

First Reading: September 13, 2016
Second Reading: September 20, 2016

2016-117
Robert Bullard and Nooga Investments, LLC
District No. 1
Planning Version

ORDINANCE NO. 13109

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE A PART OF PROPERTY LOCATED AT 3401 CUMMINGS ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-2 LIGHT INDUSTRIAL ZONE TO M-1 MANUFACTURING 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 a part of property located at 3401 Cummings Road, more particularly described herein:

Rezoning of the southern portion of Tract 3, Kraft Foods North America, Inc. Subdivision, Plat Book 68, Page 41, ROHC, beginning at a line parallel to and 500 feet north of the 3400 block of Cummings Road and being part of the property described in Deed Book 10450, Page 422, ROHC. Tax Map No. 154-009.04 (part).

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

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved

subject to the following uses only:

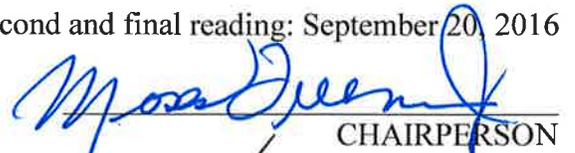
- (1) Packaging and redistribution plant;
- (2) Apparel and other finished fabric manufacturers;
- (3) Blueprint and related shops;
- (4) Cabinet making and woodworking shops;
- (5) Cold storage plants;
- (6) Communications towers providing they may be built only under the provisions specified in Article VIII of the Chattanooga Zoning Ordinance;
- (7) Contractor's offices and accessory storage uses;
- (8) Dwellings, if in combination or associated with any of the permitted uses in this zone, excluding factory manufactured homes constructed as a single self-contained unit and mounted on a single chassis;
- (9) Electrical machinery, tools, equipment, and supplies assembly;
- (10) Food and food products, packaging and distribution;
- (11) Furniture and household goods manufacture;
- (12) Gas metering and control stations;
- (13) Greenhouses, Commercial;
- (14) Jewelry, silverware, and plated ware manufacture;
- (15) Laboratories: research, testing and medical;
- (16) Lumber yards;

- (17) Microwave stations, including towers;
- (18) Musical instruments and parts manufacture;
- (19) Photographic and optical goods production;
- (20) Printing and publishing services, except small commercial photocopy shops and other similar operations;
- (21) Professional, scientific, and controlling instrument manufacturers;
- (22) Re-packaging;
- (23) Rug cleaning plants;
- (24) Steel and other fabrication and assembly, but not including the processing and/or refinement of elemental, raw materials into steel or other products;
- (25) Textile production;
- (26) Utility and public service uses;
- (27) Warehousing;
- (28) Wholesaling;
- (29) Wholesale produce markets;
- (30) Offices;
- (31) No retail sales or other commercial use unless directly related to one (1) of the permitted uses of this section;
- (32) Day care centers shall be permitted subject to issuance of a Special Permit by the Board of Appeals in accordance with the provisions of Article VIII of the Chattanooga Zoning Ordinance; and

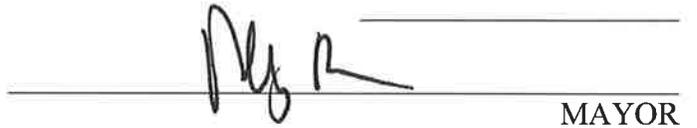
(33) Any similar use comparable in character, type, or effect on the surrounding area to the above uses.

