

First Reading: December 13, 2022
Second Reading: December 20, 2022

2022-0216
Jenkins Crossing, LLC
District No. 4
Planning Version

ORDINANCE NO. 13934

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7777 EAST BRAINERD ROAD, FROM R-1 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE WITH NO CONDITIONS FOR THE FRONT PART OF THE PROPERTY AND FOR UGC URBAN GENERAL COMMERCIAL ZONE FOR THE BACK OF THE PROPERTY, 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 7777 East Brainerd Road, more particularly described herein:

Tract Number 1, First Unit of Cedar Acres, Plat Book 18, Page 1, ROHC, and being the property described as Tracts 1 and 2 in Deed Book 13055, Page 565, ROHC. Tax Map Number 159I-A-008 as shown on the attached map.

PC Recommendation: Property located at 7777 East Brainerd Road.

To be rezoned UGC: Part of an unplatted tract of land located at 7777 East Brainerd Road beginning at its northwest corner thence southeast some 445 feet along the north line of said property to its northeast corner, thence southwest 267.24 feet to a point along the east line of said property, thence northwest some 488 feet to the west line of said property, thence 242.11 feet northeast to its northwest corner being the point of beginning being part of Tract Number 1, First Unit of Cedar Acres, Plat Book 18, Page 1, ROHC, and being part of the property described as Tracts 1 and 2

in Deed Book 13055, Page 565, ROHC. Tax Map Number 159I-A-008 (part) as shown on the attached map.

To be rezoned C-2: Part of an unplatted tract of land located at 7777 East Brainerd Road beginning at its southeast corner thence northeast along its east line 136.17 feet to a point, thence continuing along said line 213.12 feet to a point, thence northwest 488 feet to a point in the west line of said property, thence southwest 270.05 feet to its southwest corner, thence southeast along the south line of said property some 94 feet to a point, thence southeast some 187 feet to a point, thence southeast some 103.31 feet to a point, thence northeast some 13 feet to a point, thence southeast some 173 feet to the southeast corner, being the point of beginning being part of Tract Number 1, First Unit of Cedar Acres, Plat Book 18, Page 1, ROHC, and being part of the property described as Tracts 1 and 2 in Deed Book 13055, Page 565, ROHC. Tax Map Number 159I-A-008 (part)

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to C-2 Convenience Commercial Zone with no conditions for the front part of the property and for UGC Urban General Commercial Zone for the back of the property.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to the following conditions for UGC Urban General Commercial Zone:

- 1) Building height limited to three (3) stores;
- 2) On the applicant's property zoned UGC, the development shall provide pedestrian connectivity to Jack Benson Park across Jenkins Road by providing a cross walk with pavement markings and signage from the development to existing walk path; and
- 3) Prohibited uses include: Retail Sales & Service Establishments, Bakeries, Delicatessens, Meat and Fish Markets whose products are sold only at retail and on the premises, Bowling Alleys, Billiard Rooms, Theaters, or other Indoor Amusement Establishments, Hospitals, Commercial Signs, Motels/Hotels, Furniture and Appliance Sales, Auto-Oriented Uses as defined in Sec 38-201, Animal Hospitals, Open Air Markets, Adult-Oriented Establishments, Kennels, Animal Day Care Facility, and Animal Grooming Service.

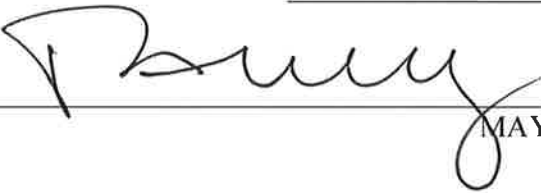
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: December 20, 2022



