

First Reading: December 10, 2019
Second Reading: December 17, 2019

2019-0160
James K. White, III
District No. 7
Planning Version

ORDINANCE NO. 13519

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED IN THE 900 THROUGH 1200 BLOCKS OF RIVERFRONT PARKWAY, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO B-PK, THE BEND PARKS AND OPEN SPACE ZONE, B-CX-12, THE BEND COMMERCIAL MIXED USE ZONE AND B-CX-20, THE BEND COMMERCIAL MIXED USE 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 properties located in the 900 through 1200 blocks of Riverfront Parkway, more particularly described herein:

To be rezoned B-PK: To find the point of beginning start at the southeast corner of 145G-A-002 thence following the south line of said tax map some 349.84 feet northwest to a point being the point of beginning, thence southwest some 406 feet to a point, thence northwest some 381 feet to a point, thence northwest some 406 feet to a point in the south line of said tax map, thence northeast some 73.24 feet to a point, thence southeast some 381 feet to a point, thence southwest some 73.24 feet to a point in the south line of said tax map being the point of beginning and being part of the properties described in Deed Book 11360, Page 356, ROHC and Tract 1 of Deed Book 11360, Page 381, ROHC. Part of Tax Map Nos. 145G-A-002 and 002.05.

To be rezoning B-CX-20: To find the point of beginning start at the southeast corner of 145G-A-002 thence following the south line of said tax map some 349.84 feet northwest to a point, thence southwest some 406 feet to a point, being the point of beginning, thence continuing southwest in a straight line some 403.42 feet to a point, thence southwest some 108.20 feet to a point in the east line of a railroad right-of-way, thence northwest along said right-of-way the following calls, 95.73 feet to a point, 311.18 feet to a point, 162.45 feet to a point, 146.02 feet to a point, thence southeast some 145.51 feet to a point, thence southeast some 380.52 feet to a point being the point of beginning and being part of the property described as Tract 1 of Deed Book 11360, Page 381, ROHC. Part of Tax Map No. 145G-A-002.05.

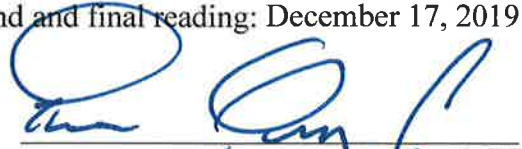
To be rezoned B-CX-12: Beginning at the southeast corner of Tax Map No. 145B-A-001.04, thence northeast 189.41 feet along the east line of said parcel to its northeast corner, thence northwest some 5.67 feet to a point, thence northeast some 51.94 feet to a point, thence northeast some 68.85 feet to a point, thence southeast 234.49, thence southeast some 36.43 feet to a point, thence 192.99 feet to a point being the northwest corner of Tax Map No. 145B-A-001.01, thence southeast some 239.56 feet along the west line of said parcel to its southwest corner, thence southeast some 298.37 feet along the south line of said parcel to its southeast corner and the east line of the 900 block of Riverfront Parkway, thence southwestwardly and southeastwardly along the east line of the 900 thru 1200 blocks of Riverfront Parkway the following calls, southwest some 176.61 feet to a point, southwest some 264.03 feet to a point, southeast some 564.96 feet to a point, southeast some 221.78 feet to a point, southeast some 285.68 feet to a point, southeast 319.43 feet to a point, southeast some 98.70 feet to a point, and southeast 280.23 feet to a point, being the northeast corner of Tax Map No. 145G-A-002.09, thence southwest some 200.47 feet to the northeast corner of Tax Map No. 145G-A-006, thence northwest some 337.45 feet along the north line of said parcel to its northwest corner, thence southwest along the west line of said parcel some 365.85 feet to the north line of 145G-A-002.07, thence southeast along the north line of said parcel some 765.82 feet to its northeast corner, thence southwest some 541-97 feet to the southeast corner of said parcel, thence northwestwardly along the south line of said parcel some 301.13 feet to a point,

thence southwest some 40 feet to the northwest corner of Tax Map No. 145G-A-003, thence southwest some 515.98 feet to the southwest corner of said parcel, thence northwest along the south line of Tax Map No. 145G-A-002.07 some 203.18 feet to a point, thence continuing southwest some 44.37 feet to a point, thence continuing northwest along said south line to a point some 133.19 feet from the southwest corner of said parcel, thence northeast some 537.33 feet to a point, thence northeast some 30.04 feet to a point, thence northeast some 473.43 feet to a point some 80 feet southeast of the north line of said parcel, thence northwest some 243.29 feet to a point, thence northwest some 417.77 feet to a point, thence southwest some 384.79 feet to a point, thence northwest some 161.11 feet to a point, thence southwest some 128.28 feet to a point, thence 93.60 feet to a point in the east line of a railroad right-of-way, thence along said east line some 63.28 feet to a point, thence northwest some 94.93 feet to a point, thence southwest some 49.29 feet to a point, thence northwest some 36.68 feet to a point, thence northwest some 245 feet to a point, thence northeast some 108.20 feet to a point, thence northeast some 403.42 feet to a point, thence northeast some 406 feet to a point in the south line of Tax Map No. 145G-A-002, thence northeast some 73.24 feet to a point, thence northeast some 381 feet to a point, thence southeast some 406 feet to a point, thence northwest some 146.09 feet to a point in the east line of a railroad right-of-way, thence northeast along said right-of-way the following calls, northeast some 343.73 feet, northeast some 279.28 feet, northeast some 420.62 feet, northeast some 144.66 feet, northeast some 23.48 feet, northeast some 316.31 feet, northeast 185.66 feet, northeast some 342.78 feet, northeast some 105.05 feet, northeast 65.84 feet, thence southeast 46.41 feet, thence southeast some 56.67 feet to the southeast corner of Tax Map No. 145B-A-001.04, being the point of beginning and being part of the properties described in Deed Book 11360, Page 356, ROHC, Tract 1 of Deed Book 11360, Page 381, ROHC and Deed Book 11683, Page 82, ROHC. Tax Map Nos. 145B-A-001.03, 145G-A-002.08, 002.10 and 002.11, and parts of Tax Map Nos. 145G-A-002, 002.05 and 002.07.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to B-PK, the Bend Parks and Open Space Zone, B-CX-12, the Bend Commercial Mixed Use Zone and B-CX-20, the Bend Commercial Mixed Use 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: December 17, 2019



