

2013-024
BYD, LLC/Kevin C. Boehm/
GADG Leasing, Ltd.
District No. 8
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1616 BROAD STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO C-3 CENTRAL BUSINESS 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 1616 Broad Street, more particularly described herein:

Unplatted tract of land located at 1616 Broad Street being described as Tracts 1 thru 3 in Deed Book 2888, Page 103, ROHC. Tax Map No. 145K-K-017.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to C-3 Central Business Zone.

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

- a) Limit vehicular access to one curb cut on 17th Street and one existing curb cut on Broad Street.

For all new construction and renovations:

- 1) Review:

Applicants are encouraged to schedule a pre-submittal meeting with the City's Land Development Office prior to the completion of construction drawings.

To promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures, all site plans, landscaping, and building elevations shall be reviewed by the Community Design Group, a division of the Regional Planning Agency. Some of the requirements below may be adjusted during this staff review based on the limitations of the specific site, as long as the general intent of the conditions is being met.

Historically or architecturally significant structures should be preserved.

- 2) Setbacks and street frontage (for commercial buildings):
 - a) For new commercial buildings a zero building setback is required along the street frontage;
 - b) To accommodate outdoor pedestrian activities such as a park, plaza, or outdoor dining, a greater setback may be permitted if an edge delineating the public and private space is provided;
 - c) This edge shall have a minimum height of three feet and a maximum height of four feet above grade and shall consist of a) brick, stucco, or stone walls (concrete block can only be used when faced with said materials), or b) decorative metal fences, or c) an evergreen hedge, with a minimum height at maturity of 3 to 4 feet. When fences are used, evergreen hedges must also be included to provide a near opaque screen. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted; and

d) For properties fronting the Tennessee River, a 30 foot public easement shall be maintained along the river for the continuation of the Riverwalk. (A wider temporary easement may be necessary during Riverwalk construction.)

3) Building facades and access:

a) The primary pedestrian entrance shall be provided from the primary street;

b) Ground flood openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor facade area for new commercial buildings;

c) No security-type roll up metal doors shall be permitted to front streets other than interior block alleys; and

d) The minimum height of new commercial buildings shall be 18 feet.

4) Placement of equipment:

All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

5) Access and Parking:

a. Parking shall be located to the rear of the building;

b. For corner lots, or for cases where physical constraints such as topography do not allow for rear parking, any parking fronting a public street shall be screened along the public right-of-way as described under "Setbacks and Street Frontage" above;

c. Alleys, where they exist, shall be used for vehicular access. Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad Street, Market Street, Riverfront Parkway, 4th Street, 6th Street, Vine Street, McCallie Avenue, M. L. King

Boulevard, 11th Street, Main Street, and Georgia Avenue, and portions of Chestnut Street, Carter Street, Walnut Street, and 2nd Street; and

d. There are no minimum requirements for the amount of off-street spaces, but the amount and location of parking to be provided must be presented by the applicant and should include the following considerations:

1. Proximity to transit stops;
2. Provision of bicycle facilities;
3. Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking;
4. Type of uses and hours of operation;
5. Square footage of commercial uses or number of residential units; and
6. Fire Department access.

6) Landscaping:

To achieve the city's goal of a 15% tree canopy cover in the downtown, surface parking lots shall be landscaped with a minimum of one tree for every five parking spaces. Type I shade trees shall be used unless overhead utility lines necessitate smaller trees.

For Residential buildings:

7) Uses Not Permitted:

Factory manufactured mobile homes constructed as a single self-contained unit and mounted on a single chassis are not permitted in the C-3 Zone.

- 8) Access and Parking:
 - a) Garages shall be located behind the primary building;
 - b) Alleys, where they exist, shall be used for vehicular access. In the absence of alleys, secondary streets should be used for vehicular access. Shared drives should be used wherever possible;
 - c) Additional curb cuts shall not be permitted on certain primary streets, as described above; and
 - d) At least one (1) pedestrian entrance shall front the street.

- 9) Setbacks:
 - a) Residential building setbacks should be consistent with the existing setbacks on the same side of the street; and
 - b) For properties fronting the Tennessee River, a 30 foot public easement shall be maintained along the river for the continuation of the Riverwalk. (A wider temporary easement may be necessary during Riverwalk construction.)

