

First Reading: November 9, 2021
Second Reading: November 16, 2021

2021-0166
PBD Development, GP &
Napier Associates
District No. 4
Planning Version

ORDINANCE NO. 13736

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO AMEND CONDITION NO. 9 OF ORDINANCE NO. 13110 OF PREVIOUS CASE NO. 2016-0060 FOR PROPERTIES LOCATED AT 2415, 2423, AND 2441 ELAM LANE AND PARTS OF 2440 ELAM LANE AND PARTS OF 2515, 2519, AND 2527 GUNBARREL ROAD.

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 amend Condition No. 9 of Ordinance No. 13110 of previous Case No. 2016-0060 for properties located at 2415, 2423, and 2441 Elam Lane and parts of 2440 Elam Lane and parts of 2515, 2519, and 2527 Gunbarrel Road, more particularly described herein:

Lots 1, 13 and 14, Final Plat of the Waterside Subdivision, Plat Book 97, Page 184, ROHC, and parts of Lots 2 and 3, W. E. Bynum Resubdivision, Plat Book 44, Page 328, ROHC and two unplatted tracts of land located at 2519 and 2527 Gunbarrel Road beginning at the southwest corner of Tax Map Number 149A-B-017.01 thence northeast 294.3 feet to a point in the south line of Tax Map Number 149A-B-017.02, thence 189.8 feet northwest to the west line of Tax Map Number 149A-B-017.02, thence

northeastwardly 621.8 feet to the northwest corner of Tax Map Number 149A-B-019, thence 182.2 feet southeast along the north line of said parcel to a point, thence southwest 653.1 feet to a point in the north line of Tax Map Number 149A-B-017.01 some 33.21' from the northwest corner of Tax Map Number 149A-B-017.01, thence southwest 183.7 feet to the south line of said parcel, thence 20 feet along said line to the southwest corner of Tax Map Number 149A-B-017.01 being the point of beginning and being the part of the properties described in Deed Book 9964, Page 873, and Deed Book 11690, Page 505, ROHC. Tax Map Numbers 149H-A-019, 019.08, 019.09 and parts of Tax Map Numbers 149A-B-017.01, 017.02, 018 and 019.

and as shown on the maps attached hereto and made a part hereof by reference.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be approved amending Condition No. 9 shall read as follows:

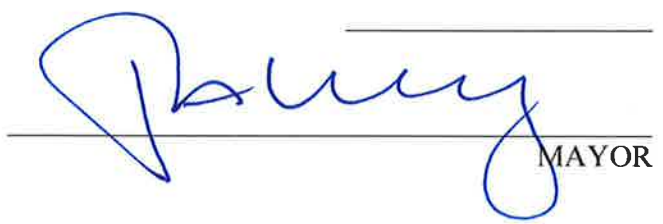
9. Prohibited Uses for:
 - A. Manufacturing facilities, Warehouses and Mini-Warehouses, Adult Oriented Establishments, Vehicle Sales or Vehicle Repair Facilities, Warehouses and Mini-Warehouses, Adult Oriented Establishments, Vehicle Sales or Vehicle Repair Facilities, Fuel Service Stations, Outdoor Commercial Storage, Alternative Financial Services, Permanent Year-Round Outdoor Display or Sales. Signage-Signs not relating to identification of or direction to premises and occupants, or to products sold or services rendered on the premises are prohibited.
 - B. For part of parcels 149A-B-017.01, 149A-B-017.02, 149A-B- 018, 149-A-B-019, and all of parcels 149H-A-019.08, 149H-A-019 and 149H-A-019.09 Vehicle Sales or Vehicle Repair Facilities shall be permitted. All other prohibited uses listed in 9A shall be prohibited for these parcels listed in 9B. All other Conditions of Ordinance No. 13110 shall carry forward.

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: November 16, 2021


VICE CHAIRPERSON

APPROVED: DISAPPROVED:


MAYOR

/mem

2021-0166 Amend Conditions



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