CHAIRPERSON

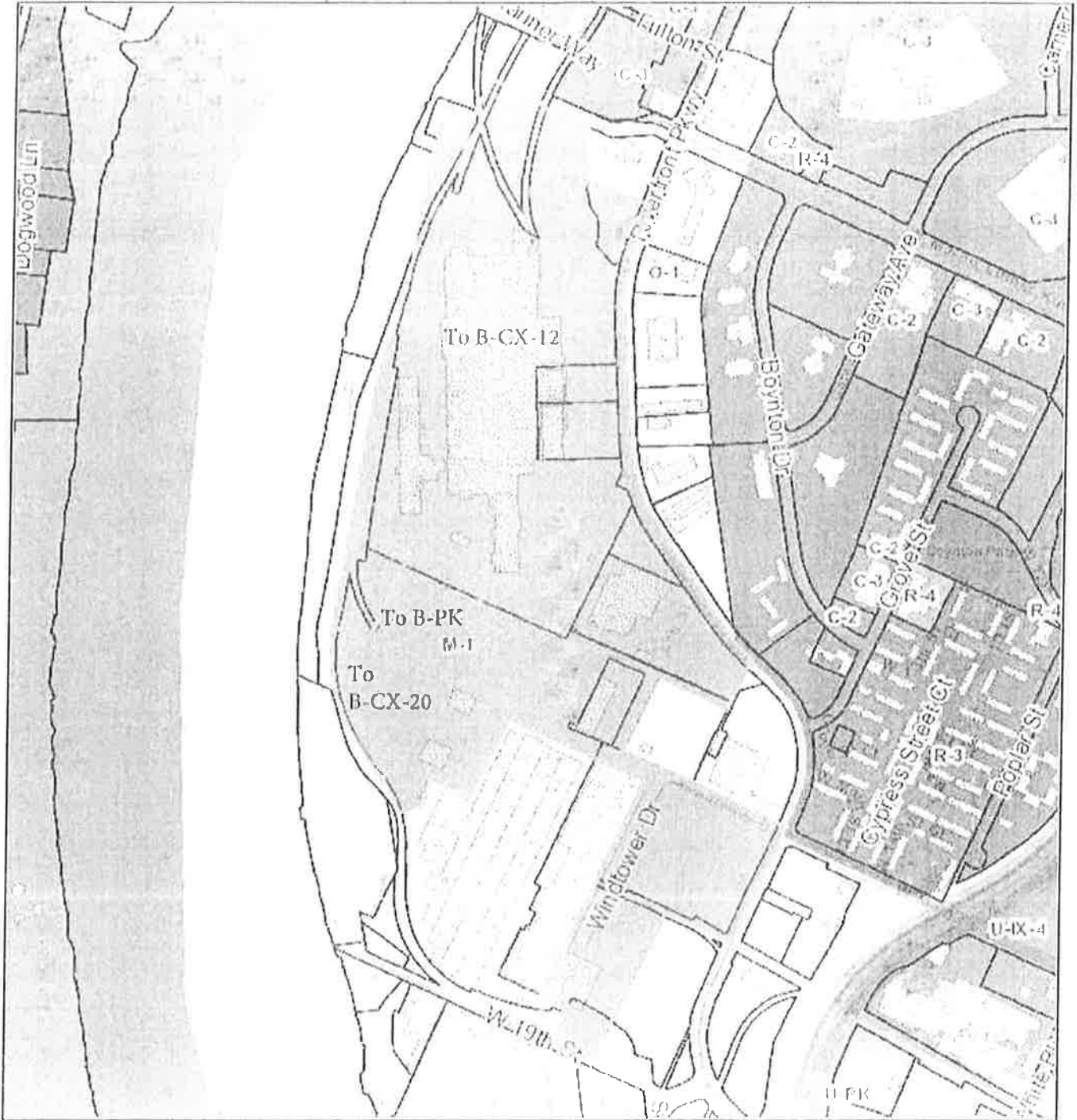
APPROVED: DISAPPROVED:



MAYOR

/mem

2019-0160 Rezoning from M-1 to B-CX-12, B-PK and B-CX-20



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