

2023-0034
Beacon Acquisitions
c/o Chris Rudd
District No. 1
Staff Version #2

ORDINANCE NO. 13975

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 706 AND 710 MANUFACTURERS ROAD, FROM M-1 MANUFACTURING ZONE TO R-RV-6 RIVER VIEW ZONE AND R-RF-6 RIVERFRONT 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 706 and 710 Manufacturers Road, more particularly described herein:

To be rezoned R-RF-6: To find the point of beginning start at the northeast corner of Tax Map Number 135J-B-003 thence southeast 572.14 feet to a point in the east line of said parcel, being the point of beginning thence southwest 294.86 feet to the north line of the Tennessee River, thence following said north line southwestwardly and northwestwardly some 444 feet to the southwest corner of Tax Map Number 135J-B-002 thence northwest some 264 feet to a point in the west line of said parcel, thence some 538 feet northeast to the east line of Tax Map Number 135J-B-003, being the point of beginning and being part of the properties described in Deed Book 6223, Page 146, and Deed Book 12808 Page 112, ROHC. Parts of Tax Map Numbers 135J-B-002 and 003.

To be rezoned R-RV-6: Beginning at the northeast corner of Tax Map Number 135 J-B-003 thence southeast 572.14 feet to a point in the east line of said parcel thence southwest some 424 feet to the west line of Tax Map Number 135J-B-002 thence northwest 260 feet along said line to a point, thence northeast 211 feet to a point, thence continuing northeast following a curve some 300 feet to a point in the north line of Tax Map Number 135J-B-002, thence southeast some 414 feet to the northeast corner of Tax Map Number 135J-B-003, being the point of beginning and being part of the properties described in Deed Book 6223, Page 146, and Deed Book 12808 Page 112, ROHC. Parts of Tax Map Numbers 135J-B-002 and 003.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to R-RV-6 River View Zone and R-RF-6 Riverfront Zone.

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

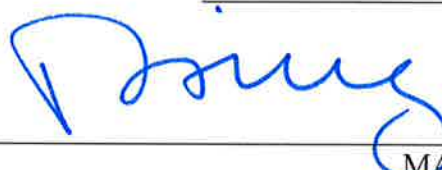
- 1) Maximum building height of five (5) stories;
- 2) Property owner will cooperate in good faith with the City (including granting fee title or easement rights) to allow an extension of the Riverwalk to cross the property along the shoreline of the river, at such time as the City is prepared to construct such extension;
- 3) If the City desires to construct additional public amenities along the river at this site (e.g. picnic tables, public art, restrooms), then property owner will engage in those discussions with the City in good faith, as to location, area needed, etc.; any conveyance of land ownership to the City to occur at such time as the City is prepared to construct such amenities;
- 4) Maximum building height of five (5) stories, excluding any rooftop patio structure; and
- 5) No more than thirty (30%) percent of the rooftop to be covered with any rooftop structure.

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: May 16, 2023


_____ CHAIRPERSON

APPROVED: DISAPPROVED:


_____ MAYOR

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