

**First Reading: December 14, 2021**  
**Second Reading: December 21, 2021**

2021-0209  
Damien Kenworthy  
District No. 3  
Planning Version #2

ORDINANCE NO. 13749

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 5251 AND 5313 CHAMPION ROAD, FROM R-1 RESIDENTIAL ZONE AND C-5 NEIGHBORHOOD COMMERCIAL ZONE TO C-2 CONVENIENCE COMMERCIAL 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 5251 and 5313 Champion Road, more particularly described herein:

Lot 1, Corrective Plat of Elizabeth McDonald's Subdivision, Plat Book 41, Page 331, ROHC and an unplatted tract of land located at 5251 Champion Road, being the properties described in Deed Book 11540, Page 553 and Deed Book 10629, Page 127, ROHC. Tax Map Numbers 120K-A-003 and 004.


and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone and C-5 Neighborhood Commercial Zone to C-2 Convenience Commercial Zone.


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

- 1) No storage of vehicles within fifty (50') feet of the right-of-way of Champion Road;
- 2) Lighting to be directed away from all residential areas or properties;
- 3) One access point onto Champion Road;
- 4) A seven (7') foot tall opaque fence be installed around the storage facility areas;
- 5) Outdoor storage facility use only; and
- 6) Adult-oriented establishments, gas stations, open-air markets, vehicular repair or service facilities, car washes, and wholesaling with accessory warehousing uses shall be prohibited.

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

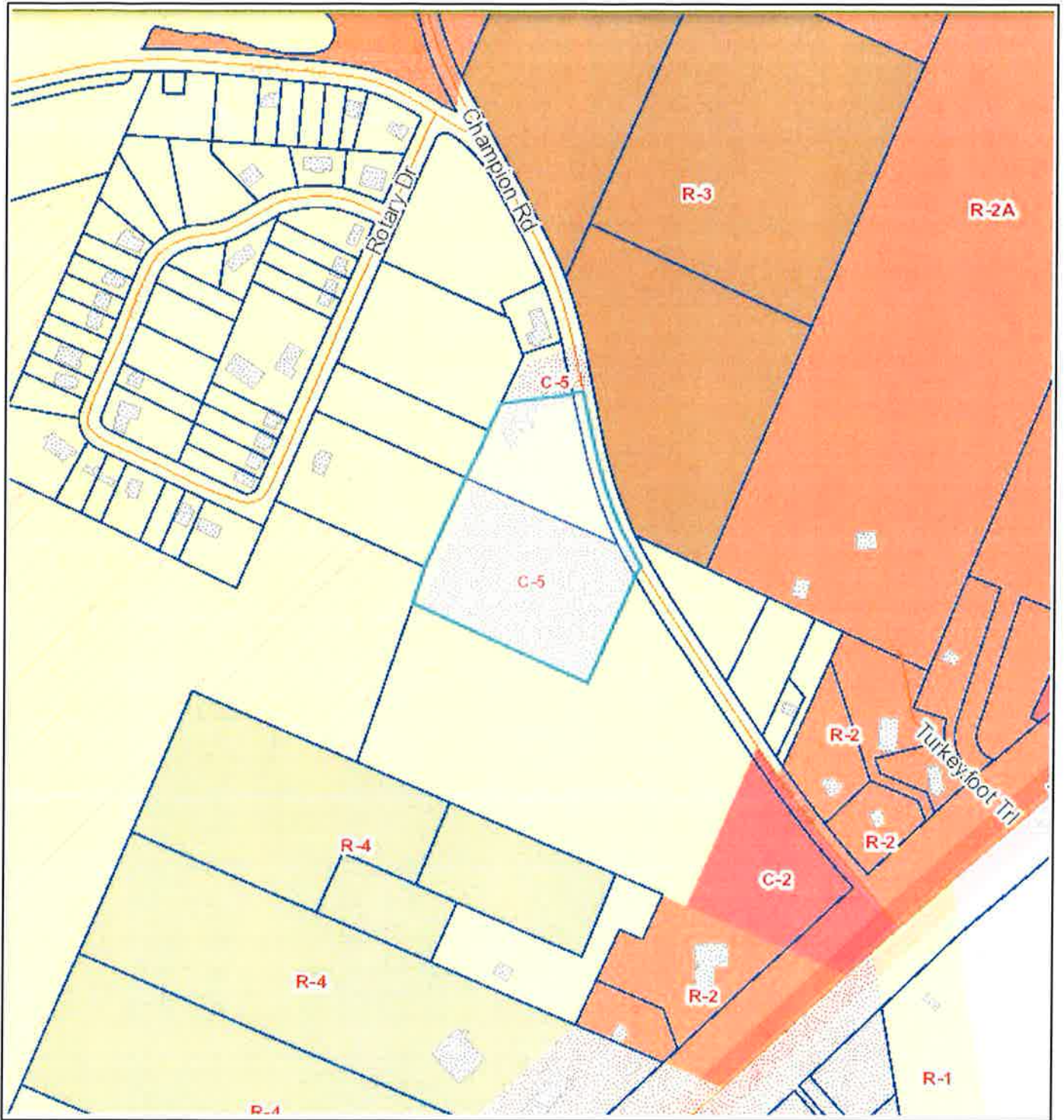
Passed on second and final reading: December 21, 2021

  
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CHAIRPERSON  
APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/v2

# 2021-0209 Rezoning from C-5 and R-1 to C-2



PLANNING COMMISSION RECOMMENDATION  
FOR CASE NO. 2021-0209: Approve, subject to the list  
of conditions in the Planning Commission Resolution.