

1ST READING 12-14-70  
2ND READING 1-4-71  
INDEX NO. \_\_\_\_\_

2010-146  
Fletcher Bright

ORDINANCE NO. 12459

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 550 SOUTH TERRACE, MORE PARTICULARLY DESCRIBED HEREIN, FROM O-1 OFFICE ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE.

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:

All that part of Lot 2, Wiggins Subdivision, Plat Book 37, Page 15, ROHC, that is located within the Chattanooga City Limits and currently zoned O-1, being part of the property described in Deed Book 9245, Page 411, ROHC. Tax Map No. 169C-B-031.

and as shown on the maps and drawings attached hereto and made a part hereof by reference, from O-1 Office Zone to C-2 Convenience Commercial 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 4, 2011

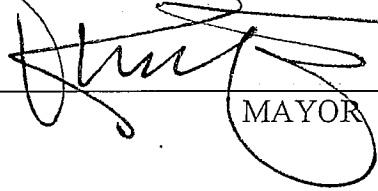


CHAIRPERSON

APPROVED:  DISAPPROVED:

DATE:

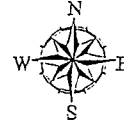
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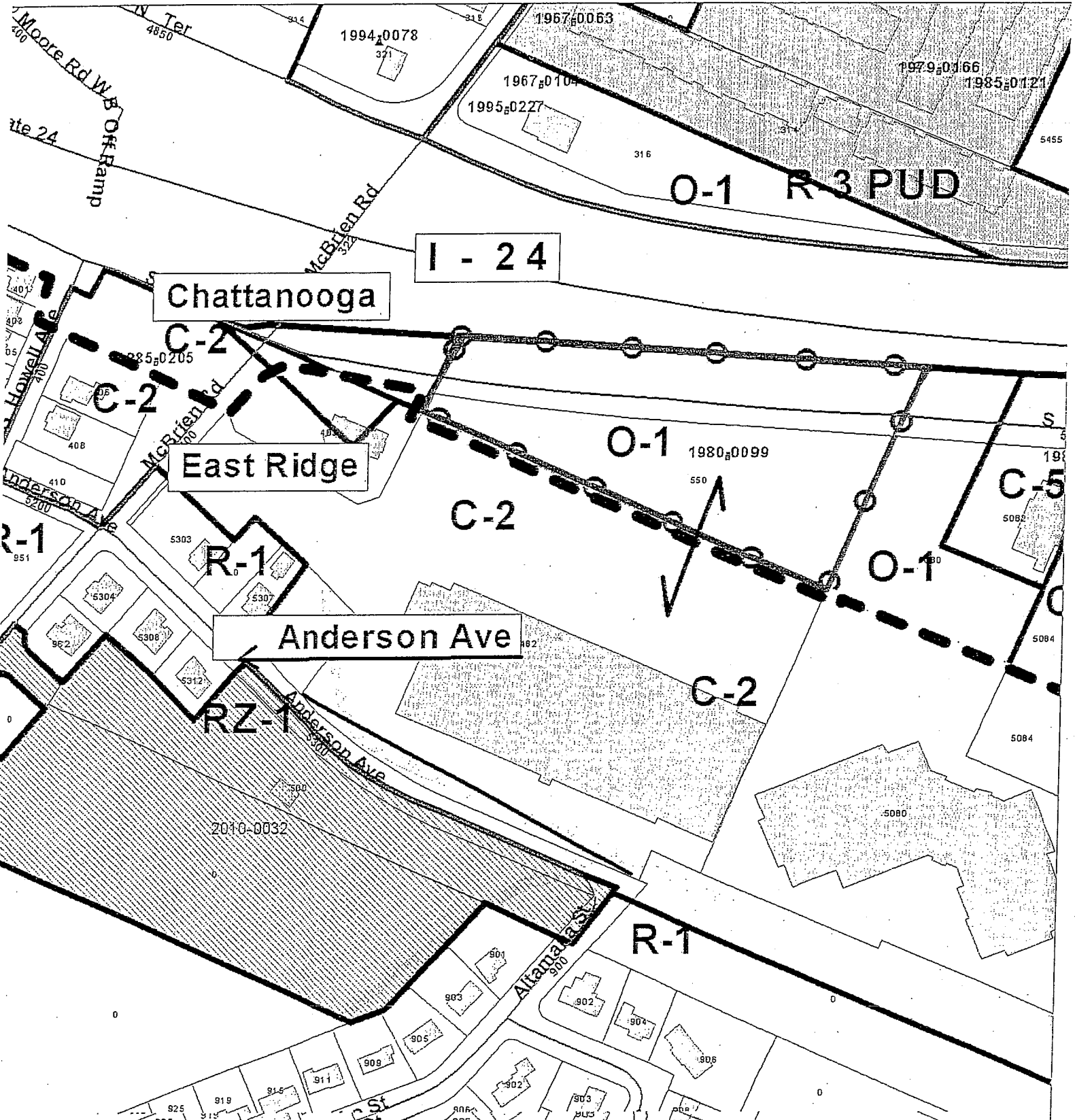
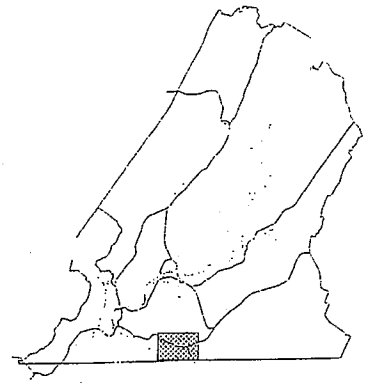
MAYOR

