

RESOLUTION NO. 31525

A RESOLUTION ADOPTING A PLAN OF SERVICES AND EXTENDING THE CORPORATE LIMITS OF THE CITY OF CHATTANOOGA, TENNESSEE, BY ANNEXING CERTAIN TERRITORY CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF SAID CITY, BEING TAX MAP NO. 121A-E-004 TO THIS RESOLUTION PURSUANT TO T.C.A. § 6-51-104 LOCATED IN HAMILTON COUNTY, TENNESSEE, OWNED BY TP CHATTANOOGA PROPERTY LLC, BEING MORE FULLY DESCRIBED HEREIN.

WHEREAS, the City of Chattanooga has been petitioned by the property owner of the affected territory to annex such territory, a copy of which Petition executed by Ryan Sailer, VP of Development for TP Chattanooga Property LLC and dated January 23, 2023, is attached hereto as **Exhibit “A”**, and made a part hereof by reference pursuant to T.C.A. § 6-51-104; and

WHEREAS, the Plan of Services and map, which are attached to this Resolution as **Exhibit “B”** and incorporated herein by reference, were submitted to the Chattanooga-Hamilton County Regional Planning Commission; and

WHEREAS, a written report dated January 23, 2023, was prepared and approved by the Chattanooga-Hamilton County Regional Planning Commission on February 13, 2023, as required by law, as referenced in the attached as **Exhibit “C”**; and

WHEREAS, the Clerk of the Council gave notice of a public hearing on February 12, 2023, with reference to the petitioned annexation of the herein described territory, to be held March 14, 2023, at 6:00 p.m., which notice was published in the daily newspaper of Chattanooga, Tennessee at least fourteen (14) days before March 14, 2023, as referenced in the attached as **Exhibit “D”**; and

WHEREAS, after such public hearing and investigation by the City Council, it now appears that the prosperity of the City and of the territory herein described and as described in said notice will be materially retarded and the safety and welfare of the inhabitants and property of the City and the herein described territory endangered if such territory is not annexed; and

WHEREAS, the annexation of the hereinafter described territory is deemed necessary for the health, welfare and safety of the residents and property owners thereof, as well as of the City of Chattanooga as a whole;

NOW, THEREFORE,

SECTION 1. BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That under the authority conferred by Chapter 113, Public Acts of 1955, and the amendments thereto (T.C.A. § 6-51-104, et seq.), there be and hereby is annexed to the City of Chattanooga, Tennessee, and included within the corporate boundaries of said City, certain territory in Hamilton County, Tennessee, owned by Ryan Sailer, VP of Development for TP Chattanooga Property LLC, lying contiguous to the present corporate limits, as shown on the attached map, and described as follows:

TP Chattanooga Property LLC is a Minnesota corporation and is the owner of real property parcel located at 5619 Clark Road, Harrison, TN 37341, and designated as Hamilton County Tax Parcel No. 121A-E-004.

All of the above-referenced property is located within or adjacent to the current boundaries of the City of Chattanooga and the property owner has signed a petition requesting annexation of all such properties by the City of Chattanooga as required by T.C.A. § 6-51-104.

SECTION 2. BE IT FURTHER RESOLVED, That residents of and persons owning property in the above-described territory shall be entitled to all the rights and privileges of citizenship in accordance with the provisions of the Charter of the City of Chattanooga, Tennessee, immediately upon annexation as though the above-described territory annexed has always been part of said City of Chattanooga, Tennessee.

SECTION 3. BE IT FURTHER RESOLVED, That the proposed plan of services attached hereto as **Exhibit “B”**, pursuant to T.C.A. § 6-51-102(b)(2), as amended, is adopted as the plan of services for this annexation area and such plan shall be implemented in accordance with the term periods of implementation contained therein.

SECTION 4. BE IT FURTHER RESOLVED, That this Resolution shall take effect upon its passage as set forth in T.C.A. § 6-51-104(c).

