

**First Reading: May 8, 2018**  
**Second Reading: May 15, 2018**

2018-067  
City of Chattanooga-Regional Planning Agency  
District No. 7  
Planning Version

ORDINANCE NO. 13312

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED OFF OF THE 1800 AND 1900 BLOCKS OF OLD WAUHATCHIE PIKE AND OWNED BY THE LOOKOUT MOUNTAIN CONSERVANCY, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE, R-2 RESIDENTIAL ZONE, R-3 RESIDENTIAL ZONE, AND R-5 RESIDENTIAL ZONE TO PERMANENT ZONES, SUBJECT TO CERTAIN CONDITIONS.

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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 located off of the 1800 and 1900 blocks of Old Wauhatchie Pike and owned by the Lookout Mountain Conservancy, more particularly described herein:

Properties located off of the 1800 and 1900 blocks of Old Wauhatchie Pike and owned by the Lookout Mountain Conservancy being Tax Map Nos. 155I-C-001, 001.02, 002, 003.01; 155J-A-002 thru 004, 006, 007, 010; 155J-B-004, 004.01, 006, 008 thru 011, 013; 155J-C-002 thru 006, 006.01, 007, 008 and 025.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1

Residential Zone, R-2 Residential Zone, R-3 Residential Zone, and R-5 Residential Zone to Permanent Zones.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved for the following permanent zones, tax maps, and parcel IDs:

<b>Tax Map and Parcel Number</b>	<b>Former Hamilton County Zoning Designation</b>	<b>Temporary Zoning Designation</b>	<b>Recommended Permanent City Zoning Designation</b>
155I C 001	R-1 Single-Family Residential and R-2 Urban Residential	R-1 Residential	R-1 Residential
155I C 001.02	R-1 Single-Family Residential	R-1 Residential	R-1 Residential
155I C 002	R-1 Single-Family Residential	R-1 Residential	R-1 Residential
155I C 003.01	R-2 Urban Residential	R-2 Residential	R-2 Residential
155J A 002	R-1 Single-Family Residential	R-1 Residential	R-1 Residential
155J A 003	R-1 Single-Family Residential	R-1 Residential	R-1 Residential
155J A 004	R-1 Single-Family Residential	R-1 Residential	R-1 Residential
155J A 006	R-1 Single-Family Residential	R-1 Residential	R-1 Residential
155J A 007	R-2 Urban Residential and R-1 Single-Family Residential, R-5 Single-Wide Manufactured Home	R-2 Residential and R-1 Residential, R-5 Residential	R-2 Residential
155J A 010	R-2 Urban Residential	R-2 Residential	R-2 Residential
155J B 004	R-1 Single-Family Residential	R-1 Residential	R-1 Residential with SEP PUD
155J B 004.01	R-1 Single-Family Residential	R-1 Residential	R-1 Residential with SEP PUD
155J B 006	R-1 Single-Family Residential	R-1 Residential	R-1 Residential
155J B 008	R-3 Multi-Family Residential and R-1 Single-Family Residential	R-3 Residential Zone and R-1 Residential Zone	R-1 Residential Zone
155J B 009	R-3 Multi-Family Residential	R-3 Residential	R-1 Residential
155J B 010	R-1 Single-Family Residential and R-3 Multi-Family Residential	R-1 Residential and R-3 Residential	R-1 Residential
155J B 011	R-1 Single-Family Residential	R-1 Residential	R-1 Residential
155J B 013	R-1 Single-Family Residential	R-1 Residential	R-1 Residential
155J C 002	R-2 Urban Residential, R-5 Single-Wide Manufactured Home	R-2 Residential, R-5 Residential	R-2 Residential
155J C 003	R-5 Single-Wide Manufactured Home and R-2 Urban Residential	R-5 Residential Zone and R-2 Residential Zone	R-2 Residential
155J C 004	R-2 Urban Residential	R-2 Residential	R-2 Residential
155J C 005	R-2 Urban Residential	R-2 Residential	R-2 Residential
155J C 006	R-1 Single-Family Residential	R-1 Residential	R-1 Residential
155J C 006.01	R-1 Single-Family Residential	R-1 Residential	R-1 Residential
155J C 007	R-1 Single-Family Residential	R-1 Residential	R-1 Residential
155J C 008	R-1 Single-Family Residential	R-1 Residential	R-1 Residential
155J C 025	R-2 Urban Residential	R-2 Residential	R-2 Residential