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

_____, 2013.

CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2013

MAYOR

/mms

2013-024
BYD, LLC/Kevin C. Boehm/
GADG Leasing, Ltd.
District No. 8
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1616 BROAD STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO C-3 CENTRAL BUSINESS ZONE.

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 1616 Broad Street, more particularly described herein:

Unplatted tract of land located at 1616 Broad Street being described as Tracts 1 thru 3 in Deed Book 2888, Page 103, ROHC. Tax Map No. 145K-K-017.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to C-3 Central Business Zone.

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

PASSED on Second and Final Reading

_____, 2013.

CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2013

/mms

MAYOR

RESOLUTION

WHEREAS, BYD,LLC/Kevin C. Boehm/GADG Leasing, LTD petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning from M-1 Manufacturing Zone to C-3 Central Business Zone, property located at 1616 Broad Street.

Unplatted tract of land located at 1616 Broad Street being described as Tracts 1 thru 3 in Deed Book 2888, Page 103, ROHC. Tax Map 145K-K-017 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on February 11, 2013,

AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on February 11, 2013, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to:

- a) Limit vehicular access to one curb cut on 17th Street and one existing curb cut on Broad Street.

For all new construction and renovations:

1) Review:

- Applicants are encouraged to schedule a pre-submittal meeting with the City's Land Development Office prior to the completion of construction drawings.
- To promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically

or architecturally significant structures, all site plans, landscaping, and building elevations shall be reviewed by the Community Design Group, a division of the Regional Planning Agency. Some of the requirements below may be adjusted during this staff review based on the limitations of the specific site, as long as the general intent of the conditions is being met.

- Historically or architecturally significant structures should be preserved.

2) Setbacks and street frontage (for commercial buildings):

- For new commercial buildings a zero building setback is required along the street frontage.
- To accommodate outdoor pedestrian activities such as a park, plaza, or outdoor dining, a greater setback may be permitted if an edge delineating the public and private space is provided.
- This edge shall have a minimum height of three feet and a maximum height of four feet above grade and shall consist of a) brick, stucco, or stone walls (concrete block can only be used when faced with said materials), or b) decorative metal fences, or c) an evergreen hedge, with a minimum height at maturity of 3 to 4 feet. When fences are used, evergreen hedges must also be included to provide a near opaque screen. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
- For properties fronting the Tennessee River, a 30 foot public easement shall be maintained along the river for the continuation of the riverwalk. (A wider temporary easement may be necessary during riverwalk construction.)

3) Building facades and access:

- The primary pedestrian entrance shall be provided from the primary street.
- Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new commercial buildings.
- No security-type roll up metal doors shall be permitted to front streets other than interior block alleys.
- The minimum height of new commercial buildings shall be 18 feet.

4) Placement of equipment:

- All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

5) Access and Parking:

- Parking shall be located to the rear of the building.
- For corner lots, or for cases where physical constraints such as topography do not allow for rear parking, any parking fronting a public street shall be screened along the public right-of-way as described under "Setbacks and Street Frontage" above.
- Alleys, where they exist, shall be used for vehicular access.
- Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad Street, Market Street, Riverfront Parkway, 4th Street, 6th Street, Vine Street, McCallie Avenue, M. L. King Boulevard, 11th Street, Main Street, and Georgia Avenue, and portions of Chestnut Street, Carter Street, Walnut Street, and 2nd Street.
- There are no minimum requirements for the amount of off-street spaces, but the amount and location of parking to be provided must be presented by the applicant and should include the following considerations:
 - a. Proximity to transit stops
 - b. Provision of bicycle facilities
 - c. Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking
 - d. Type of uses and hours of operation
 - e. Square footage of commercial uses or number of residential units
 - f. Fire Department access

6) Landscaping:

- To achieve the city's goal of a 15% tree canopy cover in the downtown, surface parking lots shall be landscaped with a minimum of one tree for every five parking spaces. Type I shade trees shall be used unless overhead utility lines necessitate smaller trees.

For Residential buildings:

7) Uses Not Permitted:

- Factory manufactured mobile homes constructed as a single self-contained unit and mounted on a single chassis are not permitted in the C-3 Zone.

8) Access and Parking:

- Garages shall be located behind the primary building.
- Alleys, where they exist, shall be used for vehicular access. In the absence of alleys, secondary streets should be used for vehicular access. Shared drives should be used wherever possible.
- Additional curb cuts shall not be permitted on certain primary streets, as described above.
- At least one (1) pedestrian entrance shall front the street.