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

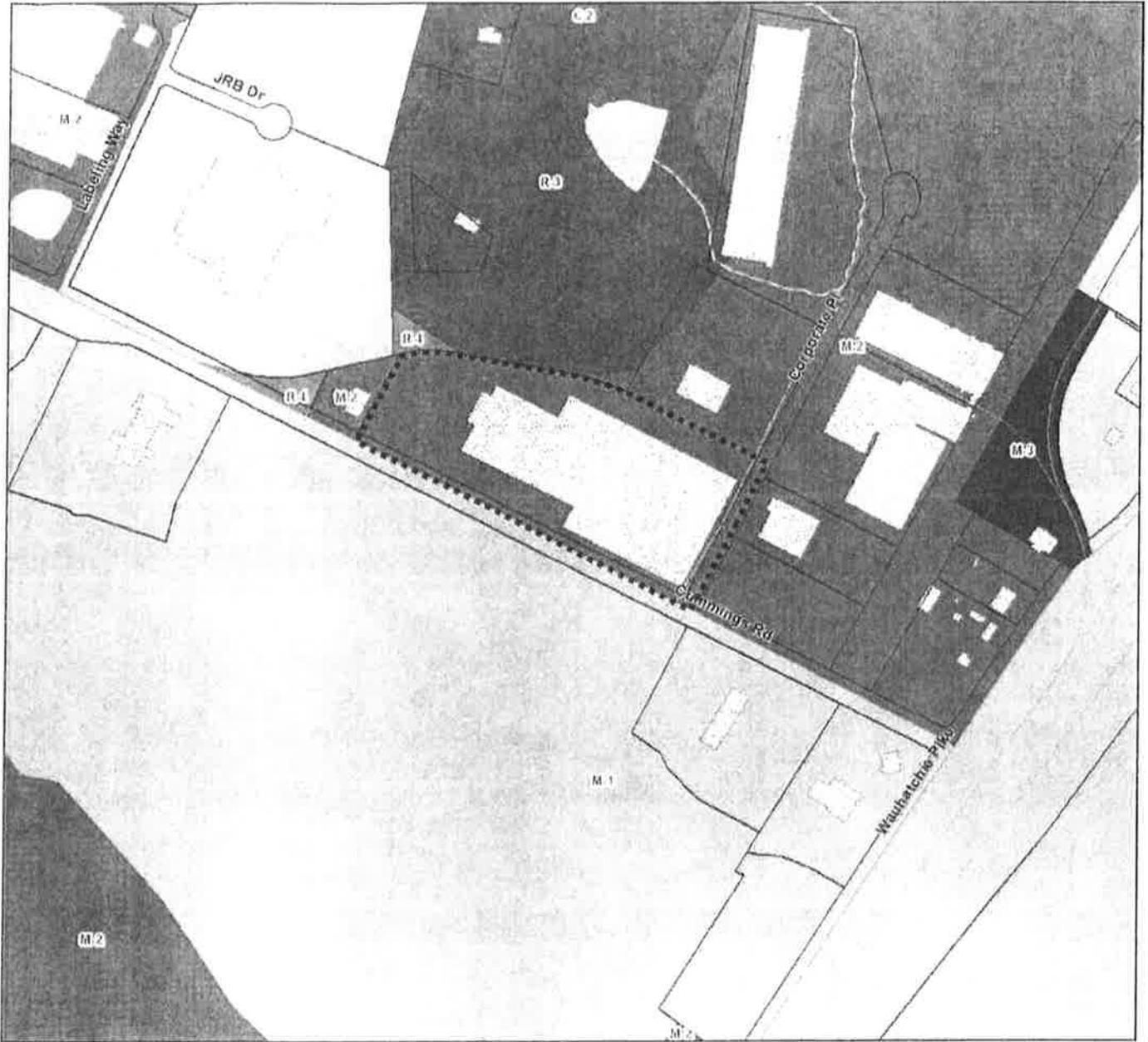
Passed on second and final reading: September 20, 2016


CHAIRPERSON

APPROVED: DISAPPROVED:


