

First Reading: May 9, 2023
Second Reading: May 16, 2023

2023-0054
Steward Advanced Materials
District No. 7
Planning Version

ORDINANCE NO. 13977

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1204, 1208, AND UNADDRESSED PARCEL IN THE 1200 BLOCK OF EAST 35TH STREET PLACE, 1214 AND 1216 EAST 35TH STREET PLACE, FROM R-2 RESIDENTIAL ZONE AND R-5 RESIDENTIAL ZONE TO M-1 MANUFACTURING 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 properties located at 1204, 1208, and unaddressed parcel in the 1200 block of East 35th Street Place, 1214 and 1216 East 35th Street Place, more particularly described herein:

Lots 19, 20, 21, 23, 24, and 27 thru 30, Block 87, East Land Company Addition Number 1 to Chattanooga, Plat Book 2, Page 22, Deed Book 12978, Page 615, Deed Book 13071, Page 398, and Tracts 1 and 2 in Deed Book 10753 Page 908, ROHC, together with Lot 25A, Corrective Plat of the East End Land Company Addition Number 1, Block 87 Resubdivision of Lots 85 and 86, Plat Book 45, Page 103, ROHC, Deed Book 13183 Page 744, ROHC. Tax Map Numbers 167D-F-001 and 003 thru 006.

and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone and R-5 Residential Zone to M-1 Manufacturing Zone.

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


following conditions:

- 1) A fifty (50') foot building setback on both the east and west sides of the residential property at 1206 E. 35th Street Place in which no structure can be built and includes a Type B landscape buffer to be installed;
- 2) Maximum height of forty (40') feet;
- 3) A Type "B" landscape buffer comprised of evergreen trees and shrubs shall be installed along E. 35th Street Place, Brannon, and Jerome Avenue;
- 4) No curb cuts along E. 35th Street Place; and
- 5) Recycling processing centers, retail sales and other commercial uses (see definition in Sec. 38-2), tank farms or ethanol transfer facilities are prohibited.

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 16, 2023



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem

2023-0054 Rezoning from R-2 and R-5 to M-1 w/ Conditions



2023-0054 Rezoning from R-2 and R-5 to M-1 w/ Conditions

