

First Reading: July 11, 2017
Second Reading: July 18, 2017

2017-075
City of Chattanooga
c/o Craig Kronenberg
District No. 8
Planning Version

ORDINANCE NO. 13201

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2032 AND 2060 WILCOX BOULEVARD, 2075 WILSON STREET, AND 1305 DODSON AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE AND M-1 MANUFACTURING ZONE TO R-1 RESIDENTIAL ZONE AND UGC URBAN GENERAL 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 2032 and 2060 Wilcox Boulevard, 2075 Wilson Street, and 1305 Dodson Avenue, more particularly described herein:

To be rezoned from R-1 and M-1 to UGC: Two unplatted tracts of land, along with parts of two additional unplatted tracts of land more particularly described beginning at the northern most corner of tax map 136M-B-006 and continuing in a northeasterly direction some five hundred fifty (550) feet parallel with Wilcox Boulevard to its corner with Dodson Avenue, then in a southwesterly direction some four hundred fifty (450) feet parallel with Dodson Avenue to a point, thence in a northwesterly direction some five hundred thirty-five (535) feet , thence in a northeasterly direction three hundred forty-seven (347) feet, thence southeast eighty (80) feet, then in a northerly direction one hundred four (104) feet to the

point of beginning. Properties are described in Deed Book 1011, Page 547, Deed Book 3122, Page 360 and Deed Book 5340, Page 554, ROHC. Tax Map Nos. 136M-B-006, 023 (part), and 136M-C-001 (part), 002.

To be rezoned from M-1 to R-1: Parts of two unplatted tracts of land fronting Wilson Street one hundred ninety (190) feet and extending into the two tracts in a northeasterly direction one hundred fifty (150) feet. Part of the properties described in Deed Book 3122, Page 360 and Deed Book 5340, Page 554. Tax Map Nos. 136M-B-023 (part) and 136M-C-001 (part).

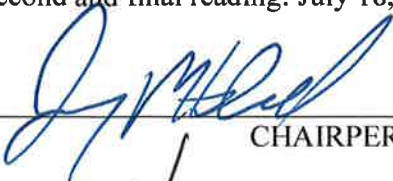
and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone and M-1 Manufacturing Zone to R-1 Residential Zone and UGC Urban General Commercial Zone.

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

- 1) Schools, churches, and other public or semi-public institutions permitted only;
and
- 2) Maximum building height of thirty-five (35') feet.

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: July 18, 2017



CHAIRPERSON

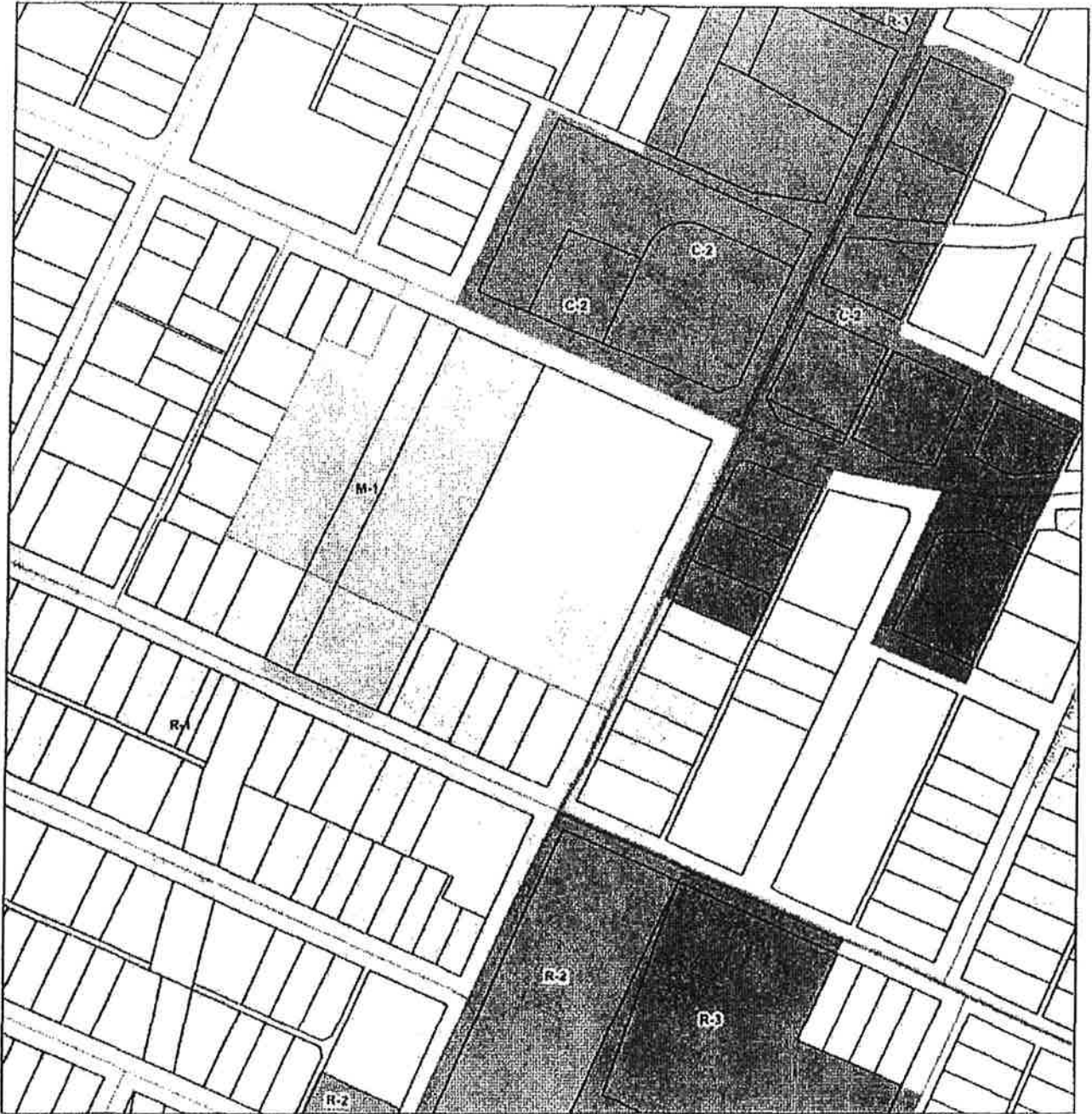
APPROVED: DISAPPROVED:



MAYOR

/mem

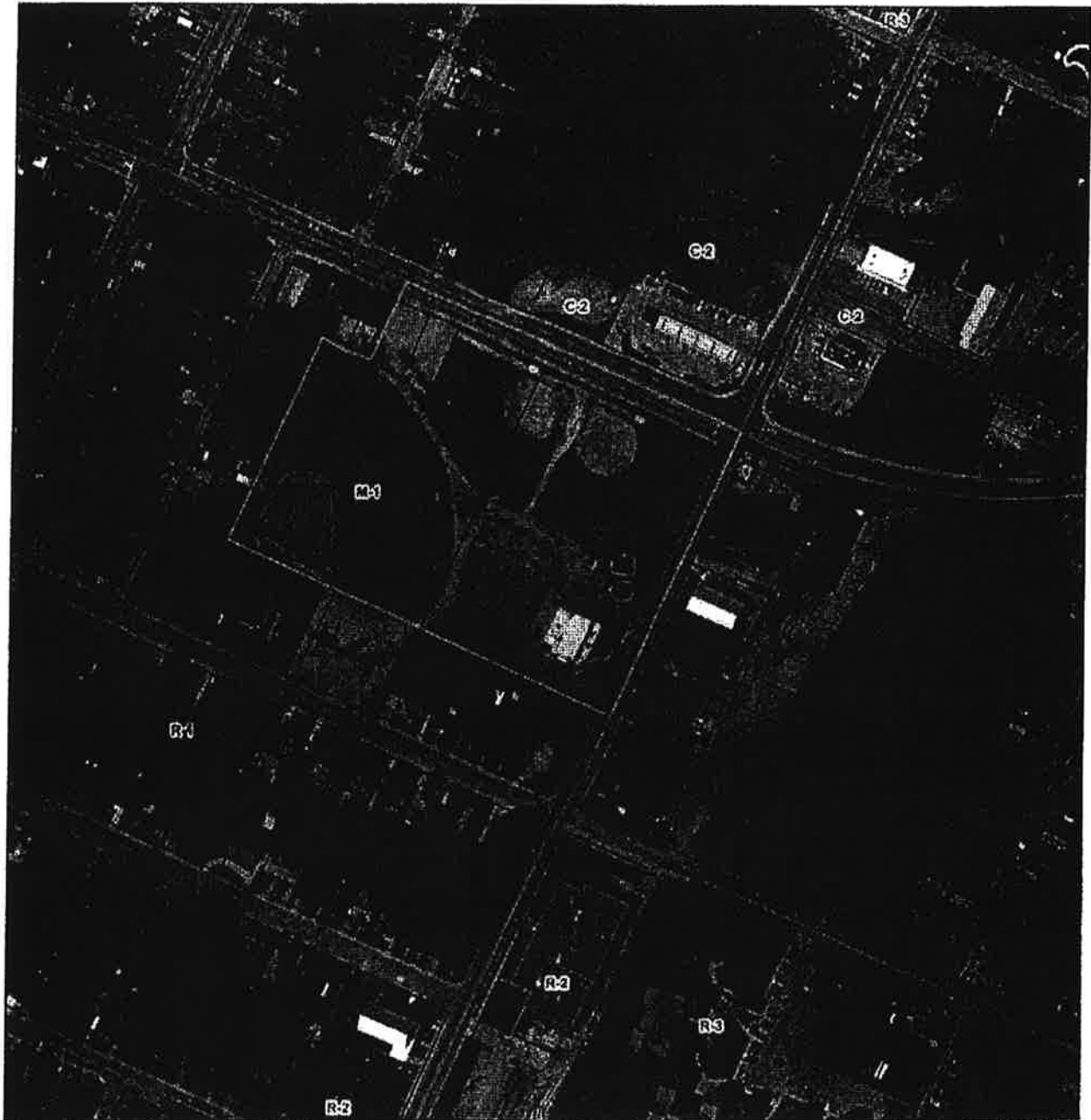
2017-0075 Rezoning from M-1 and R-1 to UGC