ADOPTED: March 14, 2023.

PAN/mem

EXHIBIT "A"

PETITION

I/WE TP Chattanooga Property LLC, the sole owners of a tract of property in Hamilton County, Tennessee, more fully described as follows:

Tax Map No. 121A E 004

PT LT 1 HIGHWAY 58 AT CLARK ROAD SUB PB 117 PG 69

Land in the Second Civil District of Hamilton County, Tennessee, being a part of Section Sixteen (16), Township Five (5), Range Three (3), West of the Basis Line of the Ocoee District and being part of the property conveyed to Fletcher H. Bacon and wife by deed recorded in Book Z, Volume 27, Page 45, in the Register's Office of Hamilton County, Tennessee, being more particularly described as follows:

TO FIND THE BEGINNING POINT, start at a point in the Western line of Clark Road, fifty (50) feet wide, at its intersection with the Southern line of the property conveyed to Fletcher H. Bacon, Jr. and wife by Deed recorded in Book 1131, Page 212, in said Register's Office; thence Southwardly along the Western line of Clark Road, two hundred eight and 7/10 (208.7) feet to a stake, the POINT OF BEGINNING;

THENCE continuing Southwardly along the Western line of Clark Road, two hundred ninety-two and 2/10 (292.2) feet to a stake; thence North sixty-five (65) degrees forty-five (45) minutes West, four hundred forty-seven (447) feet, more or less, to a stake; THENCE North twenty-four (24) degrees fifteen (15) minutes East, ninety-nine and seven-tenths (99.7) feet to a stake; THENCE South sixty-five (65) degrees forty-five (45) minutes East sixty-five (65) feet to a stake; THENCE North eighty-one (81) degrees seventeen

(17) minutes East, two hundred eight and seven-tenths (208.7) feet to the POINT OF BEGINNING.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5619 Clark Road, Harrison, TN 37341.

Which tract is contiguous to the City of Chattanooga, do hereby petition said City to be annexed thereto by Ordinance, pursuant to the provisions of Tennessee Code Annotated § 6-51-102.

This the 23rd day of January, 2023.

Ryan Sailer, VP of Development



EXHIBIT "B"

PROPOSED PLAN OF SERVICES
IN ACCORDANCE WITH
TENNESSEE CODE ANNOTATED § 6-51-102
TP Chattanooga Property LLC
Tax Map No. 121A E 004
CONTAINING APPROXIMATELY 1.27 ACRES

The City Council of the City of Chattanooga, Tennessee hereby proposes the following Plan for Provision of Services for certain property, containing approximately 1.27 acres, more or less in Hamilton County, Tennessee, lying contiguous to the present corporate limits of the City of Chattanooga, Tennessee, adjacent to Clark Road, owned by TP Chattanooga Property LLC, and described as follows:

HARRISON APARTMENTS
Proposed Annexation Area

Land in the Second Civil District of Hamilton County, Tennessee, being a part of Section Sixteen (16), Township Five (5), Range Three (3), West of the Basis Line of the Ocoee District and being part of the property conveyed to Fletcher H. Bacon and wife by deed recorded in Book Z, Volume 27, Page 45, in the Register's Office of Hamilton County, Tennessee, being more particularly described as follows:

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This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This Plan of Services is for all property shown within proposed annexation boundary, as shown on Exhibit "A", in support of the proposed apartment complex and infrastructure improvements as required the by land disturbance permit. The proposed additional area of city services effects a portion of one building within the development.

A. POLICE

Patrolling, radio directed response to calls for assistance, crime prevention services, traffic control and accident prevention services and other police protection and support using present personnel and equipment will be provided on the effective date of annexation.

B. TRAFFIC ENGINEERING

Traffic Engineering and installation of signs and other traffic control devices to be installed as required by the land disturbance permit in support apartment complex.

