

**First Reading: January 11, 2022**  
**Second Reading: January 18, 2022**

2021-0222  
Chattanooga Metropolitan Airport Authority  
District No. 5  
Planning Version

ORDINANCE NO. 13773

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PARTS OF A PROPERTY LOCATED AT 1001 AIRPORT ROAD AND AN UNADDRESSED PROPERTY LOCATED IN THE 5900 BLOCK OF HANCOCK ROAD, FROM R-1 RESIDENTIAL ZONE, R-2 RESIDENTIAL ZONE, C-2 CONVENIENCE COMMERCIAL ZONE, M-2 LIGHT INDUSTRIAL ZONE, AND M-3 WAREHOUSE AND WHOLESALE ZONE TO M-1 MANUFACTURING ZONE.

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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 a property located at 1001 Airport Road and an unaddressed property located in the 5900 block of Hancock Road, more particularly described herein:

All those parts of an unplatted tract of land located at 1001 Airport Road that are not currently zoned M-1 together with Lot 29 and parts of 28 and 30, Rosemont Subdivision, Plat Book 12, Page 22, ROHC, being the parts of the properties described in Deed Books 11387, Page 798 and 11839, Page 461 together with Tract 15 in Deed Book 3284, Page 541, ROHC. Tax Map Numbers 148H-A-001 (part) and 148P-A-003.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone, R-2 Residential Zone, C-2 Convenience Commercial Zone, M-2 Light Industrial Zone, and M-3 Warehouse and Wholesale Zone to M-1 Manufacturing Zone.

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

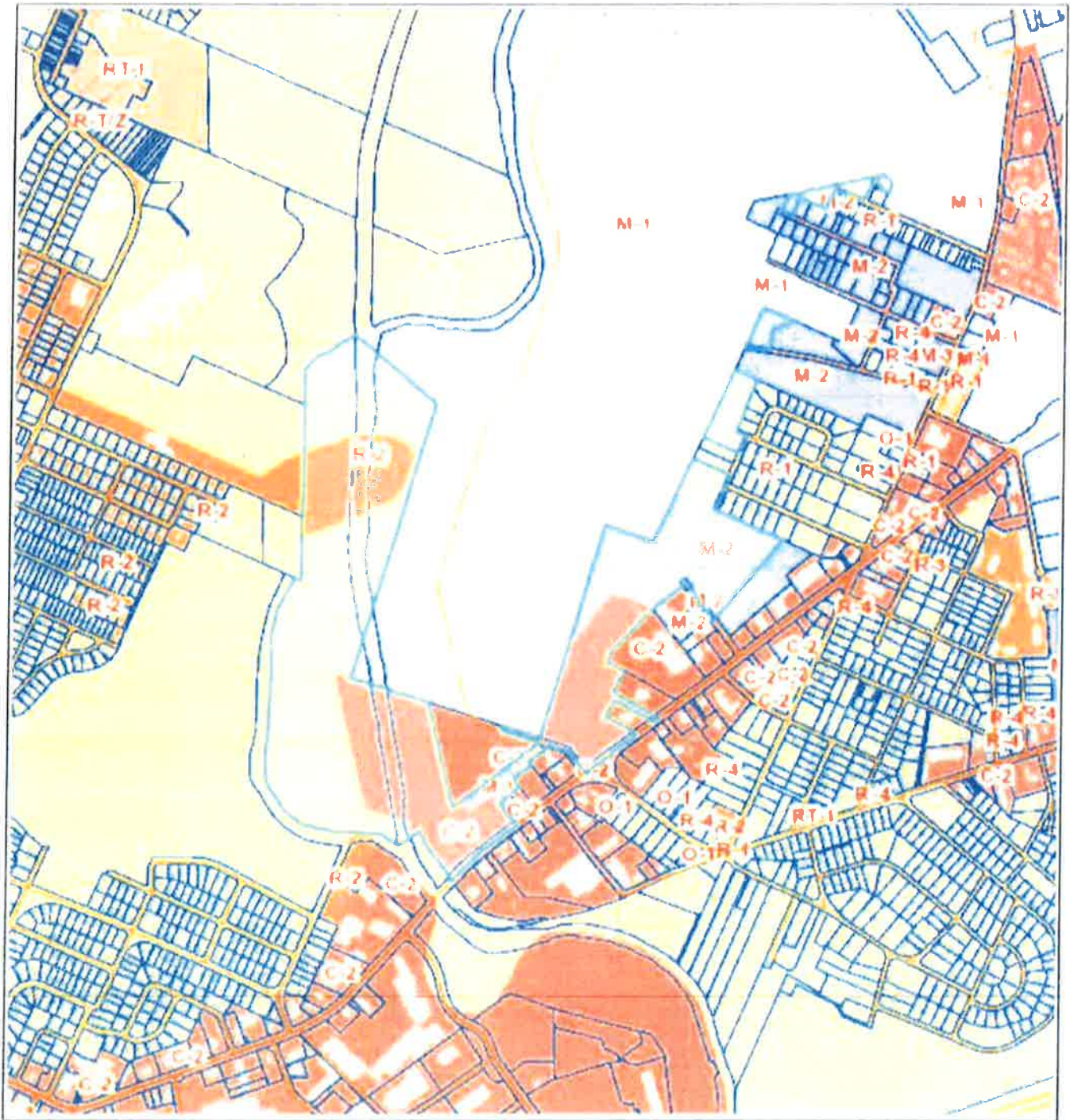
Passed on second and final reading: January 18, 2022