1:2,257

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2017-075: Approve, subject to the following conditions: 1) Schools, churches, and other public or semi-public institutions permitted only; and 2) Maximum building height of 35 feet.

2017-0075 Rezoning from M-1 and R-1 to UGC



1:2,257

2017-0075 REZONING R-1, M-1 TO R-1, UGC



April 24, 2017

□ Parcels



1:2,257
0 0.0175 0.035 0.07 mi

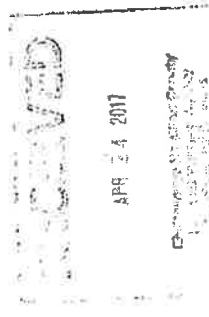
0 0.03 0.06 0.12 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PROJECT INFORMATION

OWNERSHIP AND CONTACT:
 CITY OF CHATTANOOGA
 ANDREW HUTSELL
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION, SUITE 2100
 DEVELOPMENT RESOURCE CENTER
 2250 MARKET STREET
 CHATTANOOGA, TN 37402
 (423) 663-6035

PROJECT AREA: 7.2 AC



RE: 2017-075





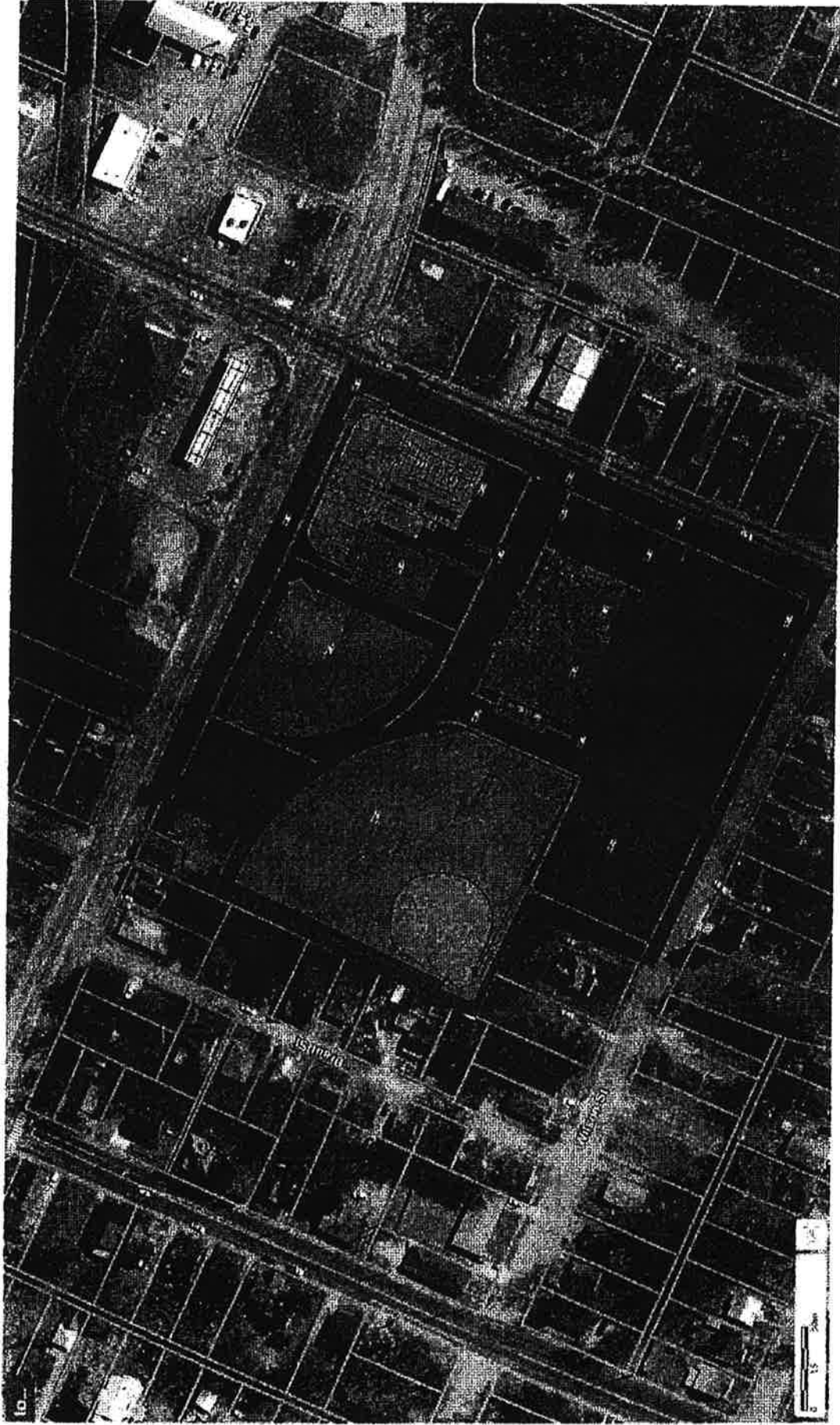
SODIX REAL ESTATE HOLDINGS LLC 0.14 AC
 MARGIN WYATT/KRICK DANIELLE 0.15 AC
 CHATTNEY OF 0.14 AC
 TOP OFFICE PROPERTIES LLC 0.08 AC
 HIGHER BOUND 0.11 AC
 SMITH FORRESTEN D 0.28 AC
 KNOWS REAL ESTATE HOLDINGS LLC 0.16 AC
