



**A RESOLUTION TO AMEND THE CHATTANOOGA CITY CODE,  
PART II, CHAPTER 38 ZONING ORDINANCE, ARTICLE III ZONES  
AND BOUNDARIES, DIVISION 3 URBAN OVERLAY ZONE, BY  
MOVING THE URBAN OVERLAY ZONE BOUNDARY ON SHADY  
CIRCLE, SUNSET ROAD AND FALMOUTH ROAD**

**WHEREAS**, the intent statement of the Urban Overlay Zone states that the Urban Overlay Zone was created to maintain the physical layout of older urban areas; and

**WHEREAS**, the intent statement of the Urban Overlay Zone describes older urban areas as including sidewalks, public transit routes, available on-street parking, and smaller lots; and

**WHEREAS**, the properties fronting Hixson Pike have features more consistent with the features described by the intent statements of the Urban Overlay Zone; and

**WHEREAS**, the current Urban Overlay Zone boundary includes properties that front Shady Circle, Sunset Road, and Falmouth Road; and

**WHEREAS**, the properties fronting Shady Circle, Sunset Road, and Falmouth Road are currently zoned R-1 Residential and have suburban features more in common with the neighboring properties across the street from them *outside* of the Urban Overlay Zone; and

**WHEREAS**, removing these properties from the Urban Overlay Zone will place them under the Suburban Infill Lot and Setback requirements of Article V, Division 1, Section 38-44(7) just as the neighboring properties across the street from them are; and

**WHEREAS**, the Suburban Infill Lot and Setback requirements regulate the subdivision and creation of new lots and new home front setbacks in the R-1 Residential Zone so as to be compatible with existing lots frontages and front setback on the same street.

**NOW THEREFORE, BE IT RESOLVED**, that the Chattanooga-Hamilton County Regional Planning Commission on May 11, 2015, does hereby recommend to the Chattanooga City Council that the City of Chattanooga Zoning Ordinance be amended by deleting the descriptive language of the area to be removed and replacing it in lieu thereof with the following:

**DELETE** the Urban Overlay Zone area description in Article III, Division 3 Urban Overlay Zone, Section 38-11(2), beginning in the text at “the 1800 block of Hixson Pike” and ending with “the center line of the 1200 block of Hixson Pike” and replace in lieu thereof to read as follows:

the 1800 block of Hixson Pike, "thence southeast along the center line of Hixson Pike at 1614 Hixson Pike to the northwest corner of Tax Map 127I-F-020, thence following the northern boundary of parcel 020 to its rear property line, thence southerly along the rear property line to its intersection with the side boundary of Tax Map 127I-F-019, thence northeast along the side line of parcel 019 to its rear property line, thence southeast along the rear property lines of parcels 019, 018 and 017, thence in a southwest direction along the side boundary of parcel 017 to the center line of Hixson Pike, thence southeast to 1508 Hixson Pike at the northwest corner of Tax Map 127P-S-014, thence following the northern boundary of said parcel 014 to its rear property line, thence southerly along the rear property lines of parcels 014, 013, 012 and 011, thence in a southwest direction along the southern side boundary of parcel 011 to the center line of Hixson Pike continuing south along said center line to 1422 Hixson Pike to the northwest corner of Tax Map 127P-T-054 and following the northern side boundary of parcel 054 to its rear property line, thence southerly along the rear property line of parcel 054 descending in a southerly direction to parcel 023, thence in a westerly direction approximately 108 feet, thence southerly (Tax Map 127P-T-022 through 054), extending into the center line of Falmouth Road, thence in a westerly direction to" the center line of the 1200 block of Hixson Pike,.....

Respectfully submitted,



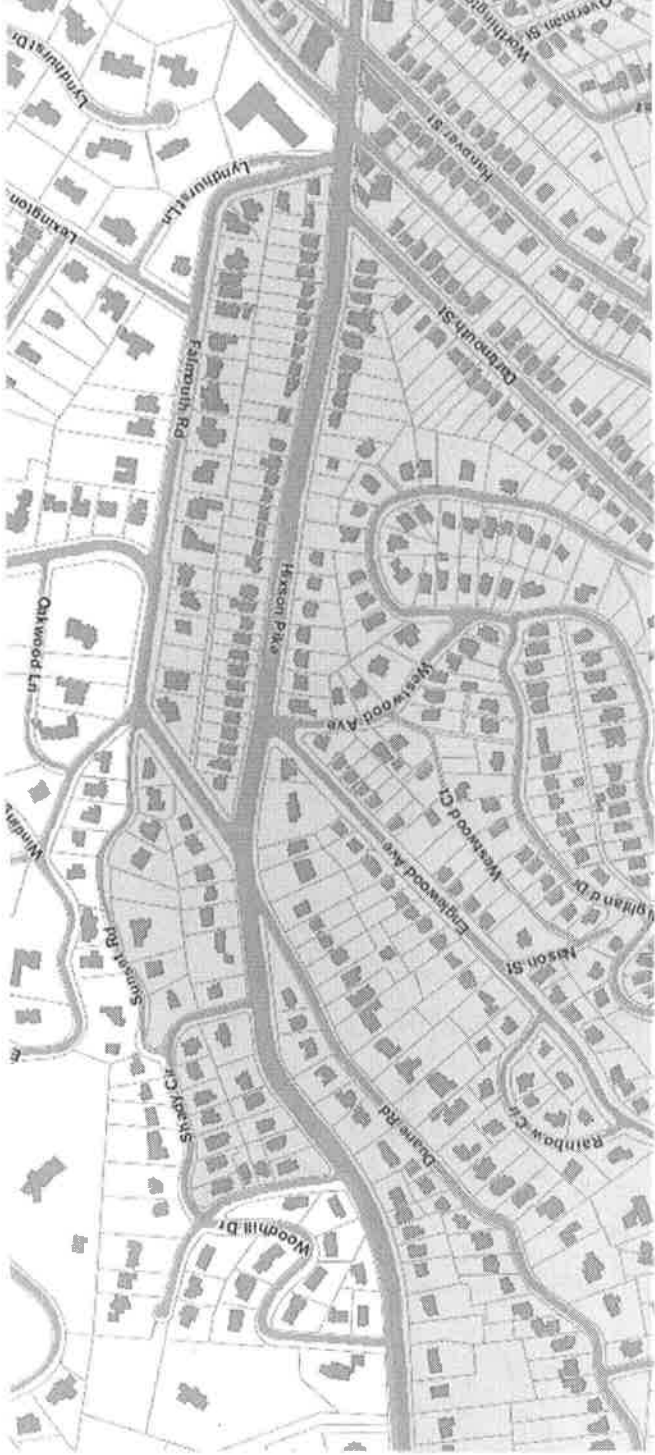
John Bridger, Secretary

Date of Adoption: May 11, 2015

JB:GH:PD:sh

UrbanOverlayAmend

Current Urban Overlay Zone Boundary



Proposed Urban Overlay Zone Boundary Change (Per Legal Description in PC Resolution)

