ORDINANCE NO. 2021-340

AN ORDINANCE OF THE TOWN OF WALDEN, TENNESSEE TO REZONE A PORTION OF PARCEL 15, HAMILTON COUNTY TAX MAP 089N, GROUP D, FROM A-1 AGRICULTURAL DISTRICT TO E-1 ESTATE DISTRICT

WHEREAS, the authority granted in Tennessee Code Annotated (TCA), § 13-7-201, allows for the rezoning of territory within a municipality; and

WHEREAS, the Town of Walden has implemented zoning districts as provided for in TCA § 13-7-202; and

WHEREAS, TCA § 13-7-204, authorizes amendments to a zoning map; and

WHEREAS, by action on September 13, 2021 in accordance with TCA, § 13-7-203, subsection (b), the Chattanooga-Hamilton County Regional Planning Commission has reviewed the zoning map amendment herein described, and recommended approval of the rezoning of the property at 2204 Fairmount Pike, designated as Hamilton County Tax Map 089N-D-015 from A-1 to E-1;

WHEREAS, in accordance with TCA, §13-7-203, subsection (a), the Walden Town Council had a public hearing on said rezoning on October 19, 2021;

NOW, THEREFORE, BE IT ORDAINED by the Town of Walden Board of Mayor and Aldermen as follows:

That the Walden, Tennessee Zoning Map be and hereby is, amended as follows:

Rezoning an unplatted tract of land located at 2204 Fairmount Pike being the property described as Tract 1 in Deed Book 5993, Page 620, ROHC, Tax Map Number 089N-D-015 from A-1 Agricultural District to E-1 Estate District.

NOW, BE FURTHER ORDAINED that this ordinance shall become effective immediately after final reading and passage by the Board of Mayor and Aldermen and publication of the same.

First Reading 10/19/21

YEA 2

NAY 0

Second Reading 11/9/21

YEA 3

NAY 0

Mayor Lee Davis

Fern Lockhart, Recorder

Chattanooga-Hamilton County
Regional Planning Agency

1250 Market Street, Suite 2000
Chattanooga, TN 37402

423.643.5900

September 16, 2021

VIA EMAIL

Fern Lockhart, Recorder
Town of Walden
P. O. Box 335
Walden, TN 37377

Dear Ms. Lockhart:

Attached are copies of the Application and Planning Commission Resolutions which were recommended to approve to the Board of Mayor and Aldermen of the Town of Walden by the Chattanooga-Hamilton County Regional Planning Commission at the meeting held on September 13, 2021:

2021-0147 - Todd Hennon – 2204 Fairmount Pike

Sincerely,

Sandra Harrison
Administrative Support Specialist of Development Services
Regional Planning Agency

/sh

Attachments

cc: Sam Elliott

RPA

Chattanooga-Hamilton County Regional Planning Agency

Zoning Change Application Form

CASE NUMBER: 2021-0147	**Date Submitted: 07/23/2021**

Sections 1-7 below to be filled out by Applicant- RPA staff will assist if needed

1 Applicant Request

Rezone From: A-1	Rezone To: E-1	Total acres in request area: 12.8

2 Property Information

Property Address: 2204 Fairmount Pike	Property Tax Map Number(s): 089N-D-015

3 Proposed Development

Reason for request/Project description:	Owner wishes to subdivide the parcel into two 6 acre +/- lots for a greater diversity of use

4 Site Characteristics

Current Use:	Single Family Residential and agricultural (orchard)
Adjacent Uses:	Residential, Agricultural, Commercial

5 Applicant Information

Name: Todd Hennon/Todd Hennon Properties	
Address *(street, city, state, zip)*: 1830 Washington Street, Chattanooga, TN 37408	
Phone: 423-413-4507	Email: TODD@TODDHENNON.COM, MELANIE@TODDHENNON.COM
Primary Contact *(if different than applicant information)*:	
Address *(street, city, state, zip)*:	
Phone:	Email:

☐ ← If the Applicants Information is the same as the Property Owners, please check the box to the left.

