

ORDINANCE NO. 1150

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 ON THE CORNER OF HICKS STREET AND EASTANALLEE AVENUE FROM I-1 (LIGHT INDUSTRIAL DISTRICT) TO R-2 (MEDIUM DENSITY RESIDENTIAL) SAID AREA BEING LOCATED WITHIN THE CORPORATE LIMITS OF ATHENS, TENNESSEE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ATHENS 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 for Scott Underwood to change a parcel identified as a combined lot including Tax Map 057I Group D Parcels 020.00, 021.00 and 022.00 located at on the corner of Hicks Street and Eastanallee Avenue from I-1 Light Industrial District to R-2 Medium Density Residential District” said property being within the corporate limits of Athens, Tennessee:

Area Description (I-1 to R-2)

The parcel to be rezoned from I-1 to R-2 is shown on Tennessee Property Assessment Data - Property Viewer as Tax Map 057I Group D Parcels 020.00, 021.00 and 022.00. The parcel is further described in the attached illustration that has been created from the Official Zoning Map of the City of Athens, Tennessee (Exhibit A).

SECTION 2.

That all ordinances, resolutions, motions, or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict only. If any sentence, clause, phrase, or paragraph of this Ordinance shall be declared unconstitutional or invalid by a court of competent jurisdiction, such holding shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 3.

As required by T.C.A. § 13-7-203, a public hearing subject to twenty-one (21) calendar days’ notice has been held, and the ordinance meets the requirements of T.C.A. § 13-7-201 through 13-7-210, including the approval of all necessary agencies.

SECTION 4.

That this Ordinance shall take effect upon final passage and as provided by law.

First Reading:	March 17, 2026	Passed
Public Hearing Notice:	March 21, 2026	Published
Second Reading:	April 21, 2026	
Date of Public Hearing	April 21, 2026	

ATTEST:

Larry Eaton, Mayor

Randall Dowling, City Manager

APPROVED AS TO FORM:

Christopher Caldwell, City Attorney

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Exhibit A

Official Zoning Map of the City of Athens, Tennessee

