

**First Reading: February 11, 2014**  
**Second Reading: February 18, 2014**

2014-002  
City of Chattanooga/  
Regional Planning Agency  
District No. 3  
Planning Version

ORDINANCE NO. 12805

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES GENERALLY LOCATED IN THE 6400 BLOCK OF FAIRVIEW ROAD AND THE 6700 BLOCK OF BIG RIDGE ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM TEMPORARY R-1 RESIDENTIAL ZONE TO ZONING PLAN FOR PERMANENT R-1 RESIDENTIAL ZONE FOR ANNEXED "AREA 4C" IN ORDINANCE NOS. 12293 AND 12597.

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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 generally located in the 6400 block of Fairview Road and the 6700 block of Big Ridge Road, more particularly described herein:

Beginning at the present city limit boundary on Hixson Marina Road a point in the southeast corner of property now or formerly owned by Robert Daughtrey (101G-A-058); thence proceeding northwesterly a distance of 4,216 feet, more or less, along the right of way of Big Ridge Road to the northwest corner of property now or formerly owned by Robert and Cathy Messler (101-050); thence proceeding southeasterly a distance of 250 feet, more or less, to the northeast corner of property now or formerly owned by

Robert and Cathy Messler (101-050) and the Fairview Road right of way; thence proceeding northeasterly a distance of 700 feet, more or less, to the northwest corner of property now or formerly owned by Melvin and Mabel Harvey (101-052); thence proceeding southeasterly a distance of 2,662 feet, more or less, to the west corner of property now or formerly owned by Richie Rolston (101G-A-061); thence proceeding southeasterly at a distance of 650 feet, more or less, to the west corner of property now or formerly owned by Rebecca Rolston-Miller (101G-A-060); thence proceeding easterly a distance of 522 feet, more or less, to the northwest corner of property now or formerly owned by Dana and Julie Harding (101G-A-059.01); thence proceeding southeasterly a distance of 160 feet, more or less, to the northwest corner of property now or formerly owned by Kenneth & Carolyn Wilson (101G-A-059); thence proceeding southeasterly a distance of 365 feet, more or less, to the northwest corner of property now or formerly owned by Robert Daughtrey (101G-A-058); thence proceeding southeasterly a distance of 296 feet, more or less, to the point of beginning. References to parcel numbers in parenthesis above are based upon official Geographic Information System maps maintained by the Hamilton County GIS Department. All of this property lies within the Urban Growth Boundary of the City of Chattanooga as provided in the Master Interlocal Agreement between all municipalities within Hamilton County effective May 23, 2001.

Permanent zones are as follows on tax parcels listed below and as shown on the attached map for Annexation Area 4C.

**To be zoned from temporary R-1 Residential Zone to an official R-1 Residential Zone:** Tax map numbers 101-050, 050.01, 052, 101G-A-058, 059, 059.01, 060, and 061.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: February 18, 2014

Yusef Hakeem  
CHAIRPERSON

APPROVED:  DISAPPROVED:

My Bel  
MAYOR

/mms



**2014-002 Annexation Area 4-C from Temporary to Permanent Zones**



590 ft




**Chattanooga Hamilton County Regional Planning Agency**






**2014-002 Annexation Area 4-C from Temporary to Permanent Zones**



600 ft



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-002: Approve.

**Chatanooga Hamilton County Regional Planning Agency**