C. FIRE

1. Fire protection by present personnel and the equipment of the fire fighting force within the limitations of available water and distance from fire stations will be provided on the effective date of annexation.
2. The location of additional fire hydrants shall be provided as approved in the land disturbance permit and will be installed as part of the project.
3. Additional water lines of adequate size will be extended into the annexation area by Eastside Utility District as required to support the above-mentioned project.

D. REFUSE COLLECTION

Apartment complex will be served by private dumpster collection service according to refuse collection requirements under city code Chapter 18 et seq.

E. ROAD AND STREET CONSTRUCTION AND REPAIR: SIGNS AND LIGHTING, AND STORMWATER AND DRAINAGE

No new public streets are planned within proposed annexation area. Internal drives, lighting and private infrastructure will be maintained by the owner. A long-term maintenance agreement will be recorded as part of the project for the inspection and maintenance of the private stormwater system.

Erosion and sediment control practices will be implemented during construction of the project, as required by the land disturbance permit and TDEC.

F. PLANNING AND ZONING

The planning and zoning jurisdiction of the City will be extended to the annexed area of the effective date of annexation. Chattanooga-Hamilton County Regional Planning Agency and the Chattanooga-Hamilton County Regional Planning Commission will thereafter encompass the annexed area. Pending a review of the zoning by the Chattanooga-Hamilton County Regional Planning Commission and the City Council, the property shall be reclassified to a temporary classification which shall be rezoned in accordance with the City's Zoning Ordinances.

G. RECREATION FACILITIES AND PROGRAMS

1. All recreational areas and programs provided for the present City residents will be made available immediately to all residents of the annexed area in the same manner as current citizens of the City of Chattanooga.
2. Recreation programs such as swimming, summer camps, baseball, flag football, basketball, tennis will be made available to all residents of the annexed area in the same manner as the current residents of the City of Chattanooga.

H. WATER SYSTEM

Water for all annexed properties will continue to be provided in the same manner as it is currently provided by East Side Utility District.

I. ELECTRICAL SERVICE

Electricity will continue to be provided to residents of the newly annexed area by the Electric Power Board of Chattanooga.

J. SEWER SYSTEM

1. The Wastewater Treatment Authority (WWTA) currently serves said property and will continue to provide sanitary sewer services.
2. The City of Chattanooga will provide sewer services to the annexed area within three (3) years of the effective date of annexation, as provided in Paragraph 6(C) of the Master Interlocal Agreement approved by the City of Chattanooga dated May 23, 2001, if the WWTA, cedes its service area to the City within thirty (30) days of the date of annexation. If sewer services for properties within the annexed area are not ceded to the City of Chattanooga or allowed to be provided by the City of Chattanooga because this area is retained by the WWTA, such services will be provided to the residents of the newly annexed area by the WWTA.
3. New sanitary sewer lines will be constructed within the apartment project development according to the land disturbance permit and as approved by the WWTA.

K. INSPECTION/CODE ENFORCEMENT

The Development Review and Permitting Department of the City now provides plans review services inspection and code enforcement services (building, electrical, plumbing, gas, and unsafe building services, land use (zoning) and development, including flood plain NFIP/FEMA requirements, and for housing, litter, overgrowth, illegal dumping) to all areas of the City of Chattanooga. These same services will be provided to the newly annexed area when it becomes a part of the City of Chattanooga.

L. ANIMAL CONTROL

The McKamey Animal Care and Adoption Center currently provides the services of animal control by contract with the City and enforces the City's leash laws and other animal control ordinances. This service will be available in the new area when the annexation becomes effective.

