

First Reading: September 15, 2020
Second Reading: September 22, 2020

2020-0089
4413 Jersey Pike Partners
District No. 5
Planning Version #2

ORDINANCE NO. 13598

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PARTS OF TWO PROPERTIES LOCATED AT 4409 ELWOOD LANE AND 4409 JERSEY PIKE, FROM O-1 OFFICE ZONE TO M-2 LIGHT INDUSTRIAL 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 parts of two properties located at 4409 Elwood Lane and 4409 Jersey Pike, more particularly described herein:

All that part of Lot 4, Revision to Scottie Benton Subdivision, Plat Book 117, Page 104, ROHC which is currently zoned O-1 and part of Lot 3, said subdivision, beginning at the northwest corner of said lot 3 thence southeast some 148 feet along its north property line to a point, thence southwest some 115 feet to a point, thence southeast some 87 to a point in the south line of said Lot 3, thence southwest some 162 feet to the southwest corner of said lot 3, thence northeast some 222 feet to the northwest corner of said Lot 3, being the point of beginning and being part of the properties described in Deed Book 11926, Page 790, ROHC. Parts of Tax Map Nos. 129I-L-014 and 014.06.

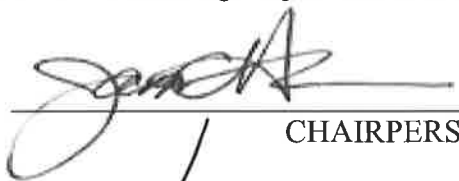
and as shown on the maps attached hereto and made a part hereof by reference, from O-1 Office Zone to M-2 Light Industrial Zone.

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


- 1) A fifty-eight (58') foot buffer of existing vegetation shall be left along the R-1 zone and northern property line. This includes the eight (8') foot existing utility easement;
- 2) A six (6') foot high chain link security fence shall be constructed to the inside of the buffer for the full length of the M-2 zone;
- 3) The height of the building, equipment, and any accessory structure shall be limited to thirty-five (35') feet. This height shall be measured from the finished floor elevation of slab;
- 4) No telecommunication towers shall be permitted;
- 5) No microwave towers shall be permitted;
- 6) No rug cleaning operations shall be permitted;
- 7) The retention pond, which is shown on Parcel No. 129I-L-014, shall remain in its current location; and
- 8) Active textile dyeing on the site shall be prohibited.

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: September 22, 2020

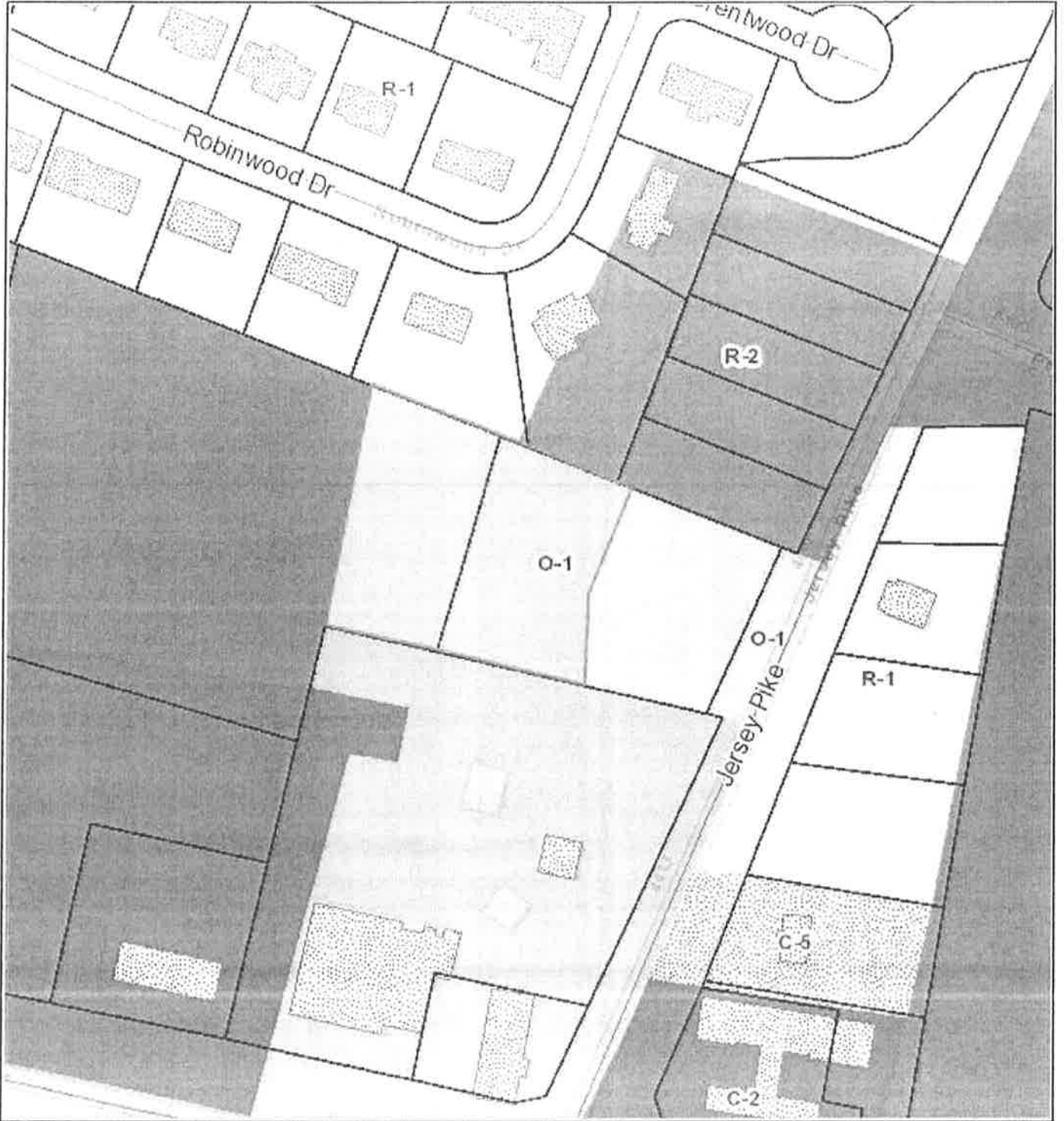


CHAIRPERSON
APPROVED: DISAPPROVED:



MAYOR

2020-0089 Rezoning from O-1 to M-2



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