

**First Reading: December 8, 2015**  
**Second Reading: December 15, 2015**

2015-145  
Bristol Development Group and  
Scott Black  
District No. 1  
Planning Version

ORDINANCE NO. 13008

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 328 CHEROKEE BOULEVARD, 401, 403, 407, 409, 411, AND 413 SOMERVILLE AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE AND C-2 CONVENIENCE COMMERCIAL ZONE TO C-7 NORTHSORE COMMERCIAL MIXED USE ZONE, SUBJECT TO CERTAIN CONDITIONS.

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SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone properties located at 328 Cherokee Boulevard, 401, 403, 407, 409, 411, and 413 Somerville Avenue, more particularly described herein:

Lots 1 thru 7, Somerville Iron Company Addition, Plat Book 14, Page 138, ROHC and Tract 2, VIP Gifts Subdivision, Plat Book 81, Page 90, ROHC, being the properties described in Deed Book 10335, Page 637, Deed Book 9423, Page 937, Deed Book 10045, Page 426, Deed Book 10448, Page 315, Deed Book 4624, Page 59, Deed Book 7335, Page 788, and Deed Book 8137, Page 89, ROHC. Tax Map Nos. 135F-C-001 thru 008.

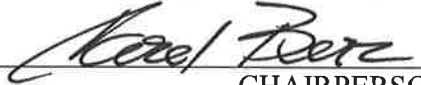
and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone and C-2 Convenience Commercial Zone to C-7 Northshore Commercial Mixed Use Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to the following condition:

- (1) Structured parking shall not front the residential street of Somerville Avenue.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

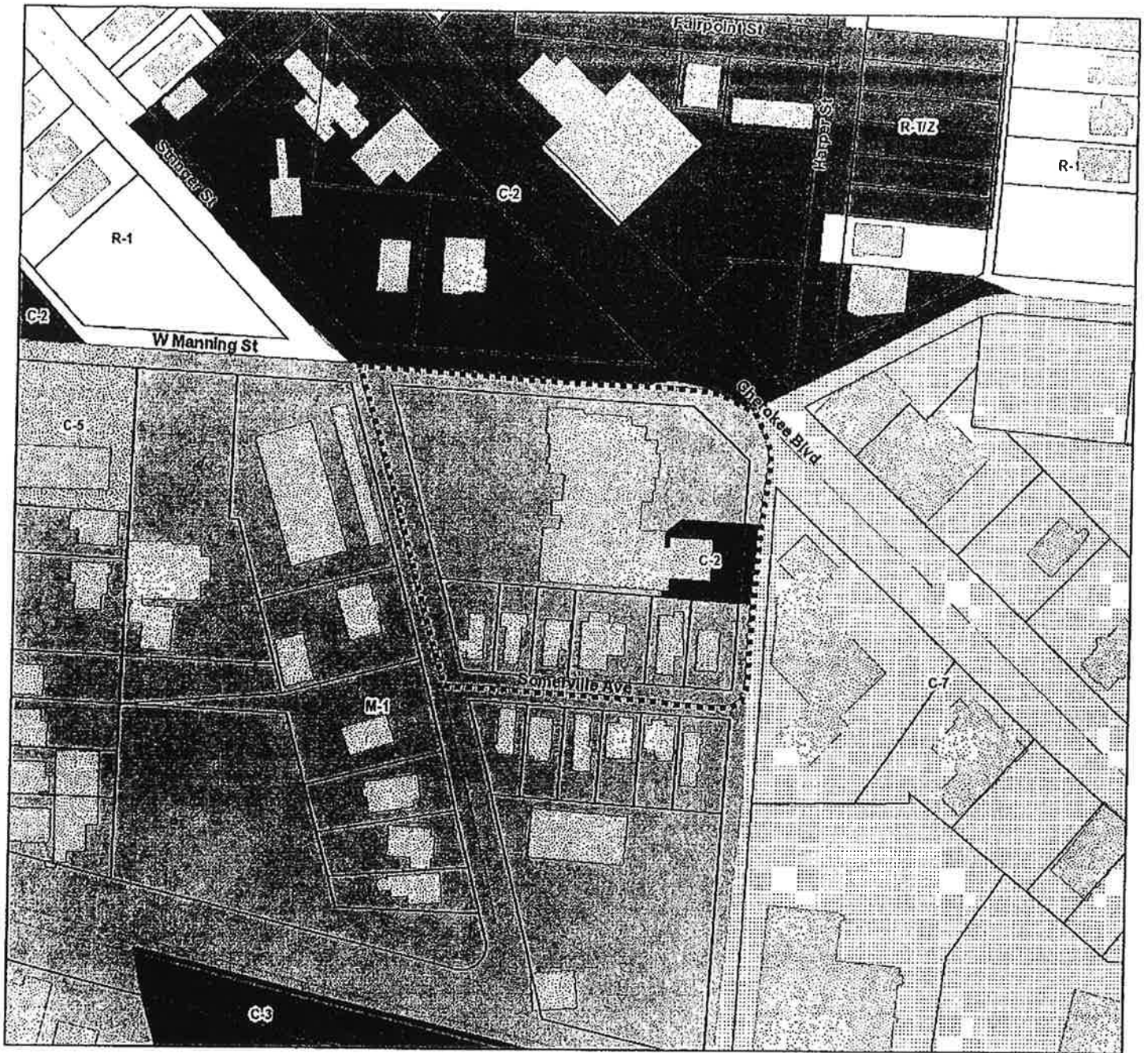
Passed on second and final reading: December 15, 2015

