

First Reading: December 8, 2020
Second Reading: December 15, 2020

2020-0155
Riverton, LLC
District No. 2
Planning Version

ORDINANCE NO. 13629

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 1100 LUPTON DRIVE, FROM R-1 RESIDENTIAL ZONE, UGC URBAN GENERAL COMMERCIAL ZONE, AND R-4 SPECIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE AND R-1 SINGLE FAMILY RESIDENTIAL 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 part of a property located at 1100 Lupton Drive, more particularly described herein:

To be rezoned UGC: Beginning at a point in the north property line of Tax Map No. 118K-A-046 some 487.17 feet from its northwest corner, thence continuing 767.06 feet along said north line to a point, thence southeast 173.69 feet, thence southwestwardly 693.17 feet to a point, thence northwest 468.44 feet to a point, thence northeast 85.12 feet to a point, thence southeast 178.50 feet to a point, thence northeast 115 feet to a point, thence northwest 394.81 feet to a point, thence northeast 26.27 feet to a point, being the point of beginning and being part of the property described as Tract 5 in Deed Book 11247, Page 120, ROHC. Tax Map No. 118K-A-046 (part) as shown on the attached map.

To be rezoned R-1 (part 1): Beginning at a point in the north property line of Tax Map No. 118K-A-046 some 487.17 feet from its northwest corner, thence southwest some 26.27 feet to the point of beginning,

thence southwest 616.60 feet to a point, thence southeast 433.25 feet to a point, thence northeast 126.19 feet to a point, thence northwest 468.44 feet to a point, thence northeast 85.12 feet to a point, thence southeast 178.50 feet to a point, thence northwest 394.81 feet to a point being the point of beginning and and being part of the property described as Tract 5 in Deed Book 11247, Page 120, ROHC. Tax Map No. 118K-A-046 (part).

To be rezoned R-1 (part 2): Beginning at a point in the north property line of Tax Map No. 118K-A-046 some 980.65 feet from its northeast corner thence continuing northwestwardly along said north line 1486.79 feet to a point, thence southeast 173.69 feet to a point, thence southwest 547.48 feet to a point, thence southeast 246.6 feet to a point, thence northeast 142.11 feet to a point, thence southeast 163.73 feet to a point, thence 13.77 feet southeast to a point, thence southeast 163.73 feet to a point, thence southeast 147.33 feet to a point, thence northeast 142.21 feet to a point, thence southeast 681.99 feet to a point, thence northeast 609.69 feet to a point being the point of beginning and being part of the property described as Tract 5 in Deed Book 11247, Page 120, ROHC. Tax Map No. 118K-A-046 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone, UGC Urban General Commercial Zone, and R-4 Special Zone to UGC Urban General Commercial Zone and R-1 Single Family Residential Zone.


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

- 1) Height of any building shall not exceed forty-five (45') feet;
- 2) Pole mounted signs prohibited;
- 3) No wholesaling, self-service storage facilities, auto-oriented uses, hospitals, motels or hotels (except for a boutique hotel with a max number of twenty-five rooms), and no drive-thrus;
- 4) Maximum cumulative non-residential building footprint of 45,000 square feet with no individual non-residential building to exceed 12,000 square feet plate; and
- 5) Maximum density of twelve (12) dwelling units per acre.