McNabb
Tax Map 121A E 007

Richardson
Tax Map 121A E 001

Hall
Tax Map 121A E 003

HAMILTON COUNTY
CITY OF CHATTANOOGA

PT LOT 1 HWY 58 AT CLARK RD S/D
TP CHATTANOOGA PROPERTY LLC
121A E 004
PB 117-69
1.27 AC +/-

PT LOT 1 HWY 58 AT CLARK RD S/D
IRON HORSE PROPERTIES TN, LLC
121A E 005
PB 117-69

LOT 2 HIGHWAY 58 AT CLARK RD S/D
LKM PROPERTIES, LP
121A E 006
PB 117-69

Clark Road

Harrison Apartments
5619 Clark Road
Tax Map 121A E 004



SCALE

Exhibit A
Annexation Petition
1/23/2023



Chattanooga-Hamilton County
Regional Planning Agency

1250 Market Street, Suite 2000
Chattanooga, TN 37402

423.643.5900

**A RESOLUTION ADOPTING THE WRITTEN REPORT
OF THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING AGENCY STAFF
REGARDING THE REASONABLENESS OF THE SCOPE OF SERVICES TO BE PROVIDED
AND THE TIMING OF SUCH SERVICES, AS REQUIRED BY T.C.A. § 6-51-102(b) FOR TP
CHATTANOOGA PROPERTY, LLC, 5619 CLARK ROAD, TAX MAP AND PARCEL NO.
121A-E-004**

WHEREAS, the City of Chattanooga has provided a proposed Plan of Services to the Chattanooga-Hamilton County Regional Planning Commission which establishes the services to be delivered and the projected timing of services in accordance with T.C.A. § 6-51-102(b)(2); and

WHEREAS, the proposed Plan of Services includes, but is not limited to: police protection, fire protection, water service, electrical service, sanitary sewer service, solid waste collection, road and street construction and repair, recreational facilities and programs, street lighting, and zoning services; and

WHEREAS, it appears that the proposed Plans of Services provided for an area for 5619 Clark Road, Tax Map Parcel Number 121A-E-004 includes a reasonable implementation schedule for the delivery of comparable services in the territory to be annexed with respect to the services delivered to all citizens of the municipality and property excludes services that are being provided by other public agencies or private companies in the territory to be annexed as provided by T.C.A § 6-51-120(b)(2); and

WHEREAS, the City of Chattanooga has submitted its proposed Plan of Services for the area provided to the Chattanooga-Hamilton County Regional Planning Commission for study and a written report in accordance with T.C.A. § 6-51-102(b)(4); and

WHEREAS, the staff of the Planning Commission has made a written report with respect to the scope of services to be provided and the timing of such services which should be considered by the City of Chattanooga City Council prior to the adoption of any annexation ordinances or Plans of Services.

NOW, THEREFORE, BE IT RESOLVED that the Chattanooga-Hamilton County Regional Planning Commission does hereby determine that the proposed Plan of Services for TP Chattanooga Property, LLC, 5619 Clark Road, Tax Map and Parcel No. 121A-E-004 includes a reasonable implementation schedule and includes all services required by statute and that the services are reasonable with the scope of services to be provided and the timing of the services; and

BE IT FURTHER RESOLVED that the attached written report of the staff of the Chattanooga-Hamilton County Regional Planning Agency dated January 02, 2020, is adopted and approved by the Chattanooga-Hamilton County Regional Planning Commission and forwarded to the Chattanooga City Council.

Respectfully Submitted,

Dan Reuter, Secretary

Date of Adoption: February 13, 2023

DR:SIH:bs



To: Chattanooga Hamilton County Regional Planning Commission

From: Chattanooga-Hamilton County Regional Planning Agency

Date: January 23, 2023

Re: Report on Plan of Service for City of Chattanooga Proposed 5619 Clark Road Annexation Area Tax Map 121A-E-004

Scope:

Whereas, TP Chattanooga Property, LLC, the sole owners of a tract of property (Tax Map 121A-E004) located in Hamilton County, petitioned the City of Chattanooga City Council to annex this property into the City Limits of Chattanooga. See attached petition signed by TP Chattanooga Property, LLC attached to this Plan of Services, dated January 23, 2023.