MAYOR

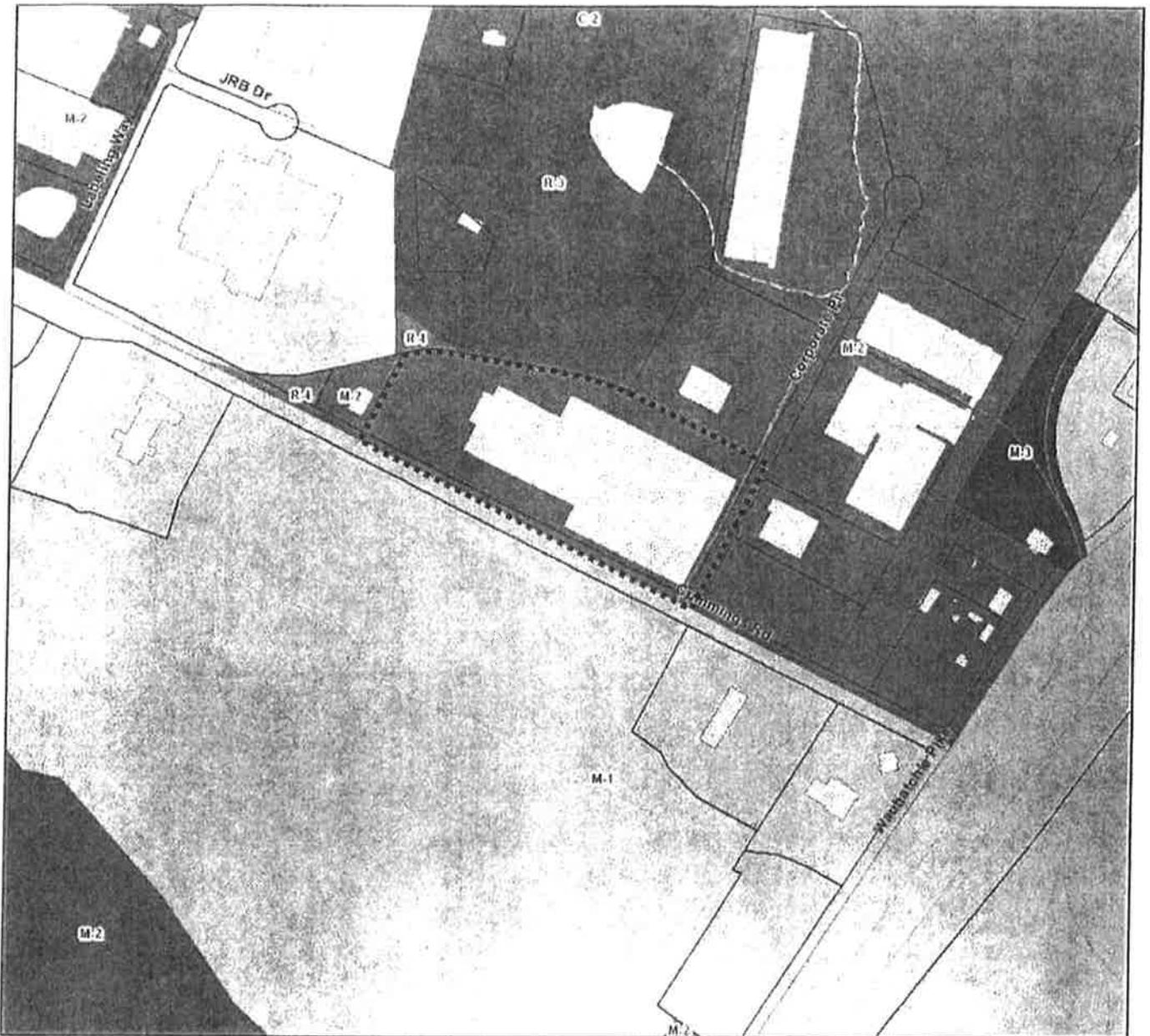
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2016-117 Rezoning from M-2 to M-1

442 ft

Chattanooga Hamilton County Regional Planning Agency



2016-117 Rezoning from M-2 to M-1



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-117: Approve, subject to the conditions in the Planning Commission Resolution.

Chattanooga Hamilton County Regional Planning Agency

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Jilin;
RPA