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, 2020



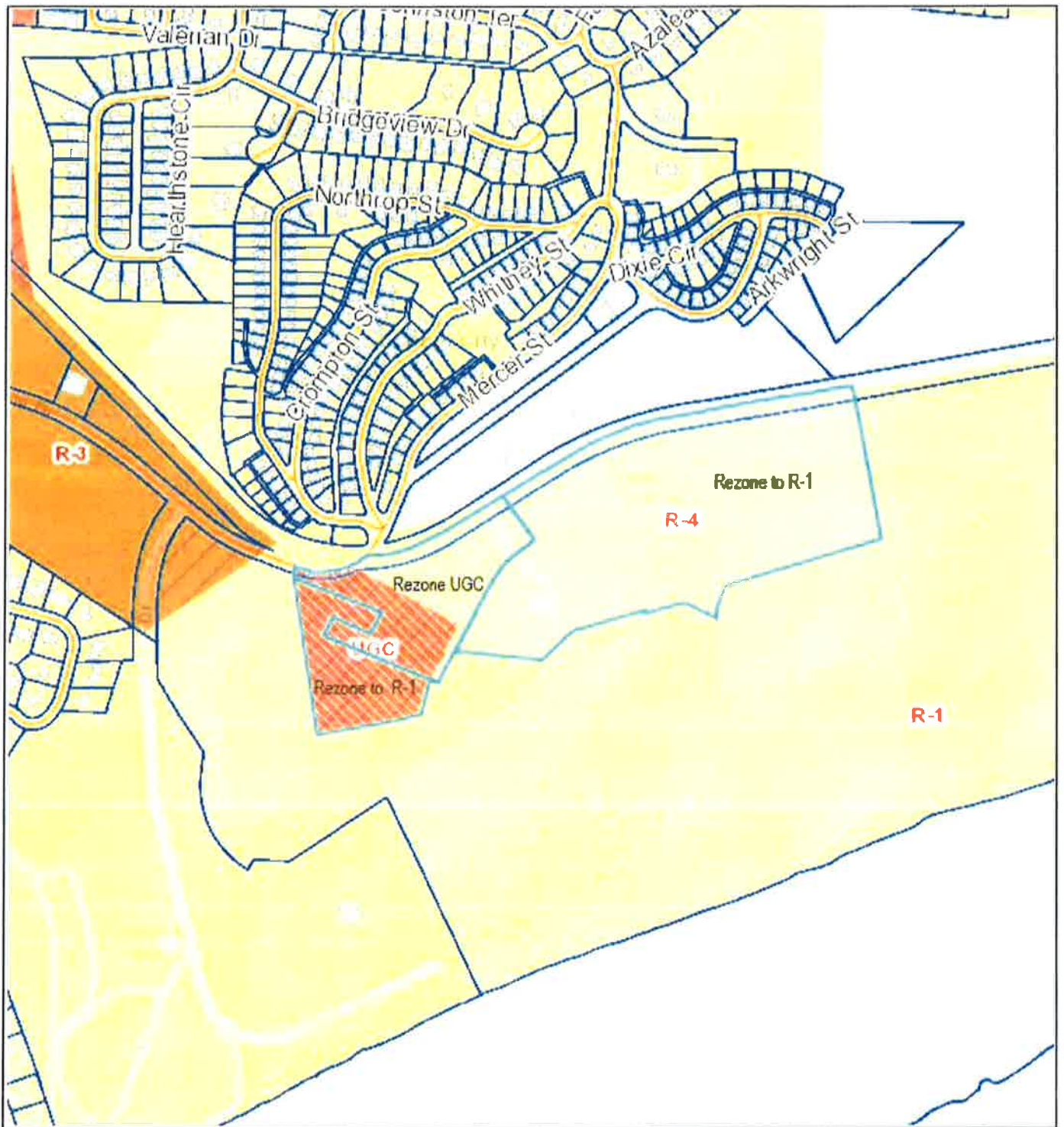
CHAIRPERSON
APPROVED: DISAPPROVED:



MAYOR

/mem

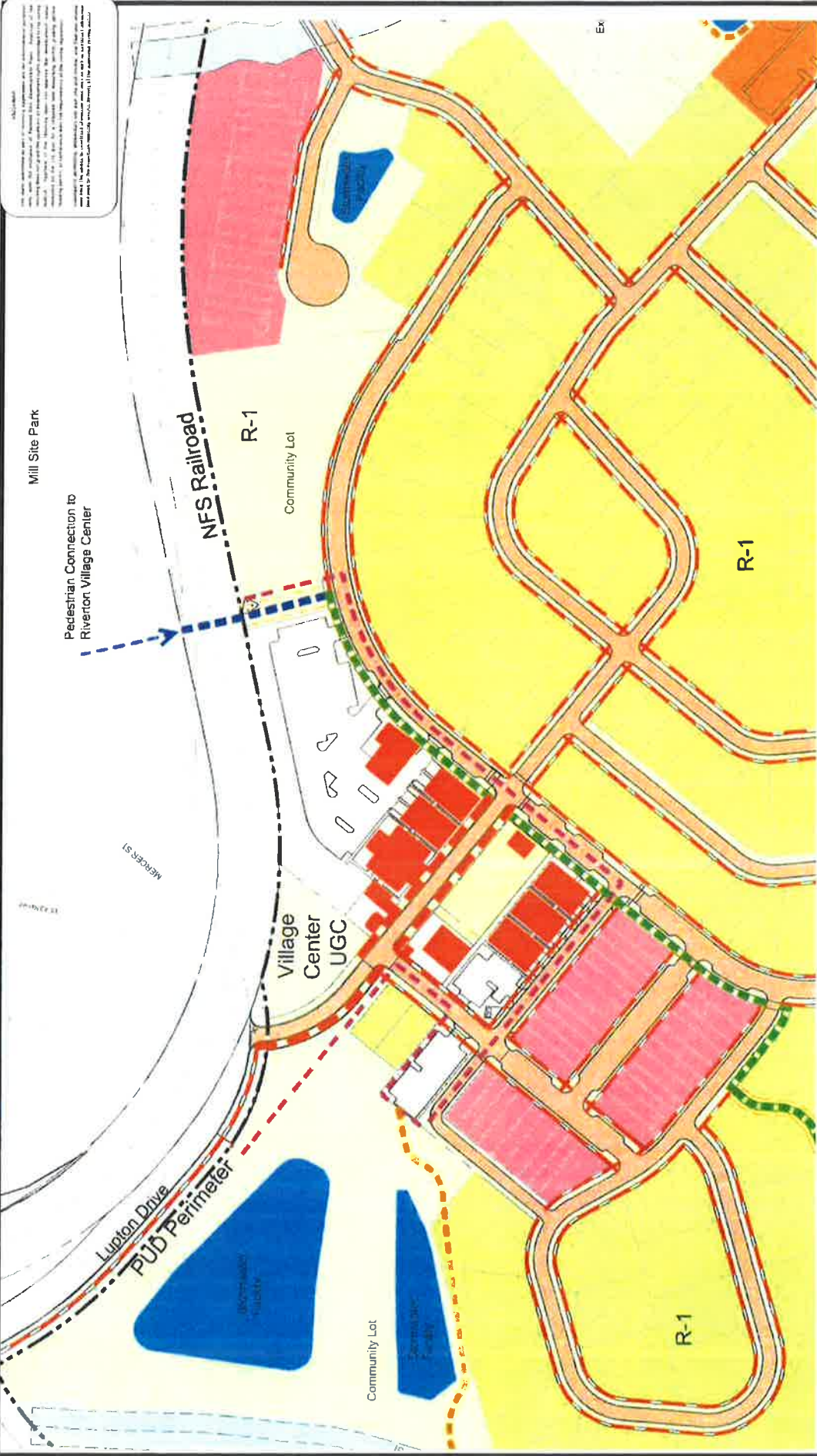
2020-0155 Rezoning from R-1, R-4 & UGC to UGC and R-1



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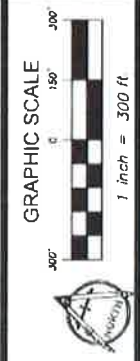


THIS PLAN IS A PRELIMINARY ZONING MAP AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ZONING COMMISSION HAS CONDUCTED A VISUAL GENERAL REVIEW OF THE INFORMATION CONTAINED HEREIN AND HAS FOUND THAT THE INFORMATION CONTAINED HEREIN IS REASONABLY ACCURATE. THE ZONING COMMISSION DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ZONING COMMISSION IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ZONING COMMISSION IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS PLAN. THE ZONING COMMISSION IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS PLAN.



PREVIOUS ZONING CASES:
2016-093 & PUD 2018-094

- Single-Family Detached
- Single-Family Attached (Townhomes)
- Amenity Area
- Commercial Structures
- Commercial Area
- Community Lot
- Roads / Alleys
- Potential Pedestrian Connection
- Sidewalks
- Pedestrian Connection
- Alternate Path
- Existing Trail
- Zoning Line



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Village Center Plan
 for
Riverton Development
 CHATTANOOGA, TENNESSEE

Date: 09/24/2020
 By: T.J.F.
 sheet #:
EX-6