

ORDINANCE NO. 1093

AN ORDINANCE TO AMEND 'THE ZONING ORDINANCE OF THE CITY OF ATHENS, TENNESSEE,' SO AS TO AMEND THE OFFICIAL ZONING MAP TO INCLUDE AND ZONE PROPERTY ALONG KEITH LANE AND CEDAR SPRINGS ROAD TO R-2 (MEDIUM DENSITY RESIDENTIAL DISTRICT) SAID AREA BEING LOCATED WITHIN THE CORPORATE LIMITS OF ATHENS, TENNESSEE.

BE IT ORDAINED BY THE CITY OF ATHENS, TENNESSEE, AS FOLLOWS:

**SECTION 1.** That the Official Zoning Map of Athens, Tennessee, identified and referred to in Section 3.02 of said Zoning Ordinance, be amended to show the following described property and zoning designation as described within the body of this ordinance and shown on the attached illustration titled; "R-2 (Medium Density Residential District) Zoning Request by Hector Jaramillo for the Harrison Ridge Subdivision Annexation Area (Part of Tax Map 065 Parcel 094.00)" said property being within the corporate limits of Athens, Tennessee:

**Area Description (B-3 to R-2)**

The parcel to be zoned R-2 is shown on McMinn County Tax Map as Part of Tax Map 065 Parcel 064.00. The parcel is further described on the attached illustration that has been created from the Official Zoning Map of the City of Athens, Tennessee.

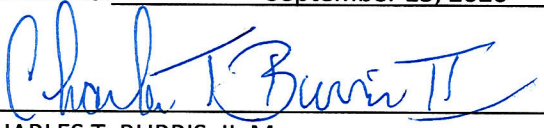
**SECTION 2.** Any Ordinance, Resolution, Motion or parts thereof in conflict herewith are hereby repealed and superseded. If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction, such holding will not affect any other portion of this Ordinance.

**SECTION 3. BE IT FURTHER ORDAINED,** that this Ordinance shall take effect upon final passage and as provided by law. As required by TENNESSEE CODE ANNOTATED, Section 13-7-203, a Public Hearing subject to fifteen days' notice has been held, and this ordinance meets the requirements of TENNESSEE CODE ANNOTATED, Section 13-7-201 through 13-7-210, including the approval of all necessary agencies.

PASSED ON FIRST READING: August 18, 2020

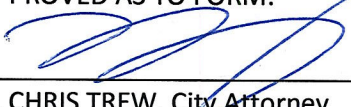
PASSED ON SECOND READING: September 15, 2020

