

First Reading: November 14, 2023
Second Reading: November 28, 2023

2023-0157
Perimeter Properties
District No. 7
Planning Version #2

ORDINANCE NO. 14064

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2800 BROAD STREET AND AN UNADDRESSED PROPERTY LOCATED IN THE 2800 BLOCK OF BROAD STREET, 2450, 2500, 2501, AND 2701 CHESTNUT STREET, TWO UNADDRESSED PROPERTIES IN THE 17800 BLOCKS OF I-24, 1506 MIDDLE STREET, 2655 AND 2673 SIDNEY STREET, TWO UNADDRESSED PROPERTIES IN THE 3000 AND 3100 BLOCKS OF SAINT ELMO AVENUE, AND 500 WEST 26TH STREET, FROM M-1 MANUFACTURING ZONE AND UGC URBAN GENERAL COMMERCIAL ZONE TO C-CX-9, C-CIV, C-CX-12, AND C-PK (NEW 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 2800 Broad Street and an unaddressed property located in the 2800 block of Broad Street, 2450, 2500, 2501, and 2701 Chestnut Street, two unaddressed properties in the 17800 blocks of I-24, 1506 Middle Street, 2655 and 2673 Sidney Street, two unaddressed properties in the 3000 and 3100 blocks of Saint Elmo Avenue, and 500 West 26th Street, more particularly described herein:

To be Rezoned C-CX-9: Two unaddressed properties in the 17800 blocks of I-24 being the properties described in Deed Book 8067, Pages 913, ROHC. Tax Map Numbers 145J-A-003 and 145O-A-001.

To be Rezoned C-CX-12: Part of Lots 3 through 6, North of Middle Street, Part of Lot 1 and Lots 2 through 6, South of Middle Street, W. H Kirklin Estate, Book A, Volume 8, Page 572, ROHC, Lots 1 through 29 and Part of Lot 30, Block A together with Lots 1, 2 and part of an Unnumbered Lot of Block B, Todd Tract Addition Number 1, Plat Book 5, Page 3, ROHC, Tract 2, Combustion Engineering Inc Subdivision, Plat Book 68, Page 56, ROHC, Lot 1, United States Pipe and Foundry Co Subdivision, Plat Book 69, Page 85, ROHC, Lots 1 and 2, Perimeter Properties Subdivision of Lots 1 and 2, Final Plat, Plat Book 98, Page 181, ROHC, and six unplatted tracts of land located at 2800 Broad Street and an unaddressed property located in the 2800 block of Broad Street, an unaddressed property in the 3100 block of Saint Elmo Avenue and all that part of 2701 Chestnut Street not currently being rezoned to C-CIV. Above said properties are described in parts of Deed Books 6443 Pages 684 and 686, Deed Book 6910 Page 429, Deed Book 6951 Page 417, Deed Book 8067 Pages 904, ROHC. Tax Map Numbers 145N-A-001 (part), 002, 004.01, 005, 155C-A-001, 002, 003, 006, 006.02, and 155G-A-001.02 and 004.

To be rezoned C-CIV: Part of an unplatted tract of land located at 2701 Chestnut Street. To find the point of beginning start at the north most point of said parcel thence southeast along the east line of said parcel 388.48 feet to a point, thence continuing southeast 53.17 feet to a point, thence continuing southeast 70.28 feet to a point, thence 40 feet eastwardly to a point, thence southeast 96.22 feet to a point, thence following a curve southeastwardly and southwestwardly 161.47 feet to a point, thence southwest 172.07 feet to a point, being the point of beginning, thence continuing southwest 393.89 feet to a point, thence northwest 174.61 feet to a point, thence southwest 103.27 feet to a point, thence northwest 348.13 feet to a point, thence northeast 228.04 feet to a point, thence northeast 378.14 feet to a point, thence southeast 472.45 feet to a point, thence southeast 234.71 feet to a point, being the point of beginning and being part of the property described in Deed Book Deed Book 8067 Pages 904, ROHC. Tax Map Number 1415N-A-001.

To be Rezoned C-PK: An unplatted tract of land located in the 3000 block of St Elmo Avenue being part of the property described in Deed Book 5648, Page 320, ROHC. Tax Map Number 155F-A-010.

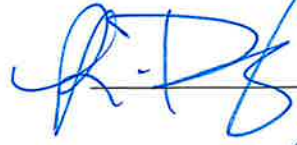
and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone and UGC Urban General Commercial Zone to C-CX-9, C-CIV, C-CX-12 and C-PK (New Zone).

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

- 1) Properties within the request between South Broad Street and Sidney Street (Parcel #: 155C-A-006.02, 155C-A-006, and 155C-A-003) shall have fifteen foot (15') maximum front setback. Parcel #155G-A-004 shall have a maximum fifteen foot (15') front setback;
- 2) Prior to the initial submittal of permitting documents and plans, the applicant is required to contact RPA to schedule an informational meeting. This meeting may include representatives from the Mayor's Office, RPA, LDO, and ECD. The applicant should bring relevant drawings and development information for the individual project. No additional conditions shall be required based on feedback given in these meetings;
- 3) The applicant/developer will provide courtesy updates to WDEF about any changes that could eventually have the potential to interfere with its transmission;
- 4) If plans change and the applicant/developer believe buildings of significant height may impact WDEF's transmission, the applicant/developer will share elevations and other relevant specifications to allow WDEF to determine whether the buildings would cause interference. If a transmission repeater or other technical asset is required to solve a transmission issue caused by a new building on our property, the applicant/developer will discuss at that time fair and mutually beneficial options out of courtesy to WDEF; and
- 5) Structured Parking Setback: 0' min.

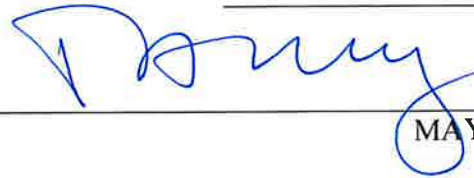
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: November 28, 2023



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem/v2

2023-0157 Rezoning from UGC & M-1 to C-CIV, C-CX-9, C-CX-12 & C-PK

