

First Reading: December 10, 2019
Second Reading: December 17, 2019

2019-0152
Jared Smith
District No. 5
Alternate Version

ORDINANCE NO. 13516

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 601 AND 603 AIRPORT ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE AND R-4 SPECIAL ZONE TO M-3 WAREHOUSE WHOLESALE ZONE, SUBJECT TO CERTAIN CONDITIONS.

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 601 and 603 Airport Road, more particularly described herein:

Lots 2 thru 4, G. N. Watts Subdivision, Plat Book 9, Page 34, ROHC, Deed Book 11347, Page 13, ROHC. Tax Map Nos. 148P-D-006 and 007.

and as shown on the maps attached hereto and made a part hereof by reference, from R-3 Residential Zone and R-4 Special Zone to M-3 Warehouse Wholesale Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to the

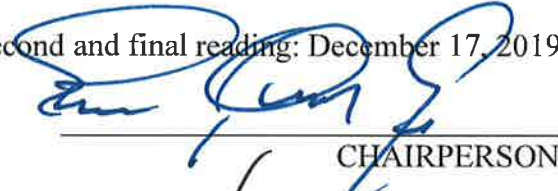
following conditions:

- 1) Single building with three separate units;
- 2) Type A screening where the property abuts R-1 Zoning;
- 3) Buildings to include up to two roll up doors, and to include windows for the office units;
- 4) Comply with the Airport Overlay District requirements;
- 5) Dumpster service during working hours only; and
- 6) Limited to one drive only on Pinehurst and one drive on Airport Road.

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 17, 2019



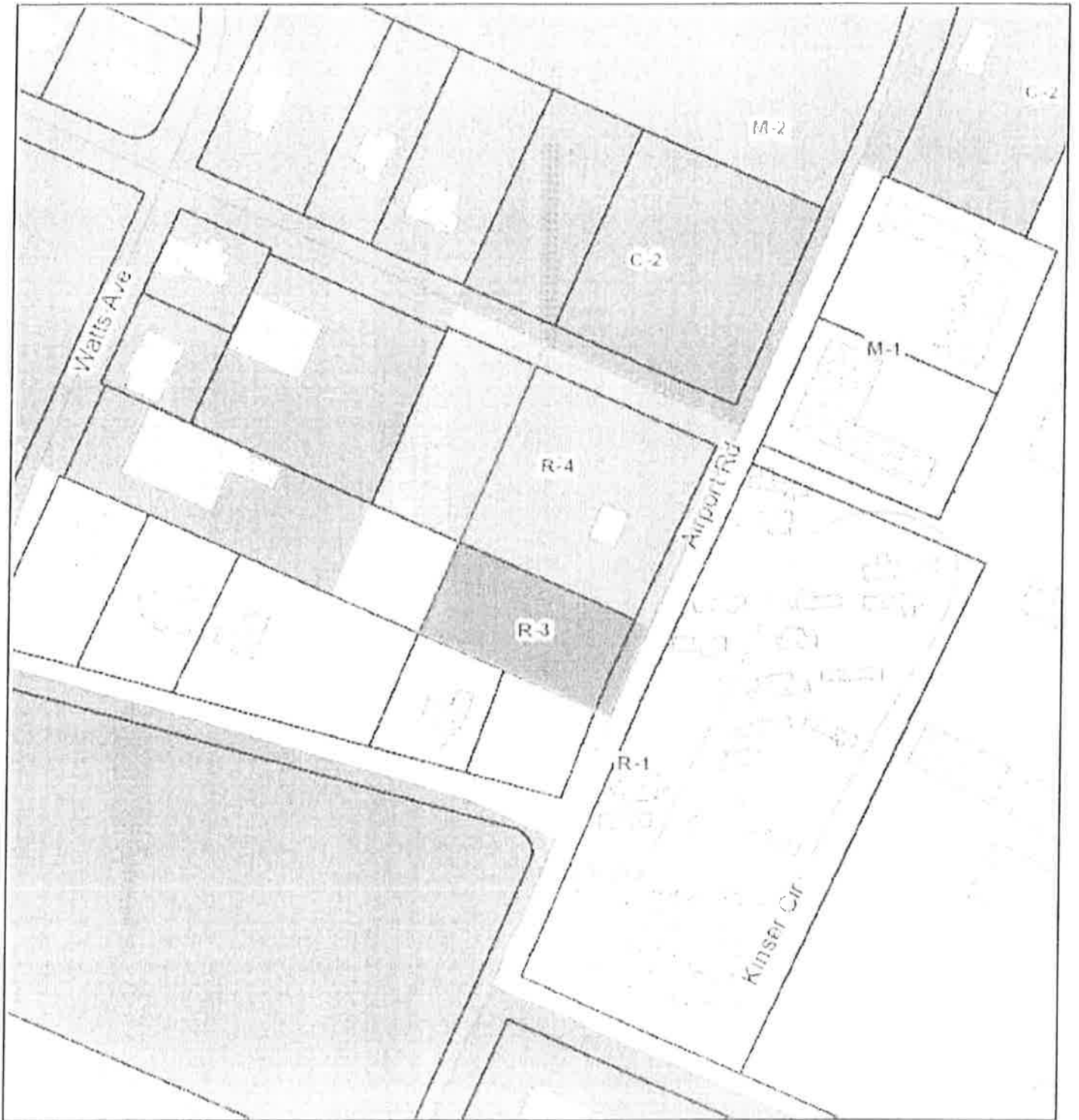
CHAIRPERSON
APPROVED: DISAPPROVED:



MAYOR

/mem/Alternate

2019-0152 Rezoning from R-3 & R-4 to M-2



2019-0152 Rezoning from R-3 & R-4 to M-2



PROPOSED M-2 OFFICE WAREHOUSE
 DEVELOPMENT
 AIRPORT ROAD
 CHATTANOOGA, TENNESSEE
 HAMILTON COUNTY, TENNESSEE

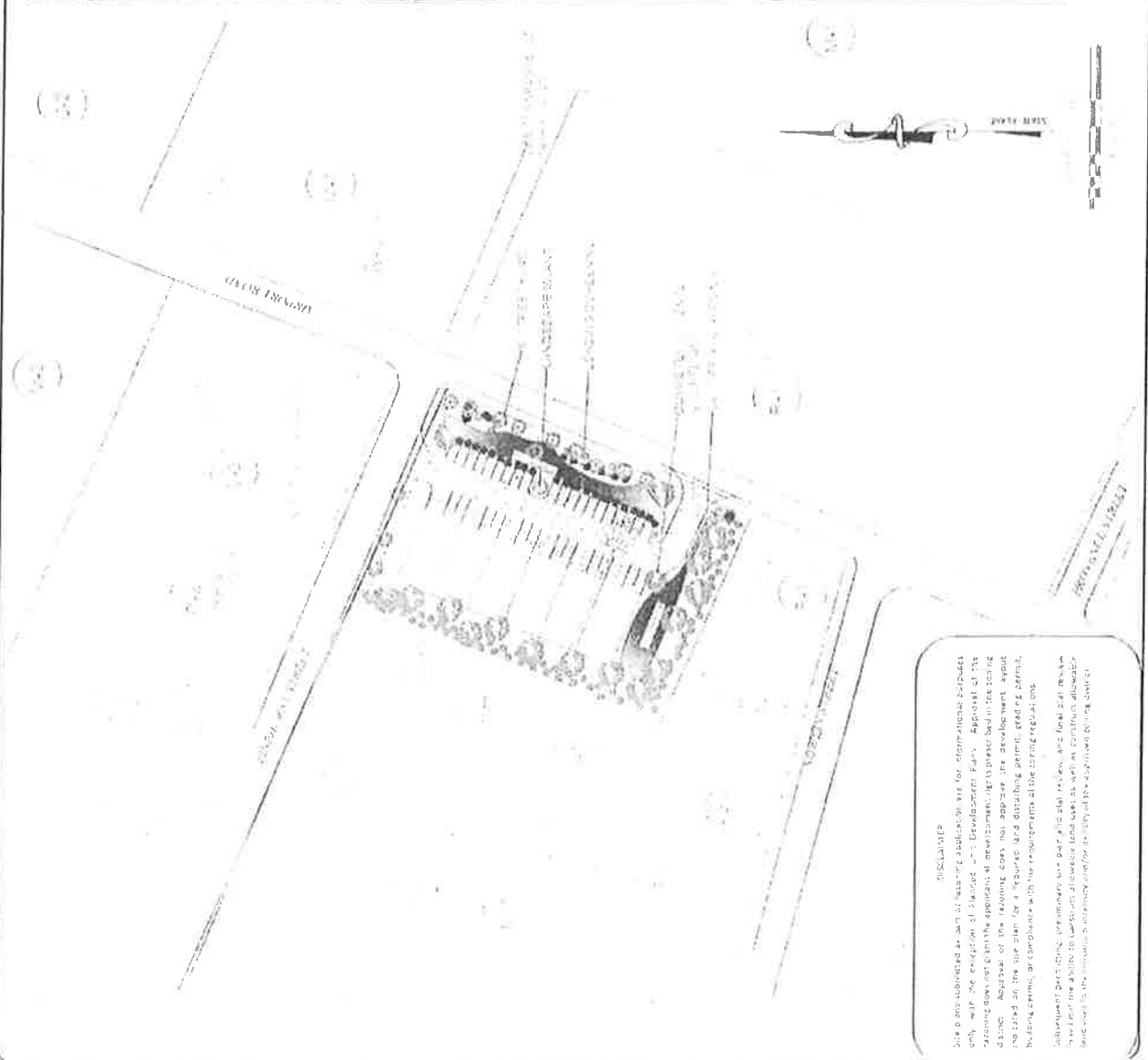


LOCATION MAP N.T.S.
ZONING NOTES

1. PROPOSED PROJECT 601 + 603 AIRPORT ROAD
2. PARCELS TAX PARCELS MAP E 014 AND MAP D 006
3. OWNER ROBERT ALLESON 603 AIRPORT ROAD CHATTANOOGA 37421
4. EXISTING ZONING R-3 + R-4
5. EXISTING SITE = 138 ACRES
6. PROPOSED ZONING M-2
7. MAX ALLOWED LOT BUILDING AREA = 50% OF 60,000 SF = 30,000 SF
8. SHOWN COVERAGE 5'-35'W X 70' DEEP BUILDINGS = 12,250 SF
9. PROPOSED OFFICE WAREHOUSE FACILITY
10. PROPOSED USE BUSINESS STORAGE
11. PROPOSED 25' FRONT SETBACK
12. REAR SETBACK = 25'
13. SIDE SETBACK = 25'
14. PUBLIC UTILITIES AVAILABLE

DEVELOPMENT NOTES

1. PROPOSED SINGLE DRIVE ACCESS FROM AIRPORT ROAD AND PINEHURST STREET
2. 8' STREET YARD ON AIRPORT AND PINEHURST
3. 30' TYPE A SCREENING ON R-1 AND R-4 ADJACENT
4. STORMWATER AND SOV AT SOUTH AND EAST PERIMETER



DISCLAIMER
 This plan is submitted as part of a preliminary application for site plan review only, with the exception of "Final" Development Plan. Approval of the zoning does not constitute the approval of the development project. The zoning district. Approval of the zoning does not approve the development project. No claim is made for the plan for a "preliminary" permit, final plan, or building permit, or compliance with the requirements of the zoning regulations. Subsequent plan review, preliminary site plan review, and final site plan review may be required to complete all applicable land use, as well as construction, and other requirements of the applicable zoning code and other applicable laws.



APPROVED: [Signature]