6 Property Owner Information *Only fill out this section if applicant is **not** the property owner. RPA requires a letter of authorization from the property owner confirming that the applicant has permission to file this application on their behalf. Owner Authorization Letters are available through the RPA.*

Name: Christopher Roberts	
Address *(street, city, state, zip)*: 2204 Fairmount Pike, Signal Mountain, TN 37377	
Phone: 423-838-0118	Email: cj.roberts@protonmail.com

7 Applicant Signature and Consent

By signing below, I verify that am the property owner, or have been authorized to act as an agent on behalf of the applicant or owner. I have read and understand the information provided in the RPA Application Policy, and agree to adhere to the policies of the RPA and responsibilities of the applicant as outlined.

Signature: See submitted application Date:

Office Use Only:

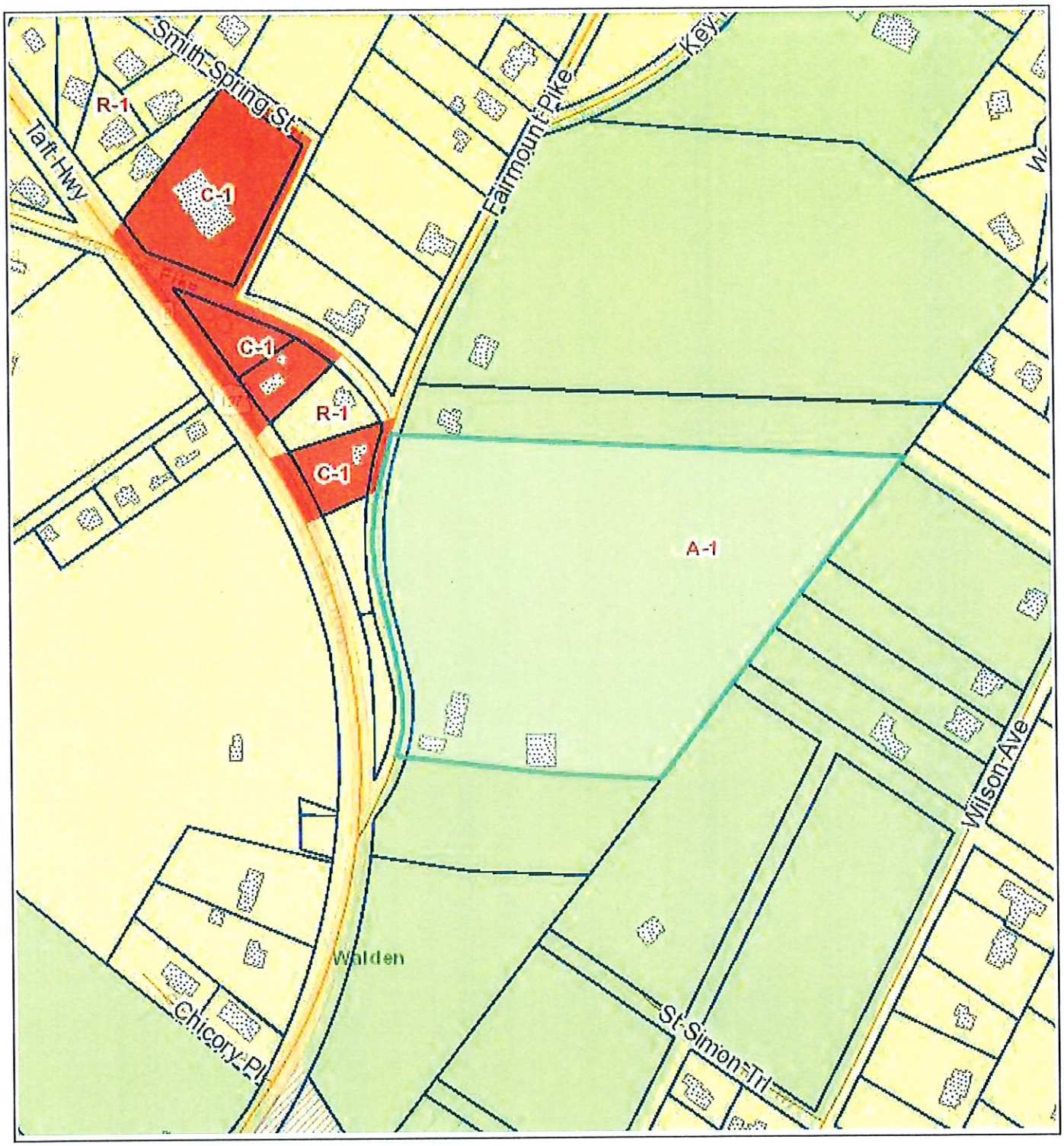
Checklist

x	Application	x	Site Plan	x	Ownership Authorization		
x	Property Cards	x	Deeds	x	Plats		
x	Application Fee: $635	☐	Cash	x	Credit	☐	Check
x	Notice signs			Number of notice signs: 1			

Municipality: Walden	Planning District: 7	Neighborhood: Walden
County Commission District: 2	City Council District: 0	
PC meeting date: September 13, 2021	Application processed by: Jennifer Ware	

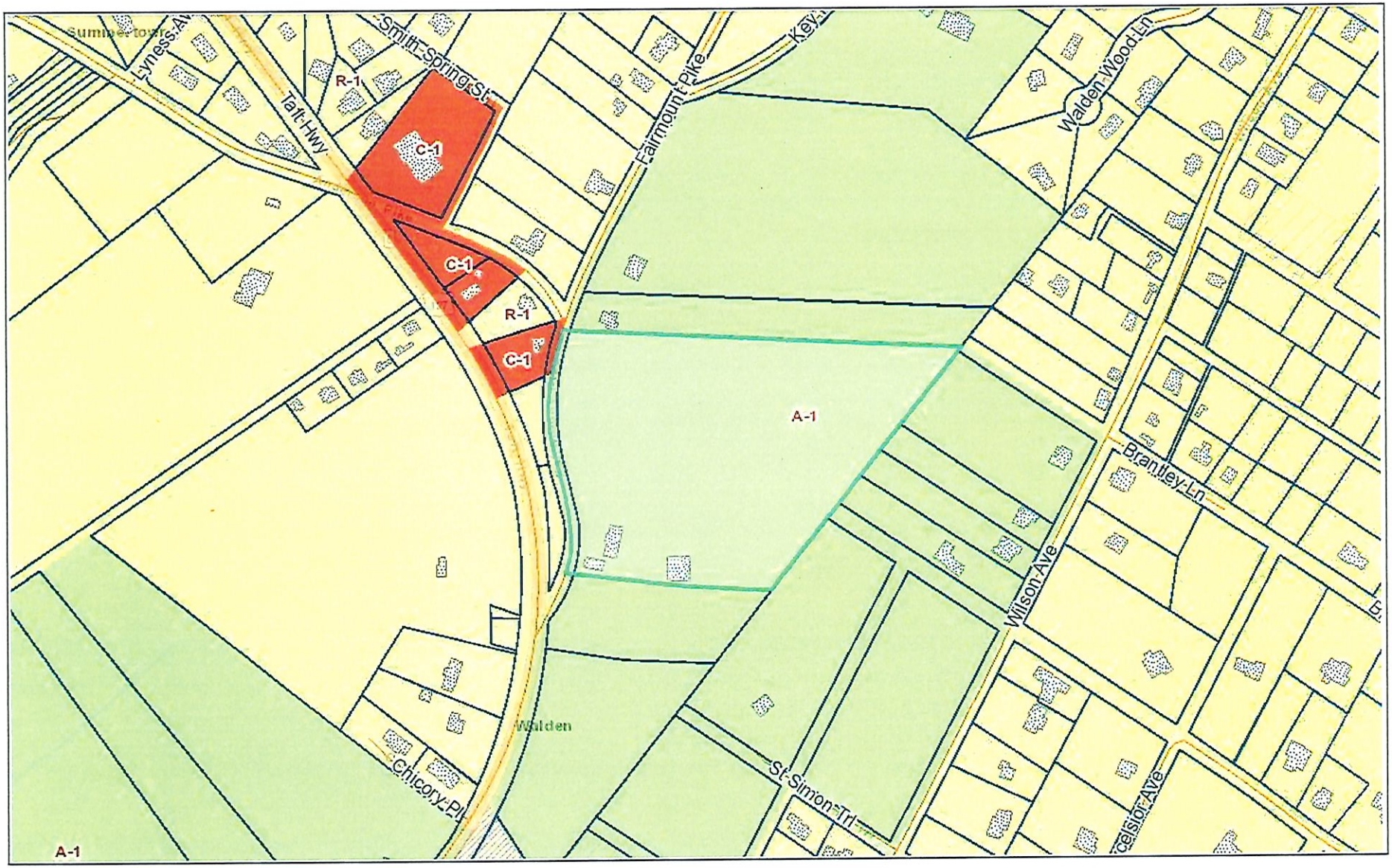
Staff Recommendation :	PC Action/Date:	Legislative Action/Date/Ordinance:

2021-0147 Rezoning from A-1 to E-1



RPA

2021-0147 Rezoning from A-1 to E-1



RPA

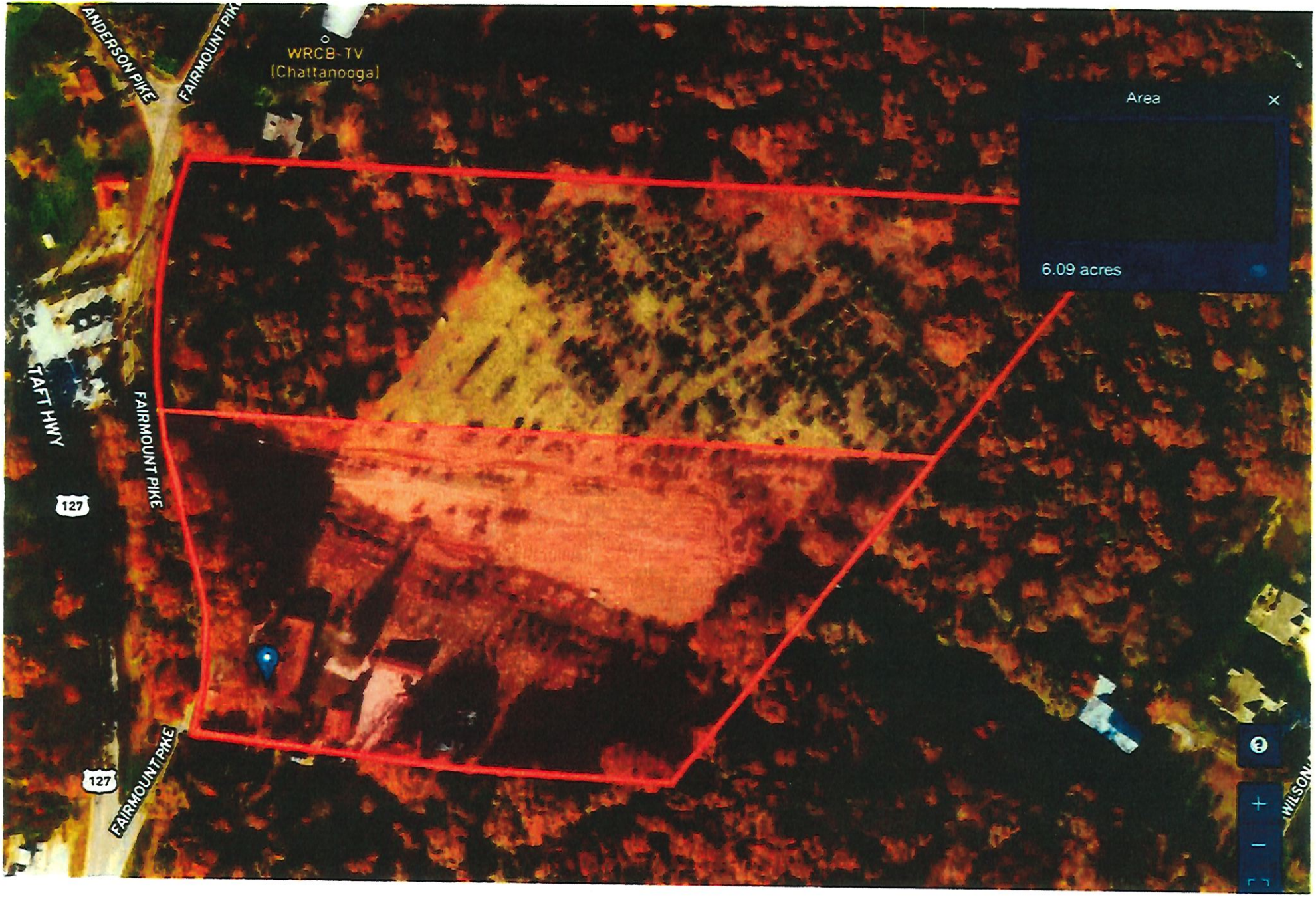
2021-0147 Rezoning from A-1 to E-1

RPA

2021-0147 Rezoning from A-1 to E-1

RPA

Tentative Plan to Subdivide Post Rezoning



November 18, 2021

Chattanooga Publishing Company
400 East Eleventh Street
Chattanooga, Tennessee 37402

Attention: Legal Advertising

Please publish the attached notice at your earliest convenience, in the "CHATTANOOGA TIMES CHATTANOOGA FREE PRESS".

TOWN OF WALDEN, TENNESSEE

PUBLIC NOTICE

THE TOWN OF WALDEN BOARD OF MAYOR AND ALDERMEN PASSED ON FINAL READING ORDINANCE # 2021-340, AN ORDINANCE TO REZONE A PORTION OF PARCEL 15, HAMILTON COUNTY TAX MAP 089N, GROUP D, FROM A-1 AGRICULTURAL DISTRICT TO E-1 ESTATE DISTRICT ON NOVEMBER 9, 2021.

MAYOR LEE DAVIS

If any further information is required regarding this matter, please contact me at 886-4362.

Sincerely,

Fern Lockhart, Recorder

Account #: 108391
Company: TOWN OF WALDEN TN / Legals
Client:
Ad number: 222393
PO#:
Note:

AFFIDAVIT • STATE OF TENNESSEE • HAMILTON COUNTY

Before me personally appeared Jim Stevens, who being duly sworn that he 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:

Chattanooga Times Free Press: 11/19/21; TimesFreePress.com: 11/19/21, 11/20/21.

And that there is due or has been paid the CHATTANOOGA TIMES FREE PRESS for publication the sum of $55.10. (Includes $10.00 Affidavit Charge).

Jim Stevens

Sworn to and subscribed before me this date: 11/24/2021

Sammie K. Thompson-Kilgore

My Commission Expires 02/28/2023

Sammie K. Thompson-Kilgore
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Chattanooga
Times Free Press

400 EAST 11TH ST
CHATTANOOGA, TN 37403

TRUE COPY OF PUBLISHED LEGAL AD

Chattanooga Times Free Press

PUBLIC NOTICE

TOWN OF WALDEN, TENNESSEE

The Town of Walden Board of Mayor and Aldermen passed on final reading ordinance # 2021-340, an ordinance to rezone a portion of parcel 15, Hamilton County tax map 089N, group D, from A-1 agricultural district to E-1 estate district on November 9, 2021.

Mayor Lee Davis