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: May 15, 2018

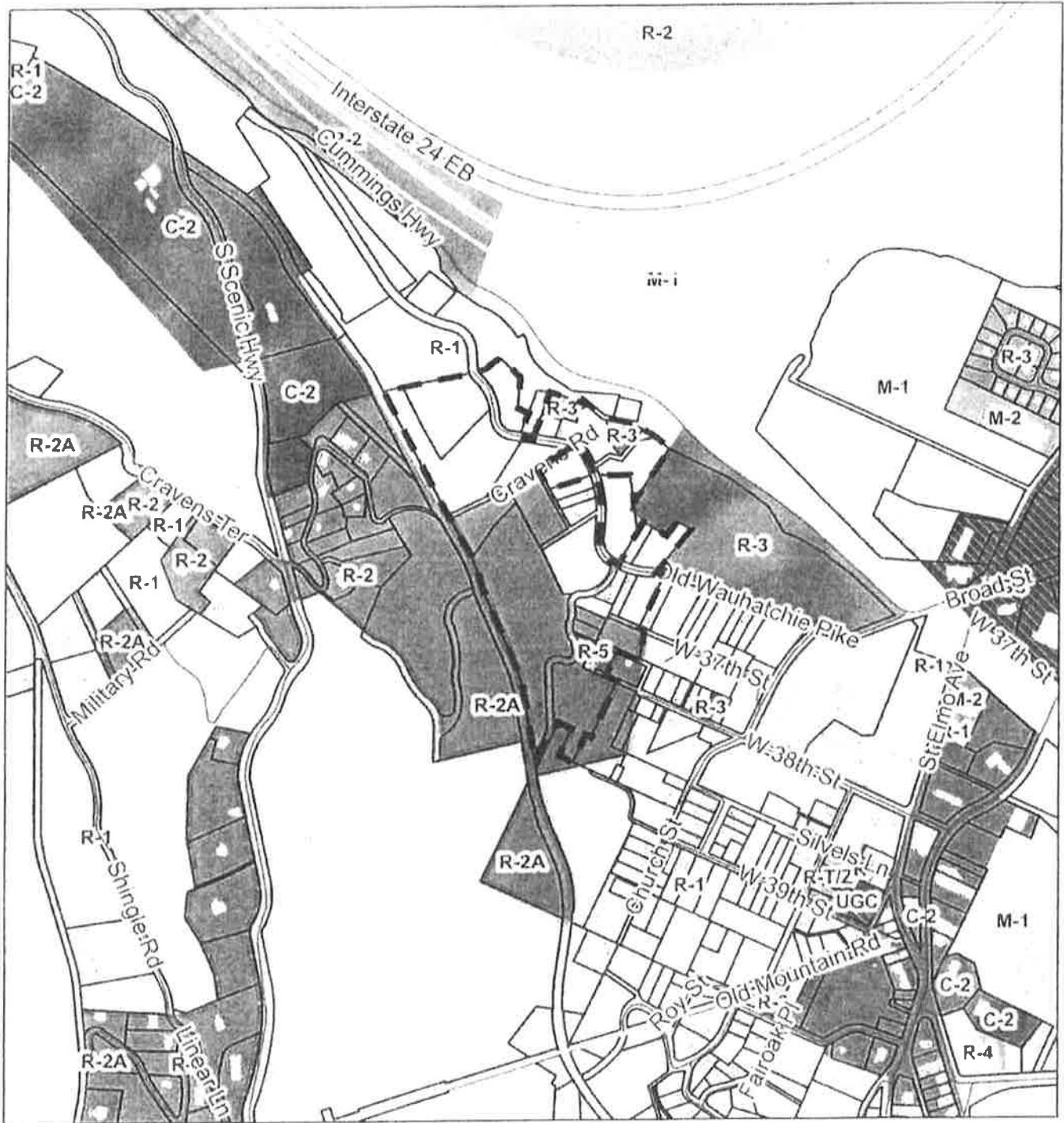
  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

