

First Reading: May 24, 2022
Second Reading: May 31, 2022

2022-0095
Beacon Acquisitions
District No. 1
Planning Version #2

ORDINANCE NO. 13837

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 702 MANUFACTURERS ROAD, FROM M-1 MANUFACTURING ZONE TO R-RV-6 RIVER VIEW ZONE AND R-RF-6 RIVERFRONT ZONE, 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 702 Manufacturers Road, more particularly described herein:

An unplatted tract of land located at 702 Manufacturers Road being the property described as Tracts 1 and 2 in Deed Book 2983, Page 701, ROHC. Tax Map Number 139J-B-004.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to R-RV-6 River View Zone and R-RF-6 Riverfront Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to the following conditions:

To be rezoned R-RV-6 River View Zone with condition of 5 stories:

Part of an unplatted tract of land located at 702 Manufacturers Road beginning at the northwest corner of Tax Map No. 135J-B-004 thence northeast 450 feet to its northeast corner thence southeast along the east line of said property 267.71 feet to a point, thence continuing southeast along said east line 238.16 feet, thence southwest some 352 feet to the west line of said property, thence northwest 572.14 feet to the northwest corner of said proper being the point of beginning and being parts of the properties described as Tracts 1 and 2 in Deed Book 2983, Page 701, ROHC. Tax Map No. 135J-B-004 (part).

To be rezoned R-RF-6 Riverfront Zone with condition of 5 stories:

Part of an unplatted tract of land located at 702 Manufacturers Road being all that remaining portion of Tax Map No. 135J-B-004 not being rezoned R-RV-6 and being parts of the properties described as Tracts 1 and 2 in Deed Book 2983, Page 701, ROHC. Tax Map No. 135J-B-004 (part).

Additionally, see below conditions:

- (1) Property owner will cooperate in good faith with the City (including granting fee title or easement rights) to allow an extension of the Riverwalk to cross the property along the shoreline of the river, at such time as the City is prepared to construct such extension.
- (2) Property owner will cooperate in good faith with the City to allow spaces for public parking, accessed off of public right-of-way Paper Mill Road (if successfully reopened by the City), in the surface parking area to be constructed at the property.
- (3) If the City desires to construct additional public amenities along the river at this site (e.g., picnic tables, public art, restrooms), then property owner will engage those discussions with the City in good faith, as to location, area needed, etc.; any conveyance of land ownership to the City to occur at such time as the City is prepared to construct such amenities.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

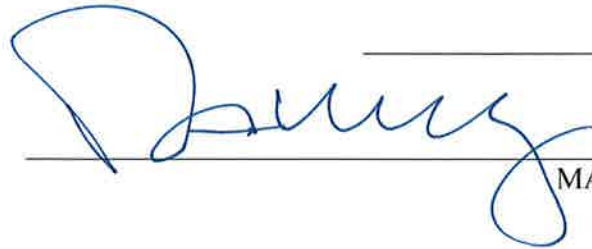
(2) weeks from and after its passage.

Passed on second and final reading: May 31, 2022



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem/v2

2022-0095 Rezoning from M-1 to UGC