The Chattanooga-Hamilton County Regional Planning Agency has reviewed the proposed annexation for Tax Map Parcel No. 121A-E-004, which is being considered for annexation pursuant to authority granted by the State of Tennessee in T.C.A. Secs. 6-51-101 and following. The Regional Planning Agency acts as staff to the Chattanooga-Hamilton County Regional Planning Commission.

It should be noted that the scope of this Report is delimited by and prepared in accordance with the strictures of T.C.A. Sec. 6-51-102(b). Specifically, it is not the province of the Planning Commission to pass on or even to comment on whether the Plan of Annexation is lawful or appropriate. That determination is left to the City of Chattanooga City Council. Rather, the Planning Commission reports only on the reasonableness of the proposed Plan of Service for the areas considered for annexation.

The Regional Planning Agency has reviewed and considered the expired Urban Growth Plan, the Proposed Plans of Service and attached maps, and their professional knowledge or inspection of the subject areas in making this Report.

Recommendation:

The proposed annexation area is contained within the City of Chattanooga's Urban Growth Boundary/Master Interlocal Agreement as agreed to in May 2001. That agreement terminated on January 19, 2021. This area is contiguous to the current City of Chattanooga boundary.

The Regional Planning Agency finds that the proposed Plan of Service is reasonable and meets the letter and spirit of the governing statutory standard set forth in T.C.A. Sec. 6-51-102(b).

The Plan of Services includes a reasonable implementation schedule for the delivery of comparable services in the annexation area with respect to the services provided to all residents of the City of Chattanooga. The implementation schedule addresses both the timing of the delivery of services and the immediate action items. Services will be delivered upon adoption or within a reasonable period of time following annexation. It appears that the City will be able to provide the same level of service to the annexation area as it does to the rest of the City and that, in doing so, it will not diminish the level of service to the rest of the City.

Additional fire protection, police protection, storm water management, refuse collection, street maintenance and clearing, traffic signs and control devices, zoning, inspection and code enforcement, animal control, and recreational facilities and programs access will be to the benefit of the area proposed for annexation. Water and electric services are being provided by other entities as detailed and will not be affected by implementation of the proposed Plan of Service.

The City of Chattanooga will provide sewer services to the annexed area within three (3) years of the effective date of annexation. If the WWTA, cedes its service area to the City within thirty (30) days of the date of annexation. If sewer services for properties within the annexed area are not ceded to the City of Chattanooga or allowed to be provided by the City of Chattanooga because this area is retained by the WWTA, such services will be provided to the residents of the newly annexed area by the WWTA.

New sanitary sewer lines will be constructed within the apartment project development according to the land disturbance permit and as approved by the WWTA.

EXHIBIT "A"

PETITION

I/WE TP Chattanooga Property LLC, the sole owners of a tract of property in Hamilton County, Tennessee, more fully described as follows:

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This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5619 Clark Road, Harrison, TN 37341.

Which tract is contiguous to the City of Chattanooga, do hereby petition said City to be annexed thereto by Ordinance, pursuant to the provisions of Tennessee Code Annotated § 6-51-102.

This the 23rd day of January, 2023.

Ryan Sailer, VP of Development



PROPOSED PLAN OF SERVICES
IN ACCORDANCE WITH
TENNESSEE CODE ANNOTATED § 6-51-102
TP Chattanooga Property LLC
Tax Map No. 121A E 004
CONTAINING APPROXIMATELY 1.27 ACRES

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Proposed Annexation Area

Land in the Second Civil District of Hamilton County, Tennessee, being a part of Section Sixteen (16), Township Five (5), Range Three (3), West of the Basis Line of the Ocoee District and being part of the property conveyed to Fletcher H. Bacon and wife by deed recorded in Book Z, Volume 27, Page 45, in the Register's Office of Hamilton County, Tennessee, being more particularly described as follows:

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A. POLICE

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B. TRAFFIC ENGINEERING

Traffic Engineering and installation of signs and other traffic control devices to be installed as required by the land disturbance permit in support apartment complex.