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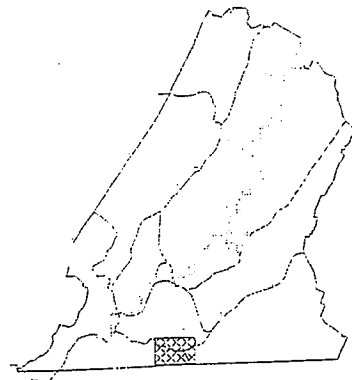
CHATTANOOGA  
CASE NO: 2010-0146  
PC MEETING DATE: 11/8/2010  
FROM: O-1  
TO: C-2



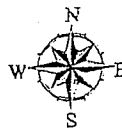
1 in. = 200.0 feet



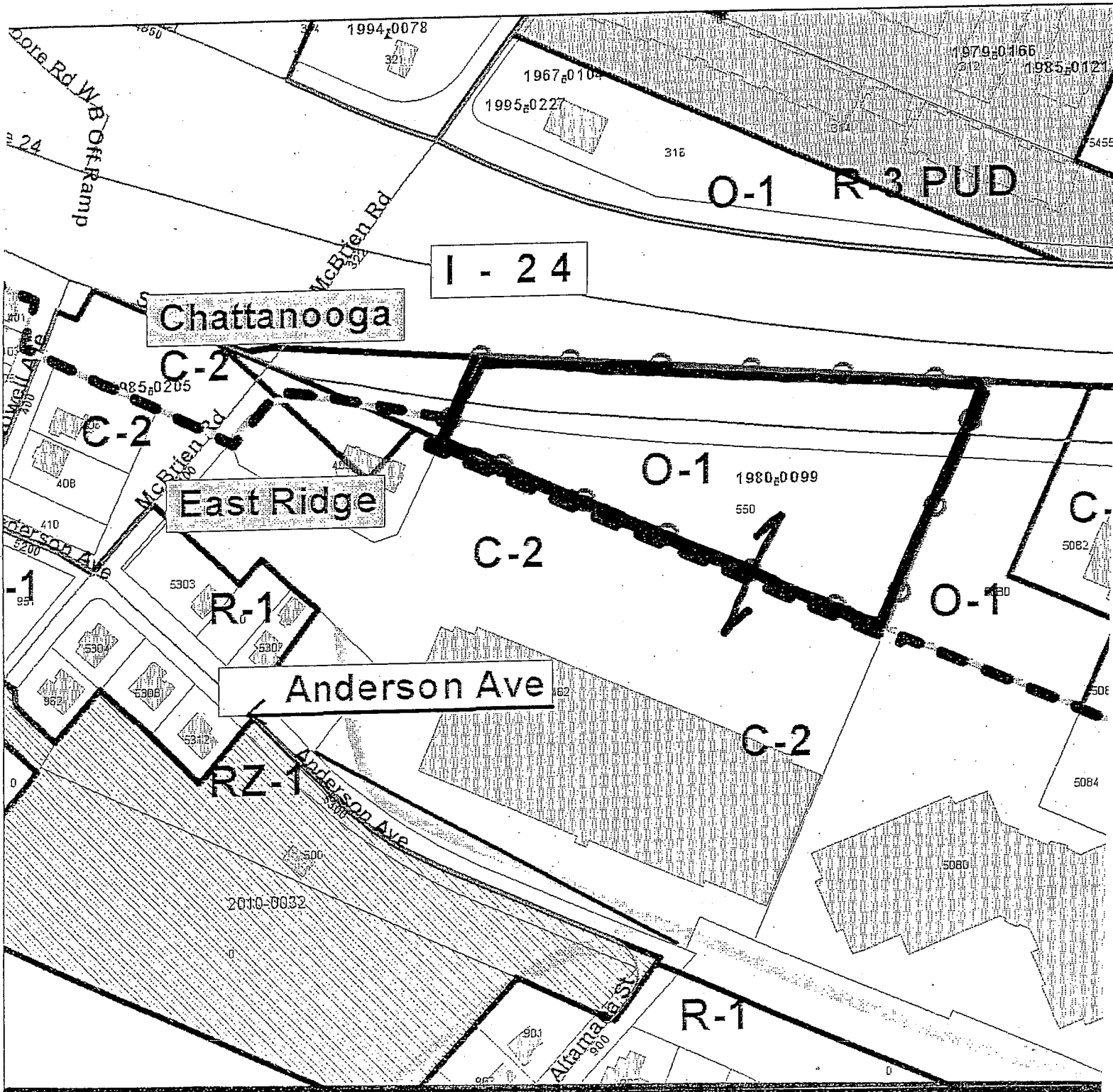
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



