

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE OFFICAL ZONING MAP FOLLOWING
ANNEXATION BY REFERENDUM TO ZONE PROPERTY AT
990 JOHN BURCH ROAD EAST TO R-1 LOW DENSITY RESIDENTIAL,
SAID AREA BEING LOCATED WITHIN THE CORPORATE LIMITS OF THE
CITY OF DUNLAP, TENNESSEE**

**Sequatchie County Tax Map
063 009.12
Owner: Norman & Yonna Hatfield**

- 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 Dunlap 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 Dunlap Municipal Planning Commission approved and recommended the zoning amendment herein described to the Dunlap 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 twenty-one (21) days' notice being given prior to final reading of this ordinance;

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

Section 1: The following described property shall be to **R-1 Low Density Residential** on the Official Dunlap Zoning Map:

Boundary Description:

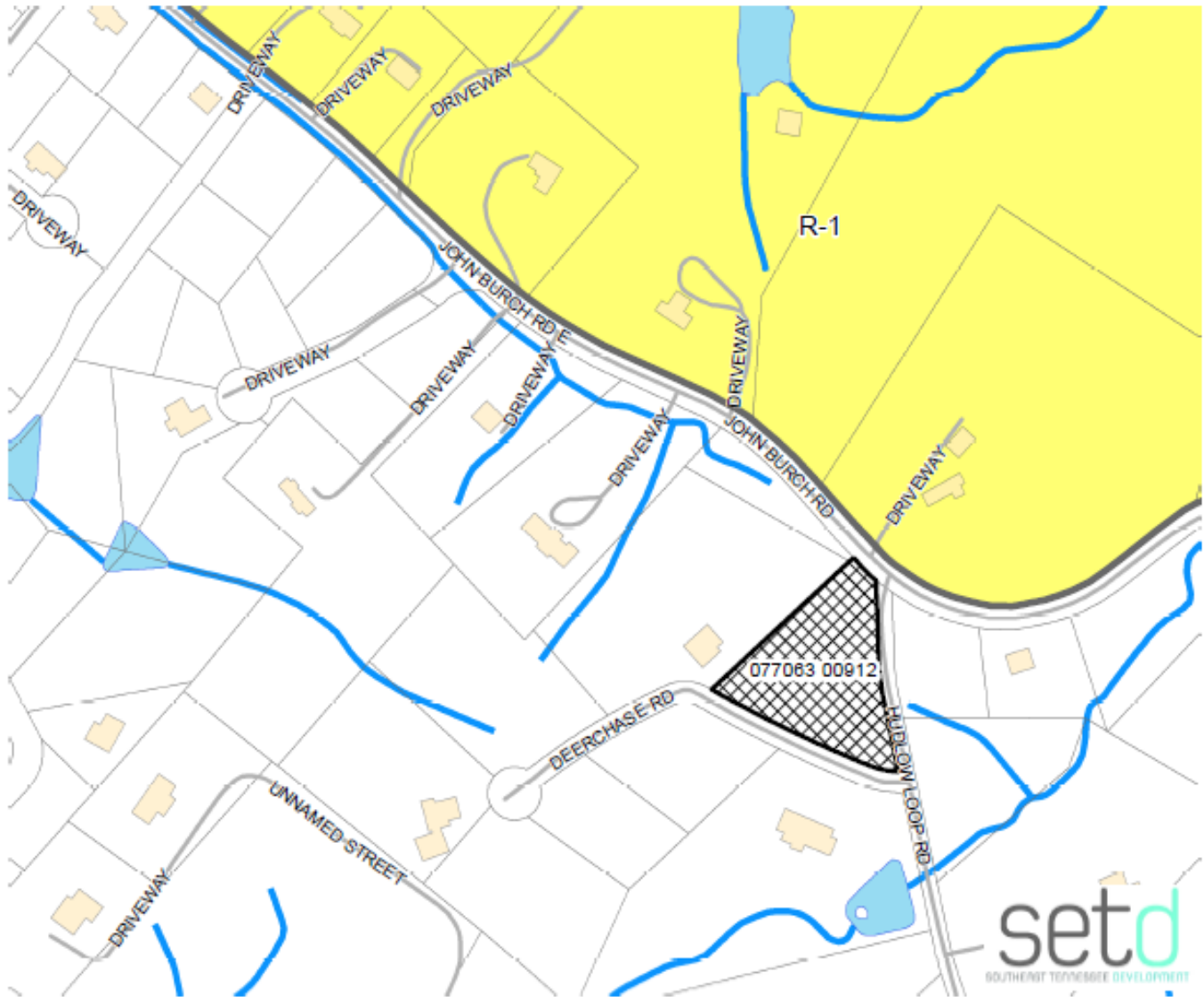
The rezoning shall encompass the entire portion of Sequatchie County Tax Map 063 Parcel 009.12 and a portion of John Burch Road East to the point where the full extent of the northern boundary of this parcel will connect to the corporate limits of the City of Dunlap on the norther side of John Burch Road East.

The property to be rezoned is illustrated on the attached map.

DUNLAP, TENNESSEE

John Burch Road/Hatfield Property
Proposed Zoning to R-1

Ordinance No _____



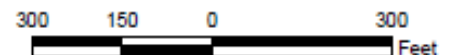
Legend

-  Subject Area
-  C-1 General Business District
-  C-2 Central Business District
-  I-1 Light Industrial District
-  I-2 Heavy Industrial District
-  R-1 Low Density Residential District
-  R-2 Medium Density Residential District
-  R-3 High Density Residential District

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.

Source: SETD & 2025 TNBMP data.



1/21/2025

THEREFORE BE IT FURTHER ORDAINED, that this ordinance shall become effective no earlier than 30 days following certification of the May 3, 2025, referendum on annexation and then once passed this ordinance shall not become effective until fifteen (15) days after final reading and passage by the Dunlap Board of Mayor and City Commissioners, **THE PUBLIC WELFARE REQUIRING IT.**

FIRST READING: _____ Ayes ____ Nays ____

SECOND READING: _____ Ayes ____ Nays ____

THIRD READING: _____ Ayes ____ Nays ____

Clint Huth, Mayor

ATTEST _____
Norman D. Hatfield
City Recorder

Date of Public Hearing: _____

Return Copy of Signed Ordinance to Southeast Tennessee Development District for
Official Dunlap Zoning Map to be Updated

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**NOTICE OF
PUBLIC HEARING**

In accordance with **Tennessee Code Annotated (TCA) 13-7-203**, notice is hereby given of a public hearing to be held on ***[Date]*** _____ at ***[Time]*** _____ at Dunlap City Hall, 15595 Rankin Ave. The purpose of this hearing is to receive public comments on a proposed rezoning of ***[Describe]*** _____. Copies of the proposed zoning map amendment are available for public inspection during regular business hours at Dunlap City Hall.

All interested parties are encouraged to attend.

Clint Huth
Mayor, City of Dunlap