C. FIRE

1. Fire protection by present personnel and the equipment of the fire fighting force within the limitations of available water and distance from fire stations will be provided on the effective date of annexation.
2. The location of additional fire hydrants shall be provided as approved in the land disturbance permit and will be installed as part of the project.
3. Additional water lines of adequate size will be extended into the annexation area by Eastside Utility District as required to support the above-mentioned project.

D. REFUSE COLLECTION

Apartment complex will be served by private dumpster collection service according to refuse collection requirements under city code Chapter 18 et seq.

E. ROAD AND STREET CONSTRUCTION AND REPAIR: SIGNS AND LIGHTING, AND STORMWATER AND DRAINAGE

No new public streets are planned within proposed annexation area. Internal drives, lighting and private infrastructure will be maintained by the owner. A long-term maintenance agreement will be recorded as part of the project for the inspection and maintenance of the private stormwater system.

Erosion and sediment control practices will be implemented during construction of the project, as required by the land disturbance permit and TDEC.

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The planning and zoning jurisdiction of the City will be extended to the annexed area of the effective date of annexation. Chattanooga-Hamilton County Regional Planning Agency and the Chattanooga-Hamilton County Regional Planning Commission will thereafter encompass the annexed area. Pending a review of the zoning by the Chattanooga-Hamilton County Regional Planning Commission and the City Council, the property shall be reclassified to a temporary classification which shall be rezoned in accordance with the City's Zoning Ordinances.

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2. Recreation programs such as swimming, summer camps, baseball, flag football, basketball, tennis will be made available to all residents of the annexed area in the same manner as the current residents of the City of Chattanooga.

H. WATER SYSTEM

Water for all annexed properties will continue to be provided in the same manner as it is currently provided by East Side Utility District.

I. ELECTRICAL SERVICE

Electricity will continue to be provided to residents of the newly annexed area by the Electric Power Board of Chattanooga.

J. SEWER SYSTEM

1. The Wastewater Treatment Authority (WWTA) currently serves said property and will continue to provide sanitary sewer services.
2. The City of Chattanooga will provide sewer services to the annexed area within three (3) years of the effective date of annexation, as provided in Paragraph 6(C) of the Master Interlocal Agreement approved by the City of Chattanooga dated May 23, 2001, if the WWTA, cedes its service area to the City within thirty (30) days of the date of annexation. If sewer services for properties within the annexed area are not ceded to the City of Chattanooga or allowed to be provided by the City of Chattanooga because this area is retained by the WWTA, such services will be provided to the residents of the newly annexed area by the WWTA.
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L. ANIMAL CONTROL

The McKamey Animal Care and Adoption Center currently provides the services of animal control by contract with the City and enforces the City's leash laws and other animal control ordinances. This service will be available in the new area when the annexation becomes effective.

McNabb
Tax Map 121A E 007

Richardson
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Hall
Tax Map 121A E 003

HAMILTON COUNTY
CITY OF CHATTANOOGA

PT LOT 1 HWY 58 AT CLARK RD S/D
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LOT 2 HIGHWAY 58 AT CLARK RD S/D
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Clark Road

Harrison Apartments
5619 Clark Road
Tax Map 121A E 004



SCALE

Exhibit A
Annexation Petition
1/23/2023



Account #: AP29861
 Company #: CITY OF CHATTANOOC
 Ad number #: 277007
 PO #:
 Note:

AFFIDAVIT • STATE OF TENNESSEE • HAMILTON COUNTY

Before me personally appeared Tiffany B. Hash, who being duly sworn that she is the Legal Sales Representative of the CHATTANOOGA TIMES FREE PRESS, and that the Legal Ad of which the attached is a true copy, has been published in the above named newspaper and on the corresponding newspaper website on the following dates, to-wit:

TFP Times Free Press 02/12/23; TFP TimesFreePress.com 02/12/23

And that there is due or has been paid the CHATTANOOGA TIMES FREE PRESS for publication the sum of \$241.42. (Includes \$10.00 Affidavit Charge).

