

2023-0041
Ragan-Smith & Associates
c/o Jay Floyd
District No. 8
Alternate Version

ORDINANCE NO. 13979

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2001 RIVERSIDE DRIVE, FROM M-1 MANUFACTURING ZONE TO C-2 CONVENIENCE COMMERCIAL 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 property located at 2001 Riverside Drive, more particularly described herein:

An unplatted tract of land located at 2001 Riverside Drive and being the property described in Deed Book 8575, Page 10, ROHC. Tax Map Number 136J-A-001.

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

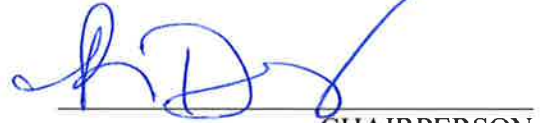
SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to the following conditions:

- 1) The maximum height of any future building shall be five (5) stories;
- 2) Eighty-five (85') foot building setback from the river, as defined by the floodway edge (per Form Based Code, R-RF district "Public Realm" setback exhibit);
- 3) No on-site surface parking and loading areas within the twenty-five (25') foot front setback along Riverside Drive (existing surface parking is excluded from this condition);

- 4) No on-site surface parking and loading areas within eighty-five (85') feet from the river, as defined by the floodway edge;
- 5) All uses allowed in C-2 zone shall be allowed except for adult-oriented establishments and hospitals; and
- 6) Developer shall work with the City of Chattanooga to accommodate a multi-use pathway with a minimum width of ten (10') feet at a mutually acceptable location that will connect Riverside Drive to the Riverwalk for public access.

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

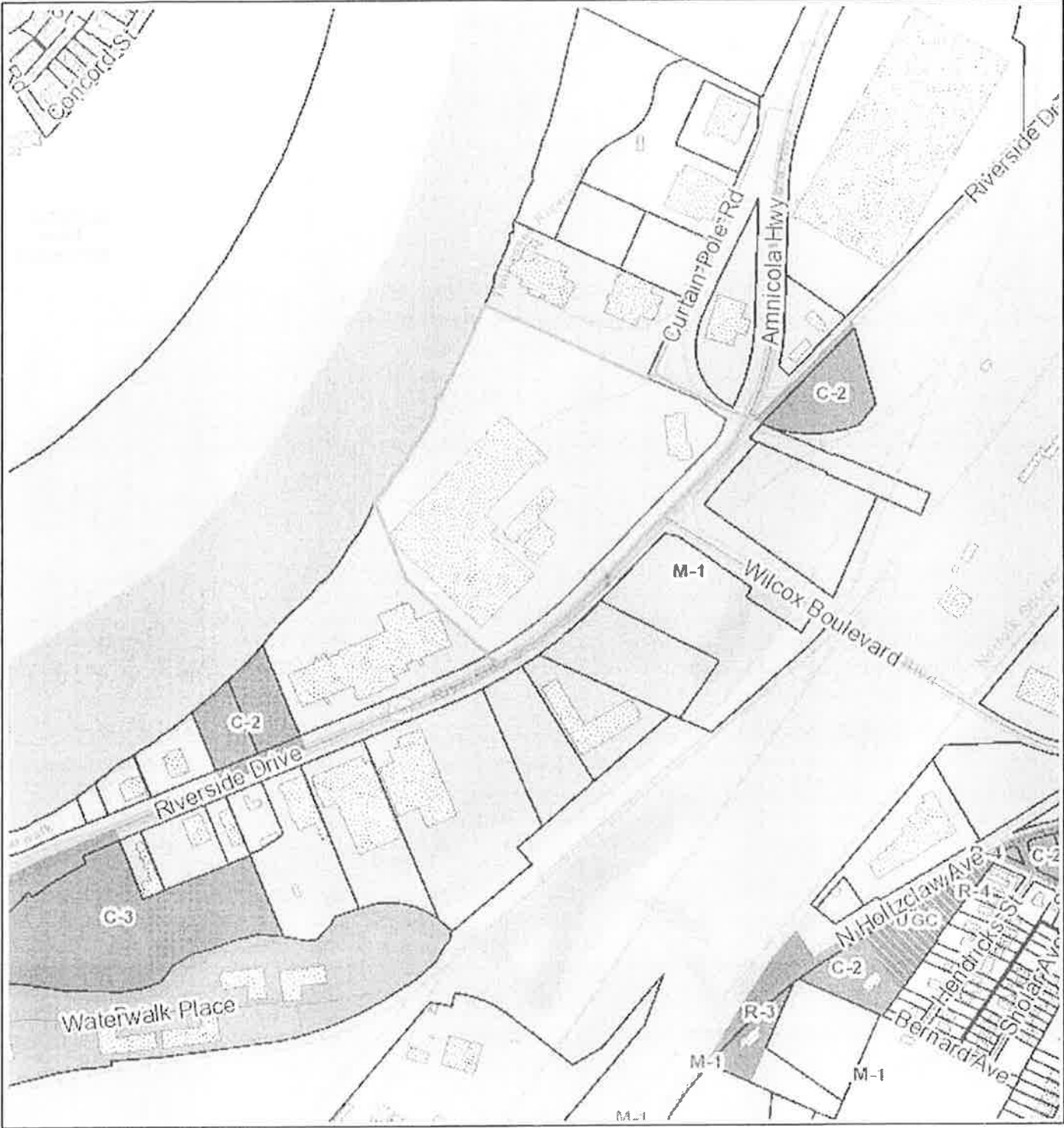
APPROVED: DISAPPROVED:



MAYOR

/mem/Alternate Version

2023-0041 Rezoning from M-1 to C-2



2023-0041 Rezoning from M-1 to C-2