 SE FINANCIAL PROPERTIES 0.11 AC
 SEAL SUDLEY & PEGINA 0.28 AC
 BRIDGES STANIE E ETAL 0.11 AC
 SANTA WILLIAM 0.18 AC
 CHART CITY OF 0.16 AC
 COLEMAN JORDEN WILLIE 0.19 AC
 STEPHENS JOYCE ANN ETAL 0.39 AC

JASPER CRUMBACH 0.07 AC
 JASPER MACHAT 0.15 AC
 HALL ALBERT 0.06 AC
 JASPER MACHAR 0.41 AC
 JASPER MASSAGE 1.34 AC
 NEW BRON BAPTIST CHURCH 0.33 AC
 CARTER ROZEE FINSON 0.25 AC
 C F K HOLDINGS LLC 0.23 AC
 C F K HOLDINGS LLC 0.16 AC
 WATSON LAUREN 0.24 AC
 CHRYALION LLC 0.16 AC
 ROBERTSON ISAAC 0.16 AC
 RUSSELL PATRICIA A 0.16 AC
 CITY OF CHATT 0.24 AC

JORDON TERESA 0.19 AC
 COLEMAN CLEON JR 0.17 AC
 STAMPER LUCILLE 0.18 AC
 BYRD ANTHONY D 0.18 AC

HK HEFFERLIN + KRONENBERG ARCHITECTS P.L.L.C.
 1208 East Main Street Chattanooga TN 37408 423 266 5366 www.hkarchitect.com

SURROUNDING PROPERTIES PLAN
 AVONDALE YOUTH AND FAMILY DEVELOPMENT CENTER
 4/21/2017



HK HEFFERLIN - KRONENBERG ARCHITECTS PLLC
1316 E. Main Street - Chattanooga, TN 37408 - 423.266.1666 - www.hkarchitects.com

PROPOSED SITE PLAN
AVONDALE YOUTH AND FAMILY DEVELOPMENT CENTER
02/12/2017