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem



## 2015-145 Rezoning from M-1 and C-2 to C-7

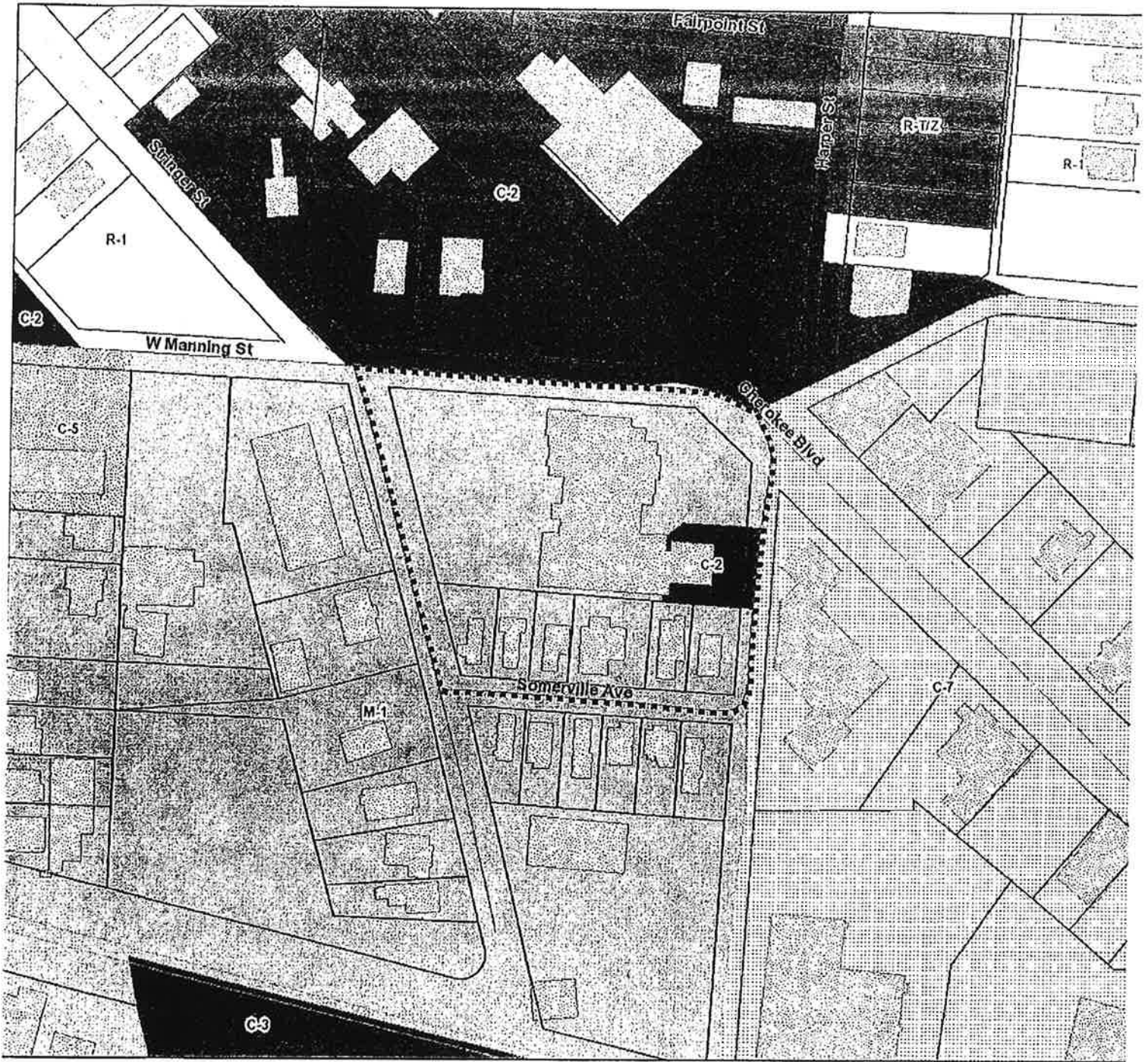


Chattanooga Hamilton County Regional Planning Agency



145 ft





## 2015-145 Rezoning from M-1 and C-2 to C-7

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-145:  
 Approve, subject to: 1) Structured parking shall not front the residential street of  
 Somerville Avenue.