DATE OF PUBLIC HEARING: September 15, 2020

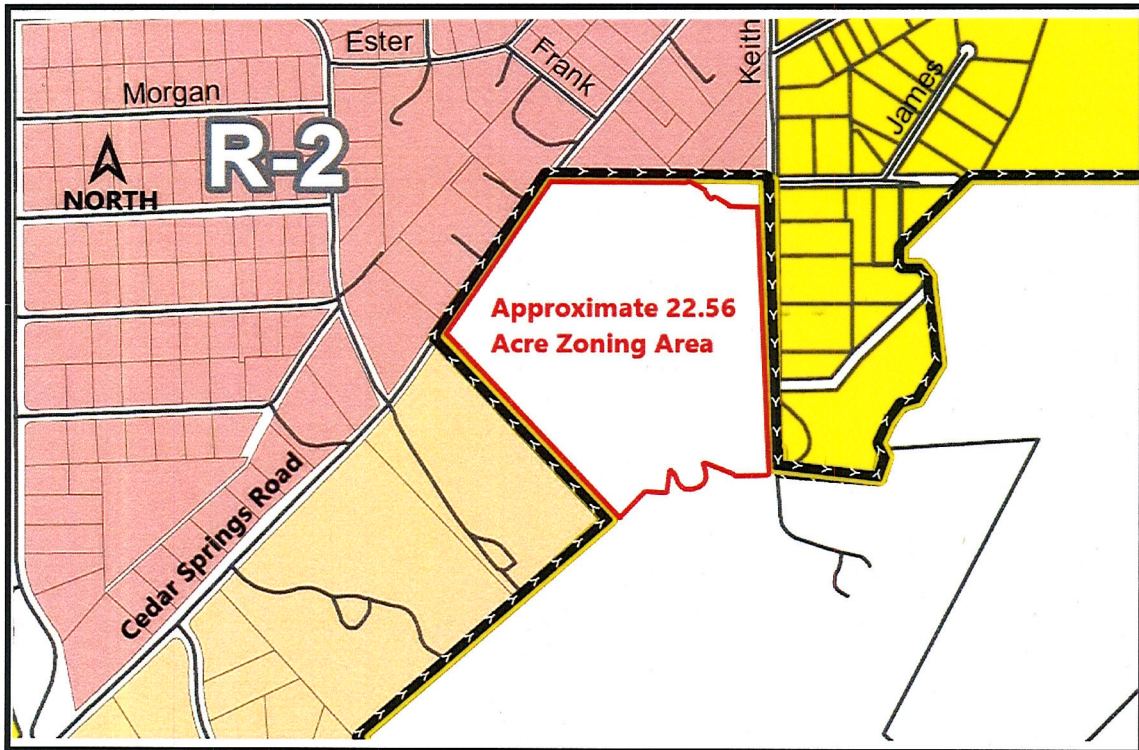
  
CHARLES T. BURRIS, II, Mayor

  
C. SETH SUMNER, City Manager

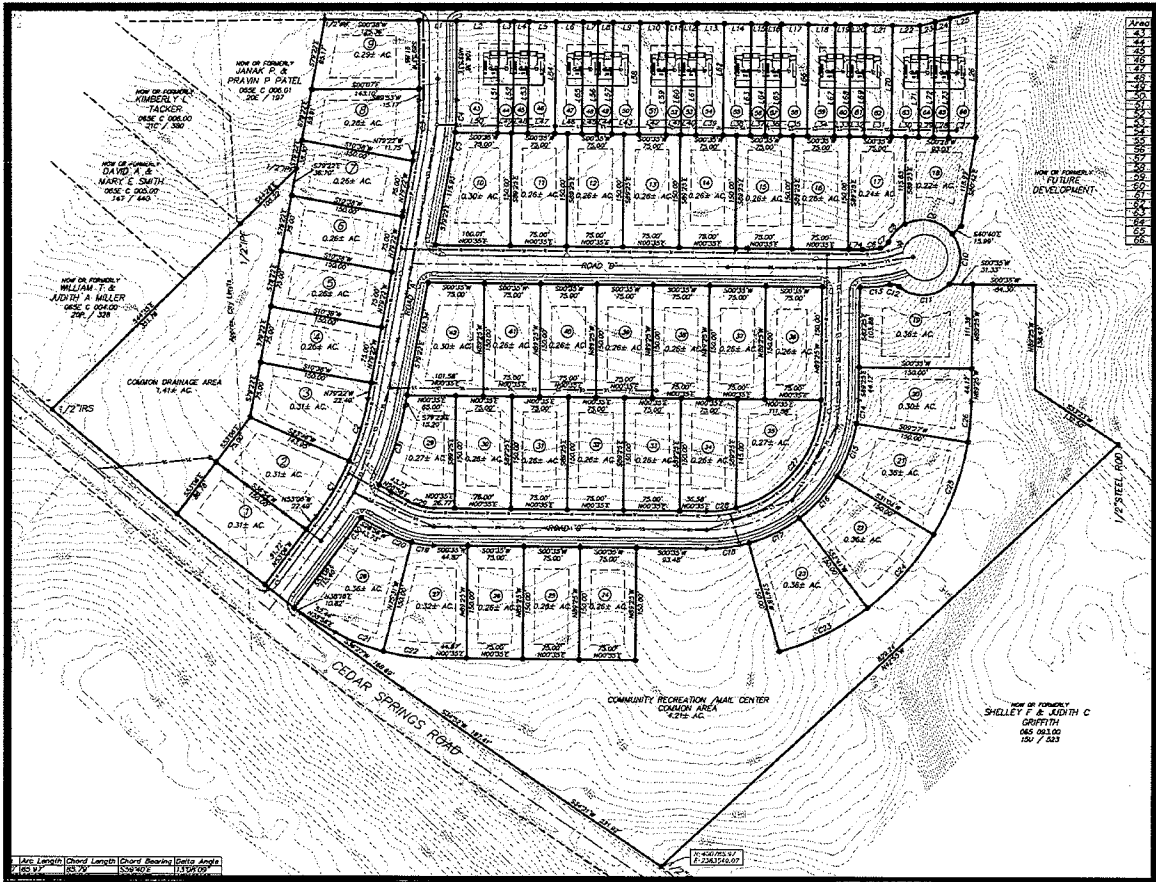
APPROVED AS TO FORM:

