

**First Reading: January 15, 2019**  
**Second Reading: January 22, 2019**

2018-229  
City of Chattanooga Real Property Office  
c/o Gail Hart  
District No. 8  
Applicant Version #2

ORDINANCE NO. 13422

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE SEVERAL UNADDRESSED PROPERTIES LOCATED IN THE WEST LINE OF THE 1900 BLOCK OF ROANOKE AVENUE AND FORMERLY KNOWN AS HARRIET TUBMAN HOMES, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE AND R-4 SPECIAL ZONE TO M-1 MANUFACTURING ZONE, WITH CONDITIONS, NO POULTRY PROCESSING PLANTS, WITH CLARIFICATIONS NOTED, SUBJECT TO CERTAIN CONDITIONS.

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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 several unaddressed properties located in the west line of the 1900 block of Roanoke Avenue and formerly known as Harriet Tubman Homes, more particularly described herein:

Several unplatted tracts of land located off of the west line of the 1900 block of Roanoke Avenue being all of Tax Maps 136E-A-006 thru 010 and all but the eastern 150 feet of Tax Maps 136E-A-005 and 007 thru 013 and being part of the properties described in Deed Book 10196, Page 426, ROHC. Tax Map Nos. 136E-A-005 and 006 thru 013.

and as shown on the maps attached hereto and made a part hereof by reference, from R-3 Residential Zone and R-4 Special Zone to M-1 Manufacturing Zone with conditions, no poultry processing plants.

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

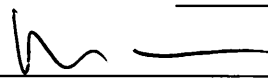
- 1) The following conditions would apply to the M-1 Zone portion of the site:
  - a. The following uses are prohibited: blast furnace; boiler works; forge plants; foundries; planing mills; processing of fish, poultry, and meat; rolling mills; smelting; any of the outdoor uses listed in the M-4 Zone (recycle processing centers; coal screening and sieving plants; junk or salvage yards; sanitary landfills; sawmills; stockyards; rock crushers; stone mills or quarries; gravel pits; asphalt plants; cement or concrete plants; and other outdoor industrial use); adult oriented establishments; open air markets; and commercial hazardous waste and medical waste management facilities;
  - b. Any use having a similar impact or in character to the above uses is prohibited;
  - c. Prior to receiving permits, a transportation impact study shall be submitted to the Chattanooga Department of Transportation office for review that describes the current and projected employee traffic counts across all shifts, and shipping/receiving traffic. The study will address opportunities for using biking, walking and transit to service the employee traffic. The study will develop recommendations for traffic routing of employees, multi-modal transportation accommodation and shipping/receiving routing. Should any transportation improvements be required, they shall be completed prior to the issuance of a Certificate of Occupancy; and
  - d. No dumpsters or loading areas or activities permitted within two hundred (200') feet of any residentially zoned area.

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: January 22, 2019

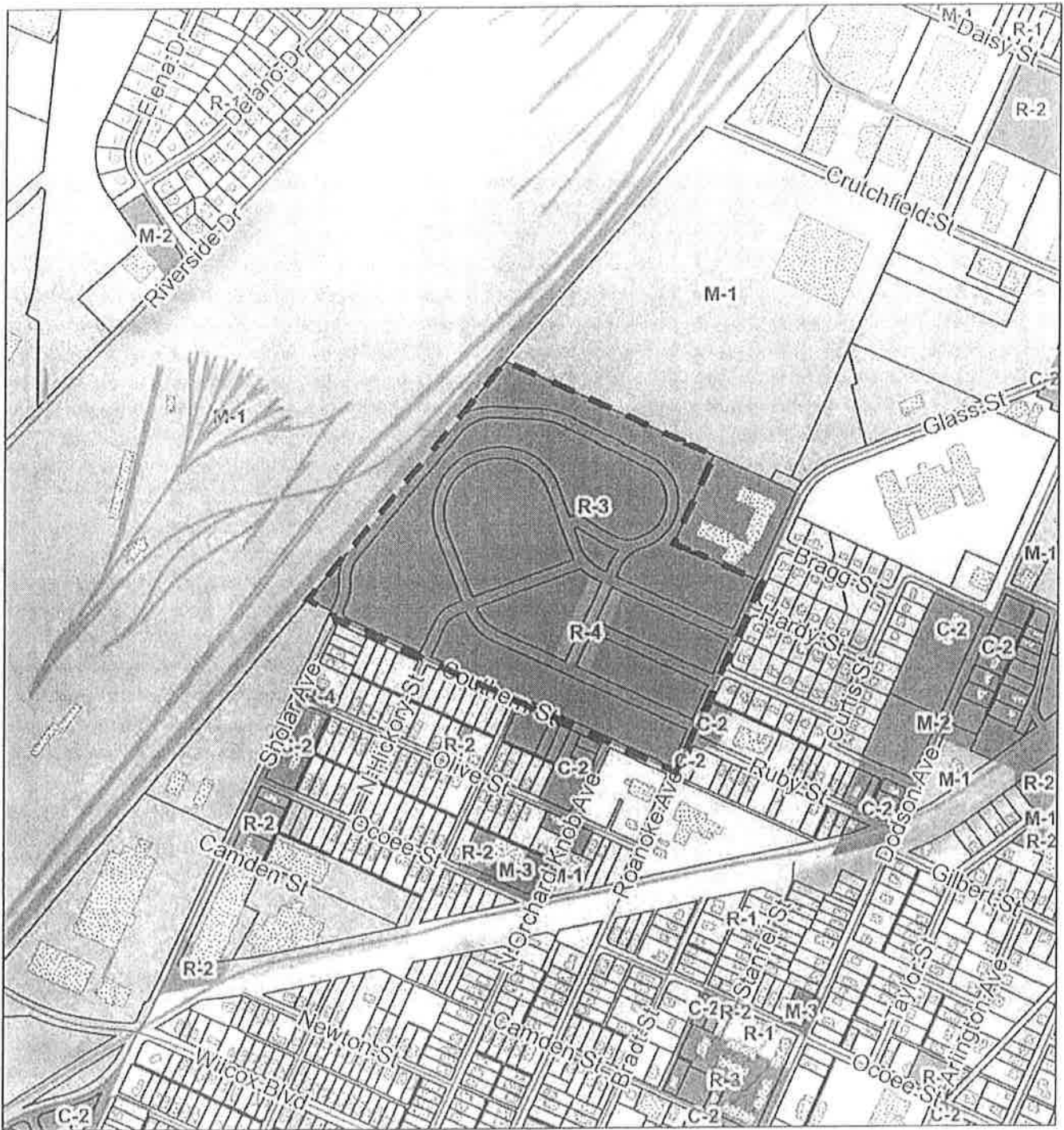
  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/AppV2

# 2018-0229 Rezoning from R-3 and R-4 to M-1 with Conditions



# 2018-0229 Rezoning from R-3 and R-4 to M-1 with Conditions