9) Setbacks:

- Residential building setbacks should be consistent with the existing setbacks on the same side of the street.
- For properties fronting the Tennessee River, a 30 foot public easement shall be maintained along the river for the continuation of the riverwalk. (A wider temporary easement may be necessary during riverwalk construction.)

Respectfully submitted,

John Bridger
Secretary

Zoning Request Form



Chattanooga-Hamilton County



Regional Planning Agency

1250 Market Street
Suite 2000

Development Resource Center
Chattanooga, Tennessee
37402

Phone: 423-668-2287

Fax: 423-668-2289

www.chcrpa.org

Case Number: 2013-1124
 Date Submitted: 10/09/2013
 Planning District: 8A
 County District: 6
 City District: 3
 Jurisdiction: Chattanooga
 Neighborhood: Southside Historic District/Southside Court Place
 City Actions:
 Action Date:
 Legis. Action Date:

From: M-1 Manufacturing Zone	To: C-3 Central Business Zone
Proposed Development or Use: Office, General permitted C-3 Commercial uses	

Address: (Street Number & Street Name) 1616 Broad Street	Tax Map No: 145K-K-017
Current Use: Office	Plat Book/Page No. N/A
	Adjacent Uses: Office/Retail/Service

All communication by phone, fax, email, or mail will be with the Applicant. If you are not the property owner, you will need to submit a letter from the property owners(s) indicating that you are acting as their agent in filing this application (e.g. engineer, architect, consultant, broker, etc.).

- Property Owner
 Architect
 Engineer
 Optionee
 Purchaser of Property
 Trustee
 Other:

Name	BYD, LLC Attn: Kevin C. Boehm	
Address:	735 Broad Street Suite 305	
City	Chattanooga	State: TN
Zip Code:	37402	
Daytime Phone:	423-400-0799	
Cell Phone:	423-400-0799	
Other Phone:	N/A	
Email:	Kevin@boehmre.com	
Fax:	N/A	

Name:	GADG Leasing LTD
Address:	1616 Broad Street Chattanooga, TN 37408
Phone:	Bob Waller 423-255-9227
<p>CHECKLIST OF FEES ONLY</p> <p> <input checked="" type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Planning Commission Fee <input checked="" type="checkbox"/> City Council Fee <input checked="" type="checkbox"/> Planning Department Fee <input checked="" type="checkbox"/> City Clerk Fee <input checked="" type="checkbox"/> City Engineer Fee <input checked="" type="checkbox"/> City Attorney Fee <input checked="" type="checkbox"/> City Auditor Fee <input checked="" type="checkbox"/> City Assessor Fee <input checked="" type="checkbox"/> City Public Works Fee <input checked="" type="checkbox"/> City Police Department Fee <input checked="" type="checkbox"/> City Fire Department Fee <input checked="" type="checkbox"/> City Health Department Fee <input checked="" type="checkbox"/> City Parks and Recreation Fee <input checked="" type="checkbox"/> City Public Safety Fee <input checked="" type="checkbox"/> City Public Works Fee <input checked="" type="checkbox"/> City Police Department Fee <input checked="" type="checkbox"/> City Fire Department Fee <input checked="" type="checkbox"/> City Health Department Fee <input checked="" type="checkbox"/> City Parks and Recreation Fee <input checked="" type="checkbox"/> City Public Safety Fee </p>	

Case Number:	2013-024
Applicant Request:	C-3 Central Business Zone
Applicant:	BYD, LLC ATTN: Kevin C Boehm
Property Address:	1616 Broad Street
Jurisdiction:	Chattanooga District 8/Hamilton County District 6
Neighborhood:	Southside Historic District/Southside Cowart Place
Proposed Development	
Site Plan Submitted:	Yes
Proposed Use:	Office, General Permitted C-3 Commercial Uses
Site Characteristics	
Current Zoning:	M-1 Manufacturing Zone
Current Use:	Office
Adjacent Uses:	Office/Retail/Service
Size of Tract :	.36 Acres
STAFF RECOMMENDATION:	APPROVE, subject to the conditions below.

**Planning Commission Recommendation:
Approve Staff Recommendation**

Analysis

Extension of Existing Zoning?	Yes
Community Land Use Plan:	Downtown Plan (2004)
Proposed Use Supported by Community Land Use Plan?	Yes
Proposed Use Supported by Comprehensive Plan?	Yes

Comments

Planning Staff:

Applicant Request Overview

The applicant is proposing to renovate an existing building for offices or other general commercial uses. The existing parking lot in front of the building will also be retained.