CHAIRPERSON

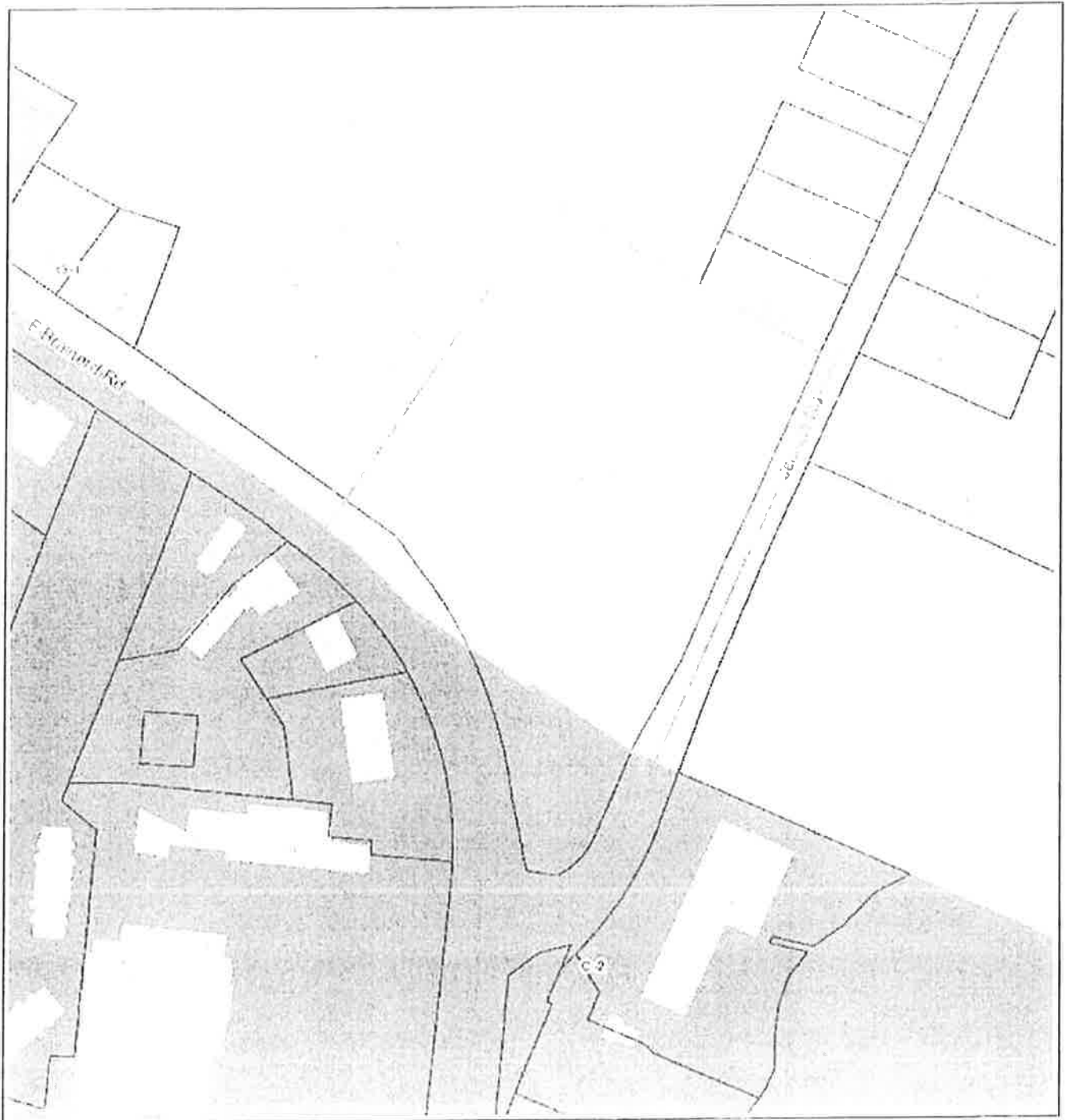
APPROVED: DISAPPROVED:



MAYOR

/mem

2022-0216 Rezoning from R-1 to C-2



2022-0216 Rezoning from R-1 to C-2