Sworn to and subscribed before me this date: 27th day of February, 2023

My Commission Expires 12/14/2026



Chattanooga
Times Free Press

400 EAST 11TH ST
 CHATTANOOGA, TN 37403

PUBLIC HEARING NOTICE

The City Council of the City of Chattanooga, Tennessee will hold a public hearing on Tuesday, March 14, 2023, at 6:00 p.m. in the Assembly Room at the John P. Franklin, Sr. City Council Building, located at 1000 Lindsay Street, Chattanooga, TN 37402, for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in the annexation of certain property, containing approximately 1.27 acres, more or less in Hamilton County, Tennessee, which is lying contiguous to the present corporate limits of the City of Chattanooga, adjacent to Clark Road, the property owner of which area, TP Chattanooga Property LLC, has petitioned the City of Chattanooga to be annexed, which is more fully described as follows:

**HARRISON APARTMENTS
Proposed Annexation Area**

Land in the Second Civil District of Hamilton County, Tennessee, being a part of Section Sixteen (16), Township Five (5), Range Three (3), West of the Basis Line of the Ocoee District and being part of the property conveyed to Fletcher H. Bacon and wife by deed recorded in Book Z, Volume 27, Page 45, in the Register's Office of Hamilton County, Tennessee, being more particularly described as follows:

TO FIND THE BEGINNING POINT, start at a point in the Western line of Clark Road, fifty (50) feet wide, at its intersection with the Southern line of the property conveyed to Fletcher H. Bacon, Jr. and wife by Deed recorded in Book 1131, Page 212, in said Register's Office; thence Southwardly along the Western line of Clark Road, two hundred eight and 7/10 (208.7) feet to a stake, the POINT OF BEGINNING;

THENCE continuing Southwardly along the Western line of Clark Road, two hundred ninety-two and 2/10 (292.2) feet to a stake; thence North sixty-five (65) degrees forty-five (45) minutes West, four hundred forty-seven (447) feet, more or less, to a stake; THENCE North twenty-four (24) degrees fifteen (15) minutes East, ninety-nine and seven-tenths (99.7) feet to a stake; THENCE South sixty-five (65) degrees forty-five (45) minutes East sixty-five (65) feet to a stake; THENCE North eighty-one (81) degrees seventeen (17) minutes East, two hundred eight and seven-tenths (208.7) feet to the POINT OF BEGINNING.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The March 14th hearing is open and accessible. The annexation Plan of Services, map, and petition are available online at <https://chattanooga.gov/city-council/public-notices>. Copies of the Plan of Services, petition, and map are also available for public inspection at the Administrative Office of the Chattanooga City Council, located at 1000 Lindsay Street.

This the 12th day of February 2023.
Nicole S. Gwyn, Clerk
Chattanooga City Council

PUBLIC HEARING NOTICE

The City Council of the City of Chattanooga, Tennessee will hold a public hearing on Tuesday, March 14, 2023, at 6:00 p.m. in the Assembly Room at the John P. Franklin, Sr. City Council Building, located at 1000 Lindsay Street, Chattanooga, TN 37402, for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in the annexation of certain property, containing approximately 1.27 acres, more or less in Hamilton County, Tennessee, which is lying contiguous to the present corporate limits of the City of Chattanooga, adjacent to Clark Road, the property owner of which area, TP Chattanooga Property LLC, has petitioned the City of Chattanooga to be annexed, which is more fully described as follows:

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of the Plan of Services, petition, and map are also available for public inspection at the Administrative Office of the Chattanooga City Council, located at 1000 Lindsay Street.

This the 12th day of February 2023.

A handwritten signature in blue ink, appearing to read "Nicole S. Gwyn", written over a horizontal line.

Nicole S. Gwyn, Clerk
Chattanooga City Council