

ORDINANCE NO. 2024-02

**AN ORDINANCE TO AMEND THE OFFICAL ZONING MAP
TO REZONE PROPERTIES ON CEMETERY ROAD
TO R-3 HIGH DENSITY RESIDENTIAL
WITHIN THE CORPORATE LIMITS OF THE
TOWN OF SPRING CITY, TENNESSEE.**

Rhea County Tax Map 030 Parcel 032.00 and Tax Map 036 Parcel 018.01

- WHEREAS,** the authority granted in Tennessee Code Annotated (TCA) Section 13-7-201 allows for the zoning of territory within a municipality; and
- WHEREAS,** the Spring City Municipal Planning Commission has certified zoning districts as provided for in TCA Section 13-7-202; and
- WHEREAS,** TCA Section 13-7-204 authorizes amendments to a zoning map; and
- WHEREAS,** in accordance with TCA Section 13-7-203 subsection (b), the Spring City Municipal Planning Commission approved and recommended the zoning amendment herein described to the Spring City Board of Mayor and Commissioners; and
- WHEREAS,** in accordance with TCA Section 13-7-203, subsection (a) a public hearing was held with at least fifteen (15) day's notice being given prior to final reading of this ordinance;

NOW THEREFORE, BE IT ORDAINED by the Board of Mayor and Commissioners of the Town of Spring City, Tennessee that the Spring City Zoning Map is amended as described more accurately within the body of this ordinance:

Section 1: The following described property shall be rezoned to **R-3 High Density Residential** on the Official Spring City Zoning Map:

Boundary Description:

The properties to be zoned to R-3 are 880 Cemetery Road (Tax Map 036 Parcel 018.01) and 620 Cemetery Road (Tax Map 030 Parcel 032.00). These properties were previously unknown to be in the city limits of Spring City and are being zoned to the closest zoning district which is R-3 High Density Residential.

The properties to be rezoned are illustrated on the attached map.

NOW, THEREFORE, BE IT FURTHER ORDAINED, that this ordinance shall become effective upon final reading and passage by the Spring City Board of Mayor and Commissioners in the Town of Spring City, Tennessee, the public welfare requiring it.

PASSED ON FIRST READING: May 2, 2024

PASSED ON SECOND READING: June 6, 2024



MAYOR, TOWN OF SPRING CITY


ATTEST: TOWN RECORDER

Date of Public Hearing: June 6, 2024

Spring City, Tennessee

Proposed Cemetery Road Parcels
To be zoned R-3 High Density Residential

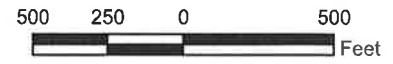
2/16/2024



Legend

- | | | |
|------------------------------|------------------------|--------------------------------|
| Parcels to be zoned R-3 | C-2 General Commercial | R-1 Low Density Residential |
| Spring City Corporate Limits | C-3 Shopping Center | R-2 Medium Density Residential |
| Zoning Districts | | |
| C-1 Central Business | I-1 Heavy Industrial | R-3 High Density Residential |
| | | RP Residential Professional |

Map Prepared By:
Community Development
Southeast Tennessee Development District
Chattanooga, TN
Geographic Information Systems



This map is for planning purposes only.
This is not an engineering map.