PIKE, 6108 HIXSON PIKE, AND 6110 HIXSON PIKE, AND TAX MAP NO. 101 025, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE AND R-1 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 properties located at 6102 Hixson Pike, 6106 Hixson Pike, 6108 Hixson Pike, and 6110 Hixson Pike, and Tax Map No. 101 025, more particularly described herein:

To be rezoned from R-1 Residential Zone to R-3 Residential Zone: Parts of Lots 2 and 3, Lewis Farm, as shown in Book F, Volume 23, Page 538, ROHC together with the western 1180 feet +/- of Tax Map No. 101-025 and the western 1462 feet +/- of Tax Map No. 101-027, being the properties described in Deed Book 7218, Page 882 (part), Deed Book 9462, Page 578, Part of Tract 1 and Tract 2 in Deed Book 10820, Page 624 (part), and Deed Book 12420, Page 547, ROHC. Tax Map Nos. 101-023, 024, 026 and parts of 025 and 027.

The eastern 442 feet +/- of Tax Map No. 101-025 and the eastern 451 feet +/- of Tax map 101-027, being the properties described in Deed Book 7218, Page 882 (part), Deed Book 9462, Page 578, Part of Tract 1 in Deed Book 10820, Page 624, and Deed Book 12420, Page 547, ROHC. Parts of Tax Map Nos. 101-025 and 027.


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 and R-1 Residential Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be approved from R-1 Residential Zone to R-1 Residential Zone, subject to the following conditions:


- 1) Area to remain as greenspace that is left undisturbed with no buildings/structures, including residential dwellings; and
- 2) No clearing or grading permitted, except for pedestrian trails, and removal of dead or diseased trees or invasive growth.

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: August 31, 2021



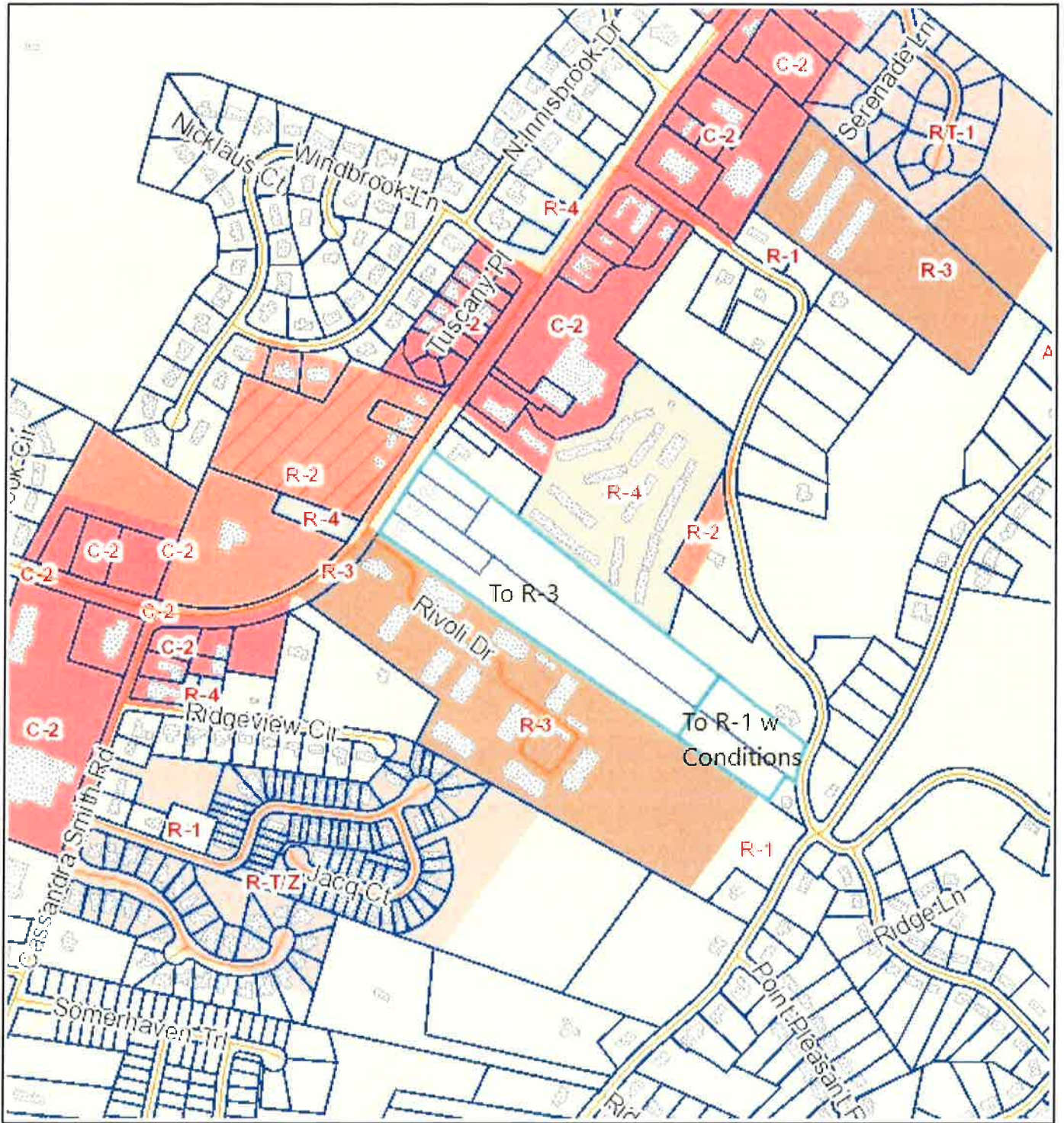
CHAIRPERSON
APPROVED: DISAPPROVED:



MAYOR

/mem/Alternate Version

2021-0112 Rezoning from R-1 to R-3 & R-1 with Conditions



PLANNING COMMISSION RECOMMENDATION
FOR CASE NO. 2021-0112: Approve.