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MAYOR

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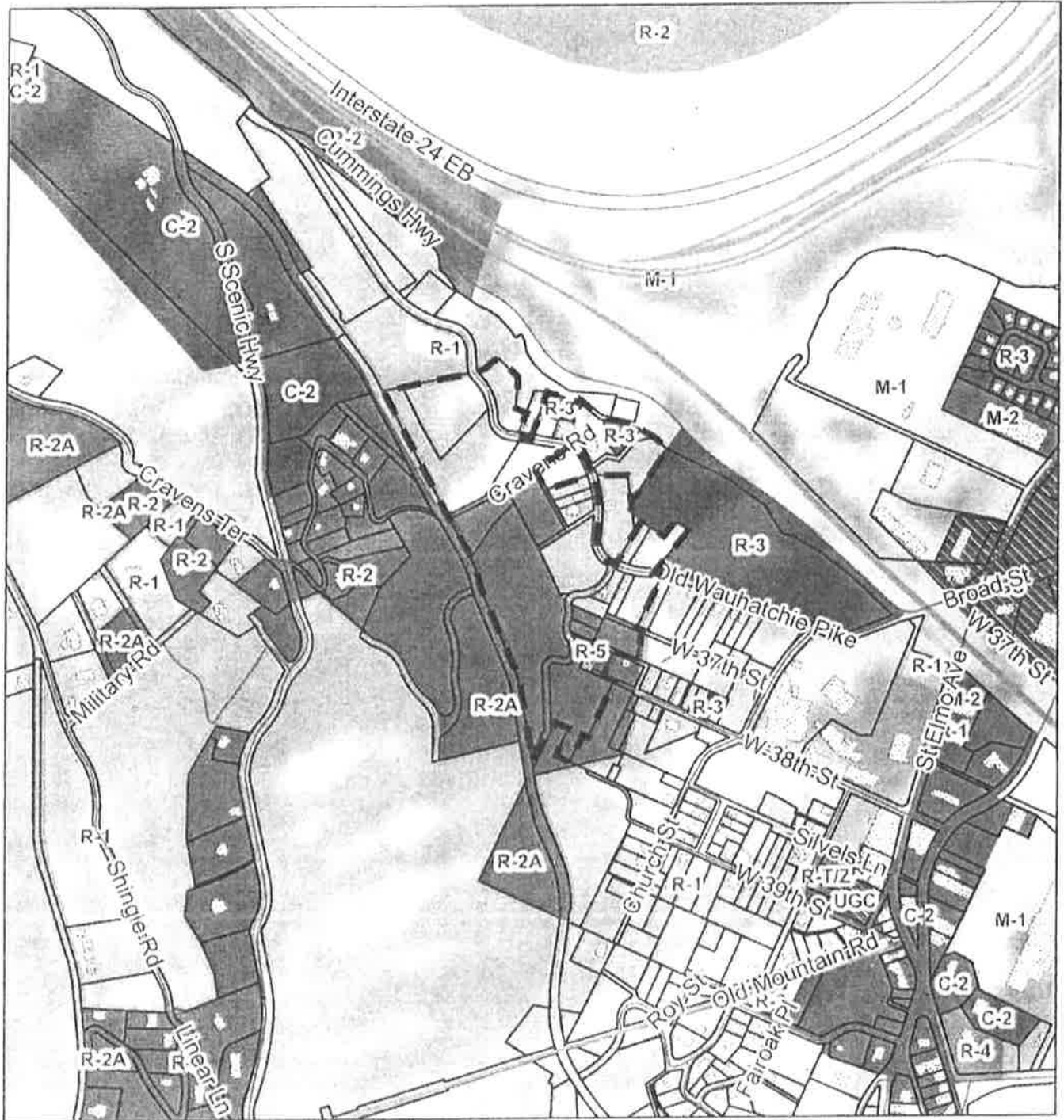
# 2018-0067 Rezoning from R-1, R-2, R-3 and R-5 to Permanent Zones



