

First Reading: November 9, 2021
Second Reading: November 16, 2021

2021-0177
Bill Dickson
District No. 3
Planning Version #2

ORDINANCE NO. 13735

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5468 HIXSON PIKE, FROM R-2 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE FOR THE FRONT PORTION OF THE SITE FRONTING HIXSON PIKE (SEE ATTACHED MAP) AND O-1 OFFICE ZONE FOR THE REAR PORTION OF THE SITE ALONG OLD HIXSON PIKE (SEE ATTACHED MAP), 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 5468 Hixson Pike, more particularly described herein:

To be rezoned O-1: The northwest half of Lot 11, Long Hixson Subdivision, Plat Book 14, Page 150, ROHC, Deed Book 9523, Page 212, ROHC beginning at the southwest corner of Tax Map Number 100J-E-010 thence northwest some 138 feet to the east line of the 5400 block of Old Hixson Pike. Tax Map Number 100J-E-009 (part).

To be rezoned C-2: The southeast half of Lot 11, Long Hixson Subdivision, Plat Book 14, Page 150, ROHC, Deed Book 9523, Page 212, ROHC beginning at the southwest corner of Tax Map Number 100J-E-010 thence southeast some 135 feet to the west line of the 5400 block of Hixson Pike. Tax Map Number 100J-E-009 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone to C-2 Convenience Commercial Zone for the front portion of the site fronting

Hixson Pike (see attached map) and O-1 Office Zone for the rear portion of the site along Old Hixson Pike (see attached map).

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

- (1) Type "B" twenty (20') foot landscape buffer along the shared property line abutting R-2 Residential Zone Boundary; and
- (2) Adult-oriented establishments, self-service storage facilities, gas stations, open-air markets, vehicular repair or service facilities, and wholesaling with accessory warehousing uses 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: November 16, 2021



VICE CHAIRPERSON

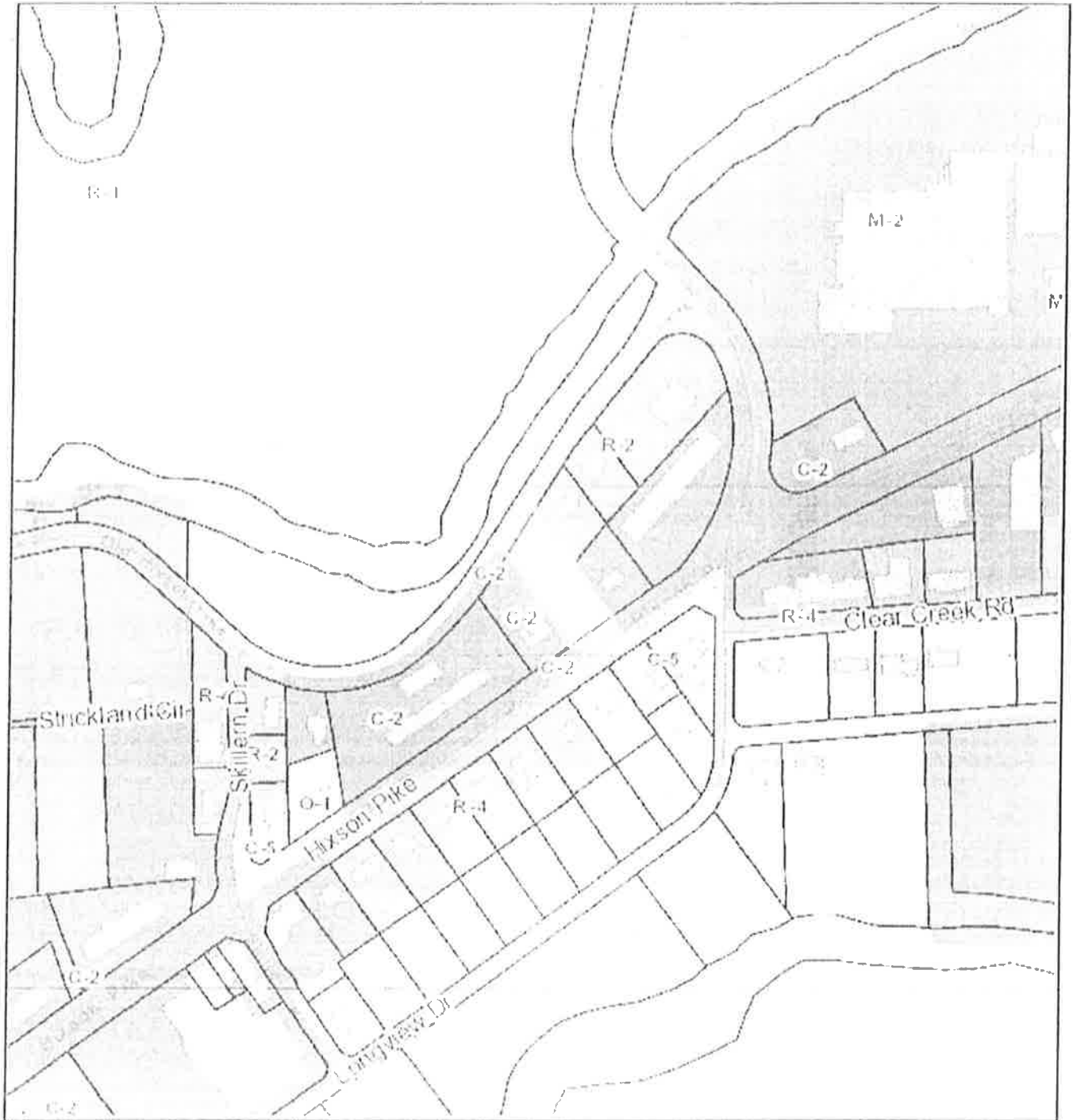
APPROVED: DISAPPROVED:



MAYOR

/mem/v2

2021-0177 Rezoning from R-2 to C-2



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