2021-0112 Rezoning from R-1 to R-3



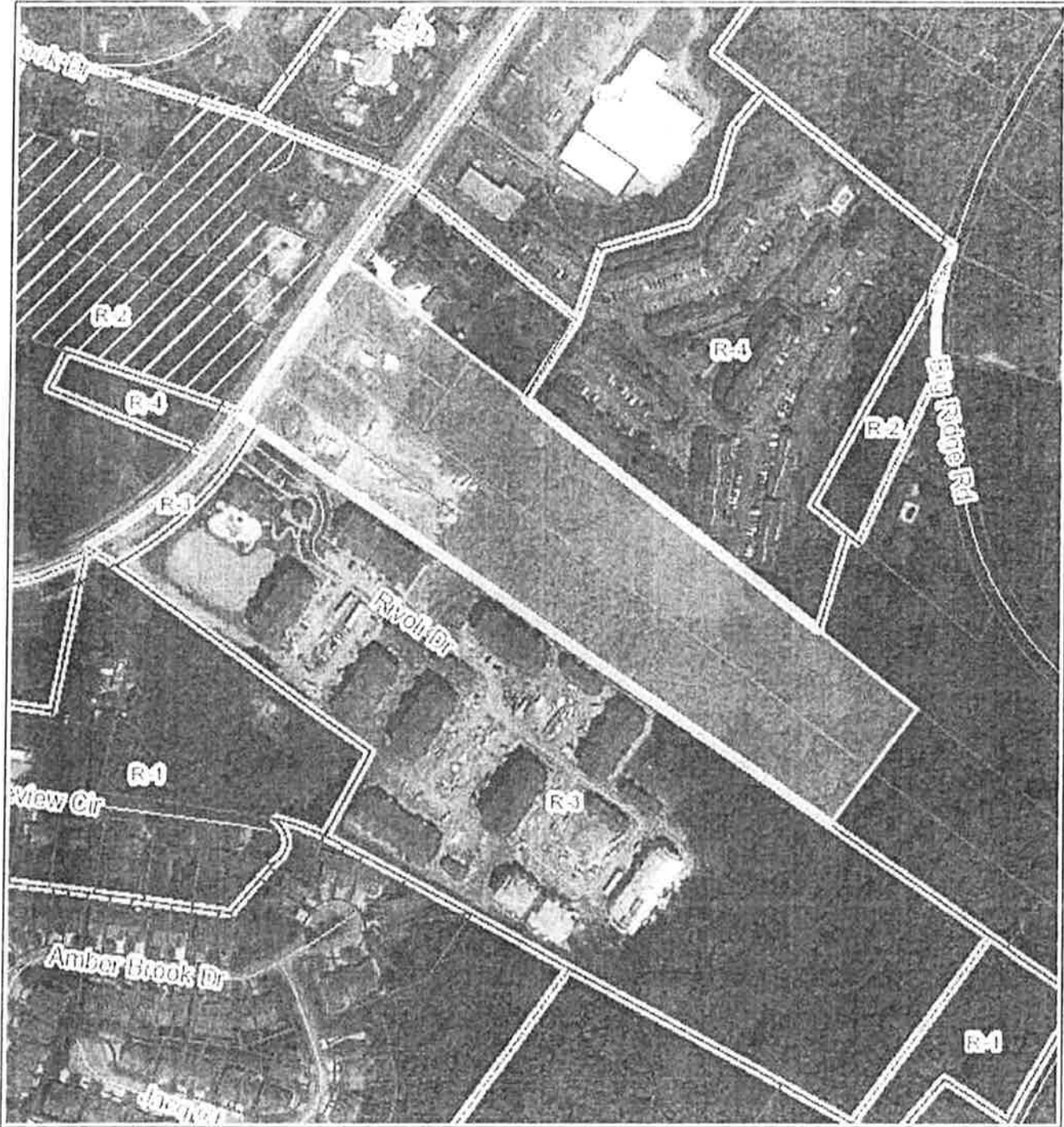
PLANNING COMMISSION RECOMMENDATION
FOR CASE NO. 2021-0112: Approve.

RPA

2021-0112 Rezoning from R-1 to R-3



2021-0112 Rezoning from R-1 to R-3



FOR
REVIEW
ONLY

MAP
ENGINEERS
L.L.C.

HIXSON PIKE APARTMENTS
FOR:
FRAT HOME BUILDERS
1724 DAYTON BLVD
CHATTANOOGA, TN 37405

PRELIMINARY
SITE PLAN