PLANNING COMMISSION RECOMMENDATION  
FOR CASE NO. 2018-067: Approve



# 2018-0067 Rezoning from R-1, R-2, R-3 and R-5 to Permanent Zones



TAX MAP & PARCEL NUMBER	ADDRESS	COUNTY ZONE	TEMPORARY CITY ZONE	PERMANENT CITY ZONE	CONDITIONS	OTHER
155I-C-001	1952 CRAVENS ROAD	R-1, R-2	R-1	R-1	NO	N/A
155I-C-001.02	3720 CRAVENS ROAD	R-1	R-1	R-1	NO	N/A
155I-C-002	1984 CRAVENS ROAD	R-1	R-1	R-1	NO	N/A
155I-C-003.01	JO CONN GUILD TRAIL	R-2	R-2	R-2	NO	N/A
155J-A-002	3743 CRAVENS ROAD	R-1	R-1	R-1	NO	N/A
155J-A-003	1912 OLD WAUHATCHIE PIKE	R-1	R-1	R-1	NO	N/A
155J-A-004	1919 OLD WAUHATCHIE PIKE	R-1	R-1	R-1	NO	N/A
155J-A-006	OLD WAUHATCHIE PIKE	R-1	R-1	R-1	NO	N/A
155J-A-007	CRAVENS ROAD	R-2, R-1, R-5	R-2, R-1, R-5	R-2	NO	N/A
155J-A-010	GRANDVIEW PLACE	R-2	R-2	R-2	NO	N/A
155J-B-004	1835 OLD WAUHATCHIE PIKE	R-1	R-1	R-1	NO	SEP-PUD (Case 2018-0022)
155J-B-004 01	1837 OLD WAUHATCHIE PIKE	R-1	R-1	R-1	NO	SEP-PUD (Case 2018-0022)
155J-B-006	1907 OLD WAUHATCHIE PIKE	R-1	R-1	R-1	NO	N/A
155J-B-008	2000 OLD WAUHATCHIE PIKE	R-1, R-3	R-1, R-3	R-1	NO	N/A
155J-B-009	OLD WAUHATCHIE PIKE	R-3	R-3	R-1	NO	N/A
155J-B-010	1921 OLD WAUHATCHIE PIKE	R-1, R-3	R-1, R-3	R-1	NO	N/A
155J-B-011	OLD WAUHATCHIE PIKE	R-1	R-1	R-1	NO	N/A
155J-B-013	OLD WAUHATCHIE PIKE	R-1	R-1	R-1	NO	N/A
155J-C-002	GRANDVIEW PLACE	R-2, R-5	R-2, R-5	R-2	NO	N/A
155J-C-003	CHURCH STREET	R-5, R-2	R-5, R-2	R-2	NO	N/A
155J-C-004	GRANDVIEW PLACE	R-2	R-2	R-2	NO	N/A
155J-C-005	3710 GRANDVIEW PLACE	R-2	R-2	R-2	NO	N/A
155J-C-006	1840 OLD WAUHATCHIE PIKE	R-1	R-1	R-1	NO	N/A
155J-C-006.01	GRANDVIEW PLACE	R-1	R-1	R-1	NO	N/A
155J-C-007	1838 OLD WAUHATCHIE PIKE	R-1	R-1	R-1	NO	N/A
155J-C-008	1832 OLD WAUHATCHIE PIKE	R-1	R-1	R-1	NO	N/A
155J-C-025	CHURCH STREET	R-2	R-2	R-2	NO	N/A