145 ft



Chattanooga Hamilton County Regional Planning Agency



**CONCEPT DESIGN  
TYPICAL FLOOR**

**LOT AREA**  
2.34 acres

**BUILDING AREA**  
4 Floors  
Gross - 203,335 SF  
Net Lease - 161,840 SF

**UNIT MIX**  
184 Units (-4 amenity)  
1 BR - 120 Units (65%)  
2 BR - 64 Units (35%)

**STRUCTURED GARAGE**  
220 Spaces - 4 Floors  
Garage - 00,424 SF

**RECEIVED**

SEP 30 2015

Chattanooga Hamilton County  
Regional Planning Agency  
Development Services

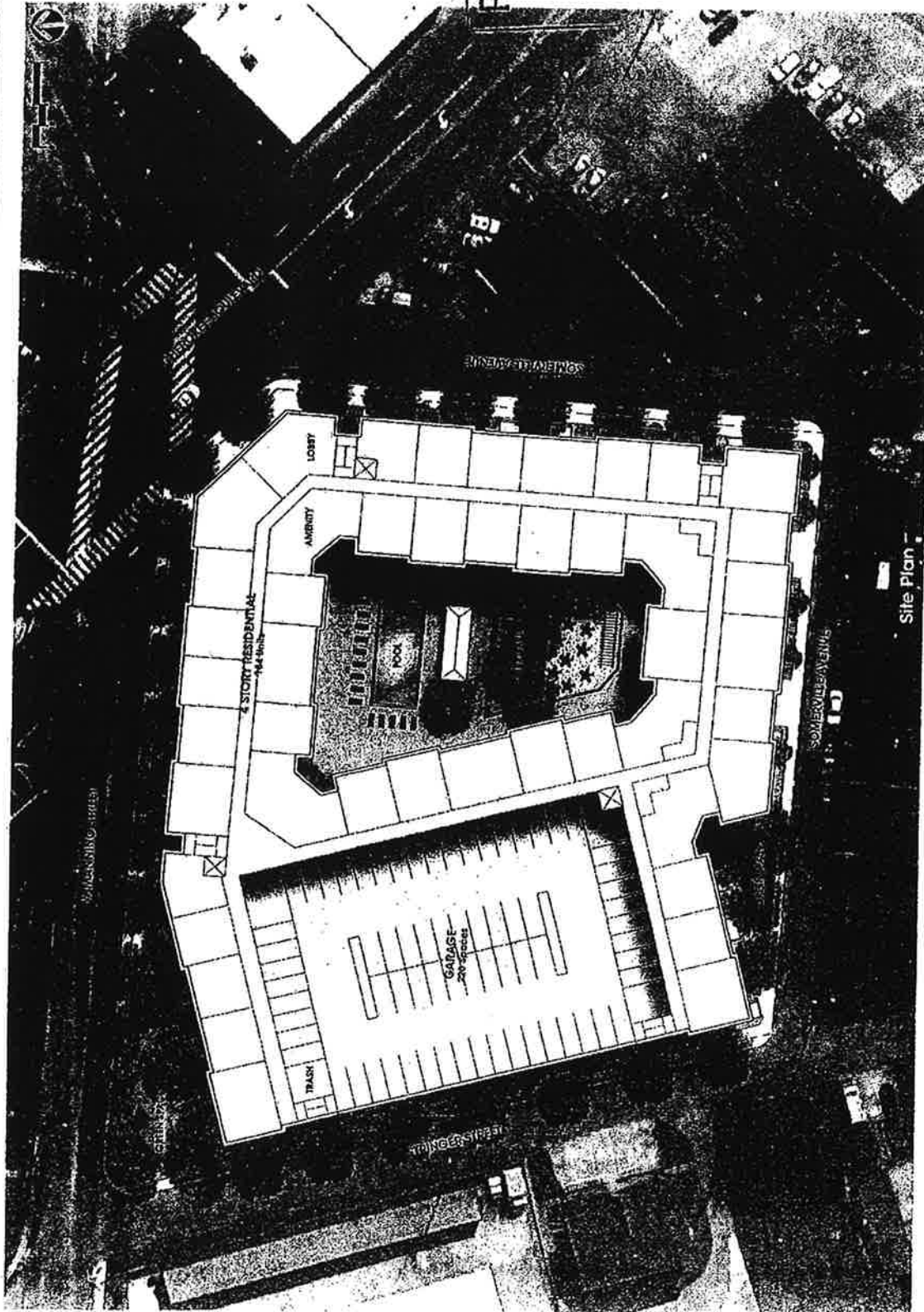


**bristol MAP ENGINEERS  
LLC.**

development area

August 28, 2015  
SCS # 14058.00

2015-145



**CHEROKEE BOULEVARD**  
CHATTAHOOGA

Site Plan