

**First Reading: March 22, 2022**  
**Second Reading: March 29, 2022**

2022-0014  
Tyrone Byrd  
District No. 2  
Planning Version #2

ORDINANCE NO. 13794

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 3838 AND 3840 HIXSON PIKE, FROM R-4 SPECIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, 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 at 3838 and 3840 Hixson Pike, more particularly described herein:

Lots 5 and 6 Map of Lots 1 – 20, Block 6, Fairfax Heights - Western Plateau, Plat Book 16, Page 40, ROHC, Deed Book 11631, Page 285, ROHC. Tax Map Numbers 118C-D-005 and 006.

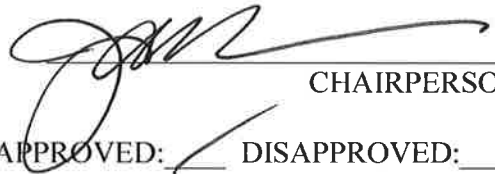
and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special Zone to C-2 Convenience Commercial Zone.

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

- 1) No grading, clearing, land disturbance, or building shall be located beyond one hundred fifteen (115') feet from the front property line (clearing, grading, land disturbance, and building shall only occur within one hundred fifteen (115') feet from the front property line along Hixson Pike);
- 2) Limited to one curb cut on Hixson Pike. Additional curb cuts must be approved by the Chattanooga Division of Transportation; and
- 3) New and used vehicle dealerships shall be prohibited.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

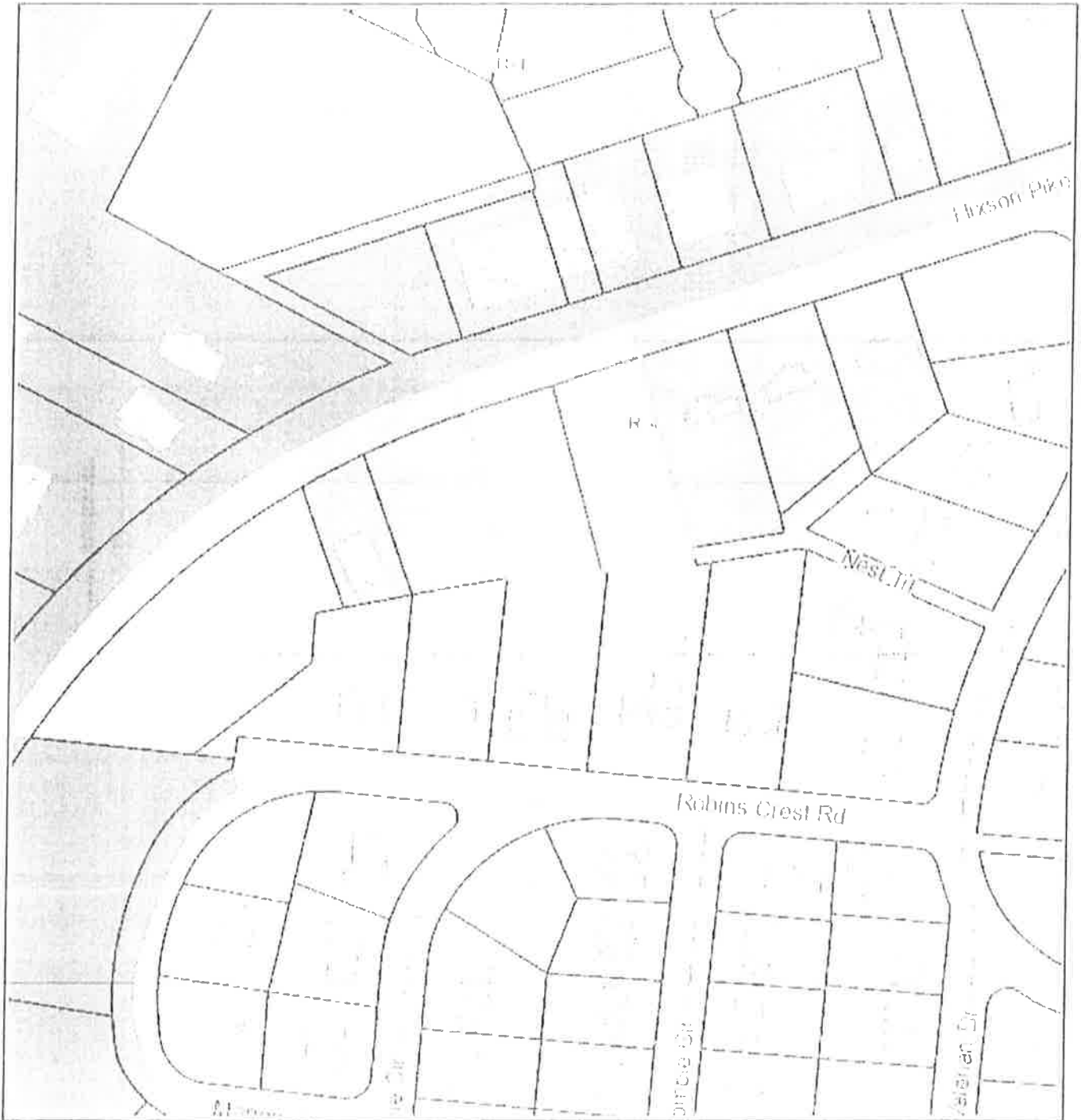
Passed on second and final reading: March 29, 2022

  
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CHAIRPERSON  
APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/Planning Version #2

2022-0014 Rezoning from R-4 to C-2



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