Site Description

This .36 acre lot is located on the northeast corner of Broad and 17th Street. An existing 8,540 square foot building occupies the eastern half of the lot. Two curb cuts, one on Broad Street and one on 17th Street, provide vehicular access to the existing paved parking area that fronts Broad Street. An additional curb cut on Broad Street is not currently being used.

Staff Recommendation

Both the renovation of existing buildings and a mix of commercial uses are supported by the Downtown Plan, therefore the Staff recommends approval of C-3 Zoning with the following conditions.

- Limit vehicular access to one curb cut on 17th Street and one existing curb cut on Broad Street.

For all new construction and renovations:

- 1) Review:

- Applicants are encouraged to schedule a pre-submittal meeting with the City's Land Development Office prior to the completion of construction drawings.
- To promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures, all site plans, landscaping, and building elevations shall be reviewed by the Community Design Group, a division of the Regional Planning Agency. Some of the requirements below may be adjusted during this staff review based on the limitations of the specific site, as long as the general intent of the conditions is being met.
- Historically or architecturally significant structures should be preserved.

2) Setbacks and street frontage (for commercial buildings):

- For new commercial buildings a zero building setback is required along the street frontage.
- To accommodate outdoor pedestrian activities such as a park, plaza, or outdoor dining, a greater setback may be permitted if an edge delineating the public and private space is provided.
- This edge shall have a minimum height of three feet and a maximum height of four feet above grade and shall consist of a) brick, stucco, or stone walls (concrete block can only be used when faced with said materials), or b) decorative metal fences, or c) an evergreen hedge, with a minimum height at maturity of 3 to 4 feet. When fences are used, evergreen hedges must also be included to provide a near opaque screen. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
- For properties fronting the Tennessee River, a 30 foot public easement shall be maintained along the river for the continuation of the riverwalk. (A wider temporary easement may be necessary during riverwalk construction.)

3) Building facades and access:

- The primary pedestrian entrance shall be provided from the primary street.
- Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new commercial buildings.
- No security-type roll up metal doors shall be permitted to

front streets other than interior block alleys.

- The minimum height of new commercial buildings shall be 18 feet.

4) Placement of equipment:

- All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

5) Access and Parking:

- Parking shall be located to the rear of the building.
- For corner lots, or for cases where physical constraints such as topography do not allow for rear parking, any parking fronting a public street shall be screened along the public right-of-way as described under "Setbacks and Street Frontage" above.
- Alleys, where they exist, shall be used for vehicular access.
- Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad Street, Market Street, Riverfront Parkway, 4th Street, 6th Street, Vine Street, McCallie Avenue, M.L. King Boulevard, 11th Street, Main Street, and Georgia Avenue, and portions of Chestnut Street, Carter Street, Walnut Street, and 2nd Street.
- There are no minimum requirements for the amount of off-street spaces, but the amount and location of parking to be provided must be presented by the applicant and should include the following considerations:
 - a. Proximity to transit stops
 - b. Provision of bicycle facilities
 - c. Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking
 - d. Type of uses and hours of operation
 - e. Square footage of commercial uses or number of residential units
 - f. Fire Department access

6) Landscaping

- To achieve the city's goal of a 15% tree canopy cover in the downtown, surface parking lots shall be landscaped with a minimum of one tree for every five parking spaces. Type I shade trees shall be used unless overhead utility lines necessitate smaller trees.

For Residential buildings:

7) Uses Not Permitted:

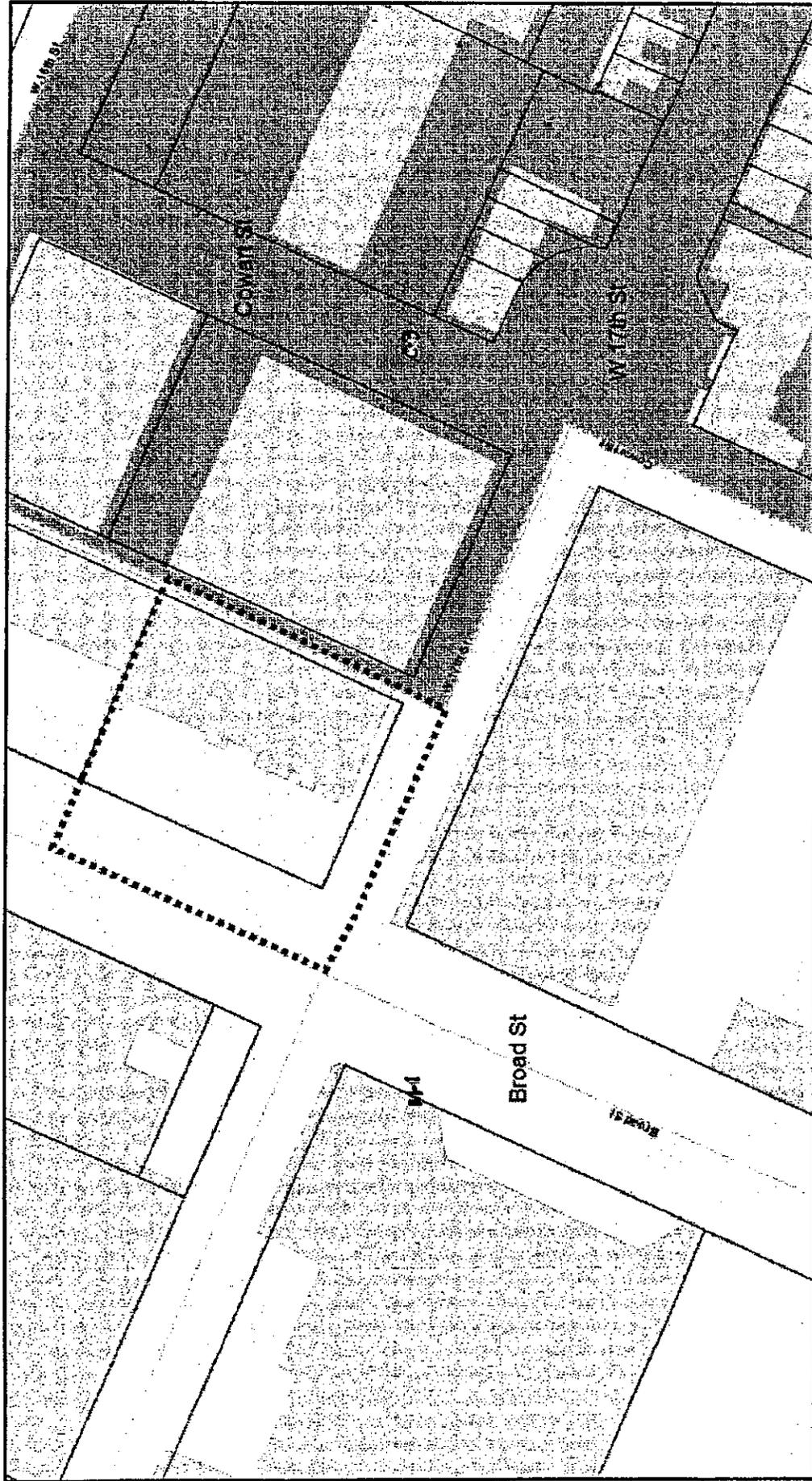
- Factory manufactured mobile homes constructed as a single self-contained unit and mounted on a single chassis are not permitted in the C-3 Zone.

8) Access and Parking:

- Garages shall be located behind the primary building.
- Alleys, where they exist, shall be used for vehicular access. In the absence of alleys, secondary streets should be used for vehicular access. Shared drives should be used wherever possible.
- Additional curb cuts shall not be permitted on certain primary streets, as described above.
- At least one (1) pedestrian entrance shall front the street;

9) Setbacks:

- Residential building setbacks should be consistent with the existing setbacks on the same side of the street.
- For properties fronting the Tennessee River, a 30 foot public easement shall be maintained along the river for the continuation of the riverwalk. (A wider temporary easement may be necessary during riverwalk construction.)