  
H. CHRIS TREW, City Attorney

**R-2 (Medium Density Residential District) Zoning Request by Hector Jaramillo for the Harrison Ridge Subdivision Annexation Area (Part of Tax Map 065 Parcel 094.00)**



Harrison Ridge Subdivision Annexation 22.56 Acre Area Preliminary Concept (Part of Tax Map 065 Parcel 094.00) Approved at the March 2, 2020 Regular Planning Commission Meeting



- 3. Recommendation on Zoning Designation for the Harrison Ridge Subdivision Annexation Area-** Landowner requesting R-2 Medium Density Residential on approximately 22.56 acres.

Mr. Casteel said when they bring it into the City, they have to zone it, just like they did 305 and Union Hill. The owner has requested R-2 (Medium Density Residential District), and he is adjacent to that on two sides and they do not have a problem with that. As a matter of fact, the R-2 will allow them to do townhomes and everything he is looking to do when he comes into the City.

MOTION: Recommend that they zone the area R-2 Medium Density Residential.

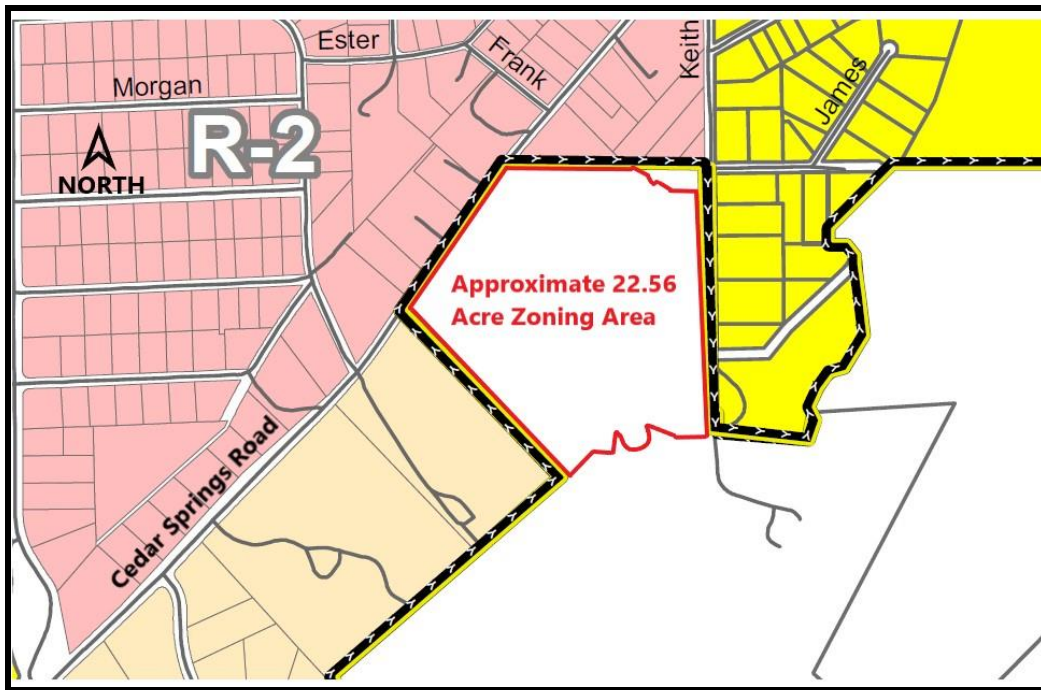
MADE: Eric Newberry

SECOND: Jordan Curtis

VOTE: Unanimous

MOTION PASSED

3. **Recommendation on zoning for the Harrison Ridge Subdivision Annexation Area-**  
Landowner requesting R-2 Medium Density Residential on approximately 22.56 acres.



Staff doesn't have any issues with the R-2 request, we recommend approval of the suggested R-2 Medium Density Residential Zoning District designation for the annexation area