

First Reading: December 14, 2021
Second Reading: December 21, 2021

2021-0216
Ragan Smith
c/o Nathan Bird
District No. 7
Planning Version

ORDINANCE NO. 13763

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PARTS OF 1033 AND 1067 RIVERFRONT PARKWAY, AN UNADDRESSED PROPERTY BEING TAX MAP NO. 145B-A-004, AND PART OF THE ADJACENT RAILROAD RIGHT-OF-WAY, FROM M-1 MANUFACTURING ZONE, B-CX-12 (PART) AND B-CX-20 BEND COMMERCIAL MIXED USE AND B-PK (PART) BEND PARKS AND OPEN SPACE TO A B-R-12 BEND RIVERFRONT 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 parts of 1033 and 1067 Riverfront Parkway, an unaddressed property being Tax Map No. 145B-A-004, and part of the adjacent railroad right-of-way, from M-1 Manufacturing Zone, B-CX-12 (part) and B-CX-20 Bend Commercial Mixed Use and B-PK (part) Bend Parks and Open Space to a B-R-12 Bend Riverfront Zone, more particularly described herein:

Two unplatted tracts of land located at 1033 Riverfront Parkway and an unaddressed parcel being Tax Map Number 145B-A-004, part of an unplatted tract of land located at 1067 Riverfront Parkway beginning at the northeast corner of Tax Map Number 145B-A-004, thence northwest some 116 feet to its northwest corner, thence following the meanderings of the east line of the Tennessee River northeast some 386 feet to a point,

thence southeast some 195 feet to a point, thence southwest some 138 feet to the northeast corner of Tax Map Number 145B-A-001.04, thence northwest along the north line of said tax map some 179 feet to its northwest corner, thence southwest along the west line of said tax map some 175 feet to its southwest corner, thence southeast some 67 feet to the southeast corner of said tax map, thence southwest some 66 feet to the northeast corner of Tax Map Number 145B-A-004, being the point of beginning together with a portion of the adjacent railroad right-of-way beginning at the southeast corner of Tax Map Number 145G-A-002.01 thence northeastwardly along the east line of said tax map some 1468 feet to the southeast corner of Tax Map Number 145B-A-004, thence continuing northeast some 865 feet to a point, being the part of the properties described in Deed Book 11360, Page 356, Deed Book 12457, Page 294, and Deed Book 12471, Page 462, ROHC. Tax Map Numbers 145G-A-002, 002.01, 145B-A-004 and part of the adjacent railroad right-of-way.


and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone, B-CX-12 (part) and B-CX-20 Bend Commercial Mixed Use and B-PK (part) Bend Parks and Open Space to a B-R-12 Bend Riverfront 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 21, 2021



CHAIRPERSON
APPROVED: DISAPPROVED:



MAYOR

/mem



JOB NO.	PL. COVER	DATE	DESCRIPTION
19172	1680		
DRAWN	N. BRD		
SCALE	AS NOTED		
DATE	09/27/21		

THE BEND
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTANOOGA, TENNESSEE

PRELIMINARY
NOT FOR
CONSTRUCTION

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga Nashville Murfreesboro
(423) 249-5638

REZONING EXHIBIT
EX 1

EXHIBIT ONE:
 TOTAL ACRES OF RIVERFRONT PROPERTY: 41-8 ACRES
 PROPOSED PARCELS / COMMERCIAL SPACE: 47, 3 ACRES
 PROPOSED PUBLIC / CIVIC / GREEN SPACE: 7.3 ACRES



EXHIBIT TWO:

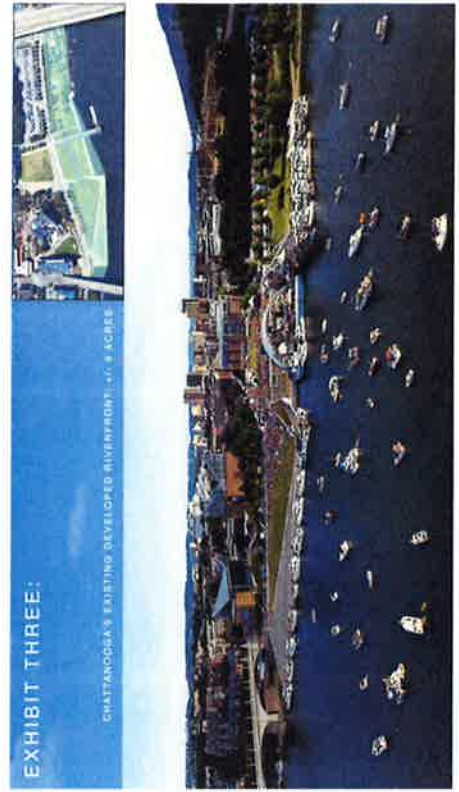


EXHIBIT THREE:

the BEND:
 riverfront park



the BEND