2013-024 Rezoning M-1 to C-3



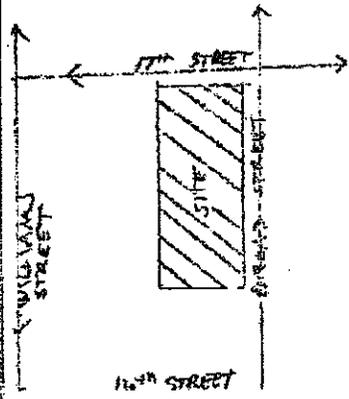
73 ft

Chattanooga-Family County
RPA
Regional Planning Agency

Chattanooga Hamilton County Regional Planning Agency



← Z



TAX MAP NUMBER
145K K 017

- EA NOTES
- A. Current zoning M-1
 - B. 8540 sq. ft.
 - C. USE EXISTING STRUCTURE
 - D. LAND SCAPE IMPROVEMENTS NOT REQUIRED
 - E. LANGUAGE OF SUBMISSION FOR ZONING DEPARTMENT

PROPOSED ZONE REQUEST
C-3

PROPERTY PLAN
JANUARY 8, 2013

CHATTANOOGA, TN

FOR: KYD LLC Attn: KEVIN DORRAN
735 BROAD STREET, SUITE 305
CHATTANOOGA, TENNESSEE
37402
PHONE: 423-408-9799

PROJECT CONTACT - SAME AS ABOVE
KEVIN@KYDORRAN.COM

ZONED C-3
SIGNAL INDUSTRIAL PROPERTIES

ZONED C-3
BREAD FACTORY LOFTS

ZONED M-1
GRANTS AUTO TRIM

CURRENT ZONING M-1

Existing Building
8,540 sq

EXISTING PARKING
22 SPACES

17th STREET

ZONED M-1
SOUTH SIDE CENTRE PARTNERS

ZONED M-1
WAREHOUSE SPACE

8013-024

NOTICE

WHEREAS, petitions to amend Ordinance No. 6958, known as the Zoning Ordinance, have been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

2012-012 Kosygin Lameechee Jones. 8025, 8067, 8109, 8117, and 8119 Old Cleveland Pike, from R-1 Residential Zone, R-2 Residential Zone, and R-5 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2013-001 City of Chattanooga/RPA. 5300 block of Hwy. 58 and 5136, 5141, and 5145 Turkeyfoot Trail, from Temporary Zone to Permanent Zone per City Code Article XII, Section 38-653 – Planning Commission Zoning Plan to establish permanent zones for area annexed and identified as “Area 6-A” of Ordinance No. 12312 and Ordinance No. 12513, subject to certain conditions.

2013-002 City of Chattanooga/RPA. 5400 block of Hwy. 58 and 8604 North Hickory Valley Road, from Temporary Zone to Permanent Zone per City Code Article XII, Section 38-653 – Planning Commission Zoning Plan to establish permanent zones for area annexed and identified as “Area 6-B” of Ordinance No. 12313 and Ordinance No. 12514.

2013-003 City of Chattanooga/RPA. 5500-6300 blocks of Hwy. 58, Mahlon Drive, Harrison-Ooltewah Road, Clark Road, Holder Road, Easter Drive, Tyner Lane, and Church Road, from Temporary Zone to Permanent Zone per City Code Article XII, Section 38-653 – Planning Commission Zoning Plan to establish permanent zones for area annexed and identified as “Area 6-C” of Ordinance No. 12314 and Ordinance No. 12515, subject to certain conditions.

2013-004 City of Chattanooga/RPA. Hunter Road, I-75, Sue Ron Lane, and Ooltewah-Harrison Road, from Temporary Zone to Permanent Zone, per City Code Article XII, Section 38-653 – Planning Commission Zoning Plan to establish permanent zones for area annexed and identified as “Area 8-A” of Ordinance No. 12296 and Ordinance No. 12556, subject to certain conditions.

2013-005 City of Chattanooga/RPA. Hunter Road, I-75, Sue Ron Lane and Ooltewah-Harrison Road, from Temporary Zone to Permanent Zone, per City Code Article XII, Section 38-653 – Planning Commission Zoning Plan to establish permanent zones for area annexed and identified as “Area 9-B” of Ordinance No. 12317 and Ordinance No. 12543, subject to certain conditions.

2013-024 BYD, LLC/Kevin C. Boehm/GADG Leasing, Ltd. 1616 Broad Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2013-025 Hefferlin & Kronenberg. 625 East Main Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2013-027 Inasmuch, Inc. d/b/a The Samaritan Center. 6021 Ooltewah Georgetown Road, from R-1 Residential Zone to C-2 Convenience Commercial Zone.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

March 12, 2013

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2013.

Carol K. O’Neal, CMC
Clerk to the City Council