  
\_\_\_\_\_  
CHAIRPERSON  
APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem

# 2021-0222 Rezoning from R-1, R-2, C-2, M-2 & M-3 to M-1



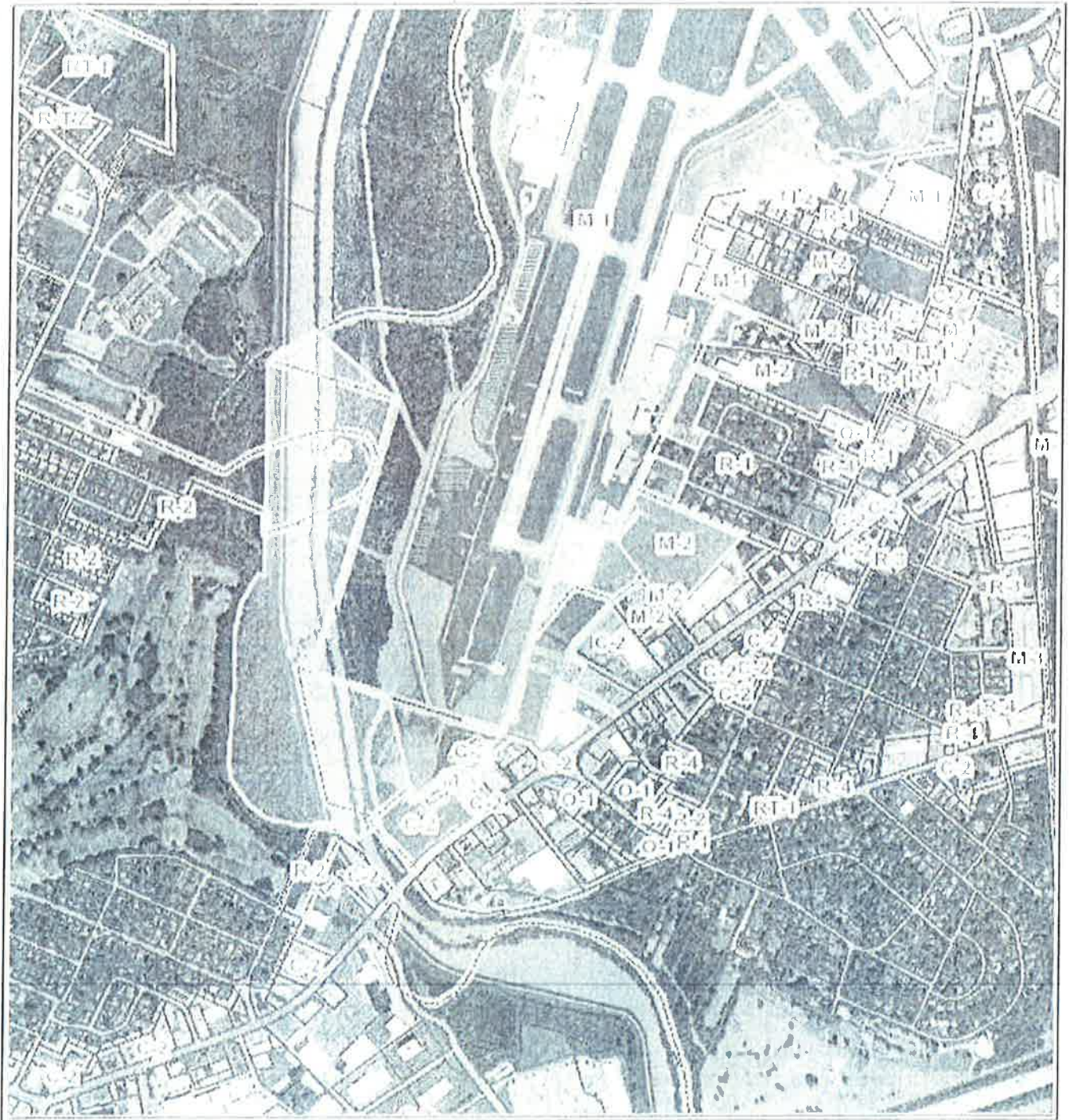
PLANNING COMMISSION RECOMMENDATION  
FOR CASE NO. 2021-0222: Approve.

# 2021-0222 Rezoning from R-1, R-2, C-2, M-2 & M-3 to M-1





2021-0222 Rezoning from R-1, R-2, C-2, M-2 & M-3 to M-1



Rezoning App. Property #1 Parcel 148II A 001 w/zoning overlay-Not rezoning entire parcel, only areas with parcel currently zoned R-1, R-2, C-2 and M-2 (as shown below, outlined in black- approximately 138.50 acres to be rezoned to M-1) to create uniform zoning of the parcel to M-1



**DISCLAIMER**

Site plans submitted as part of rezoning application are for informational purposes only, with the exception of Planned Unit Development Plans. Approval of the rezoning does not constitute an approval of the rezoning application or the proposed development. The rezoning application is subject to the rezoning process and the rezoning commission's final decision. Approval of the rezoning does not approve the development. Any reference on the site plan for a required land planning permit, grading permit, building permit, or compliance with the rezoning process is the rezoning commission's responsibility. The rezoning commission and the rezoning commission may limit the ability to construct a development which is not compatible and uses to the maximum intensity and/or density of the approved zoning plan.