

**ORDINANCE NO. 1099**

**AN ORDINANCE TO AMEND 'THE ZONING ORDINANCE OF THE CITY OF ATHENS, TENNESSEE,' SO AS TO AMEND THE OFFICIAL ZONING MAP TO REZONE THE PROPERTY LOCATED AT 412 SOUTH CONGRESS PARKWAY FROM B-3 (INTENSIVE BUSINESS DISTRICT) 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; "Rezoning Request by Tim Daugherty, for 412 South Congress Parkway (Tax Map 047N Group A Parcel 041.00) from B-3 (Intensive Business District) to R-2 (Medium Density Residential District)" said property being within the corporate limits of Athens, Tennessee:

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

The parcel to be rezoned from B-3 to R-2 is shown on McMinn County Tax Map as Tax Map 047N Group A Parcel 041.00. 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**SECTION 2.** Any Ordinance, Resolution, Motion, or parts thereof in conflict herewith are hereby repealed and superseded.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 day's 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:** February 16, 2021

**PASSED ON SECOND READING:** March 16, 2021

**DATE OF PUBLIC HEARING:** March 16, 2021

  
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C. SETH SUMNER, City Manager

  
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WILLIAM BO PERKINSON, Mayor

APPROVED AS TO FORM:  
  
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H. CHRIS TREW, City Attorney

**Rezoning Request by Tim Daugherty for 412 South Congress Parkway (Tax Map 047N Group A Parcel 041.00) from B-3 (Intensive Business District) to R-2 (Medium Density Residential District)**