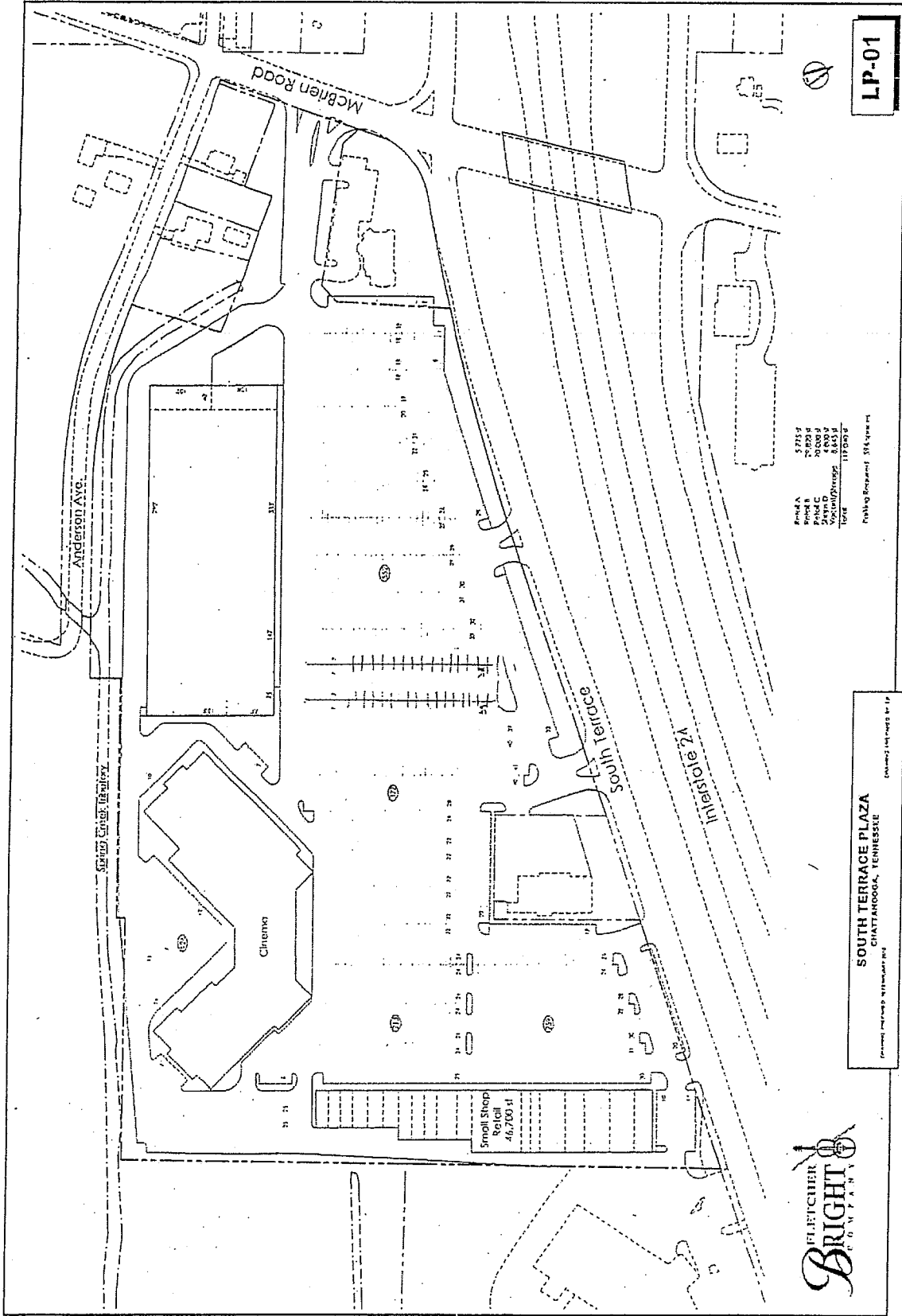
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TO: C-2



1 in. = 200.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-146: Approve

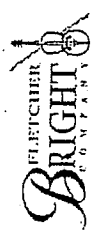


LP-01

Plot A	5,715 sq
Plot B	20,820 sq
Plot C	1,000 sq
Plot D	4,000 sq
Plot E	4,000 sq
Plot F	8,640 sq
<b>Total</b>	<b>118,000 sq</b>

Parking: 6,000 spaces

DESIGNED BY  
**SOUTH TERRACE PLAZA**  
 CHATTANOOGA, TENNESSEE

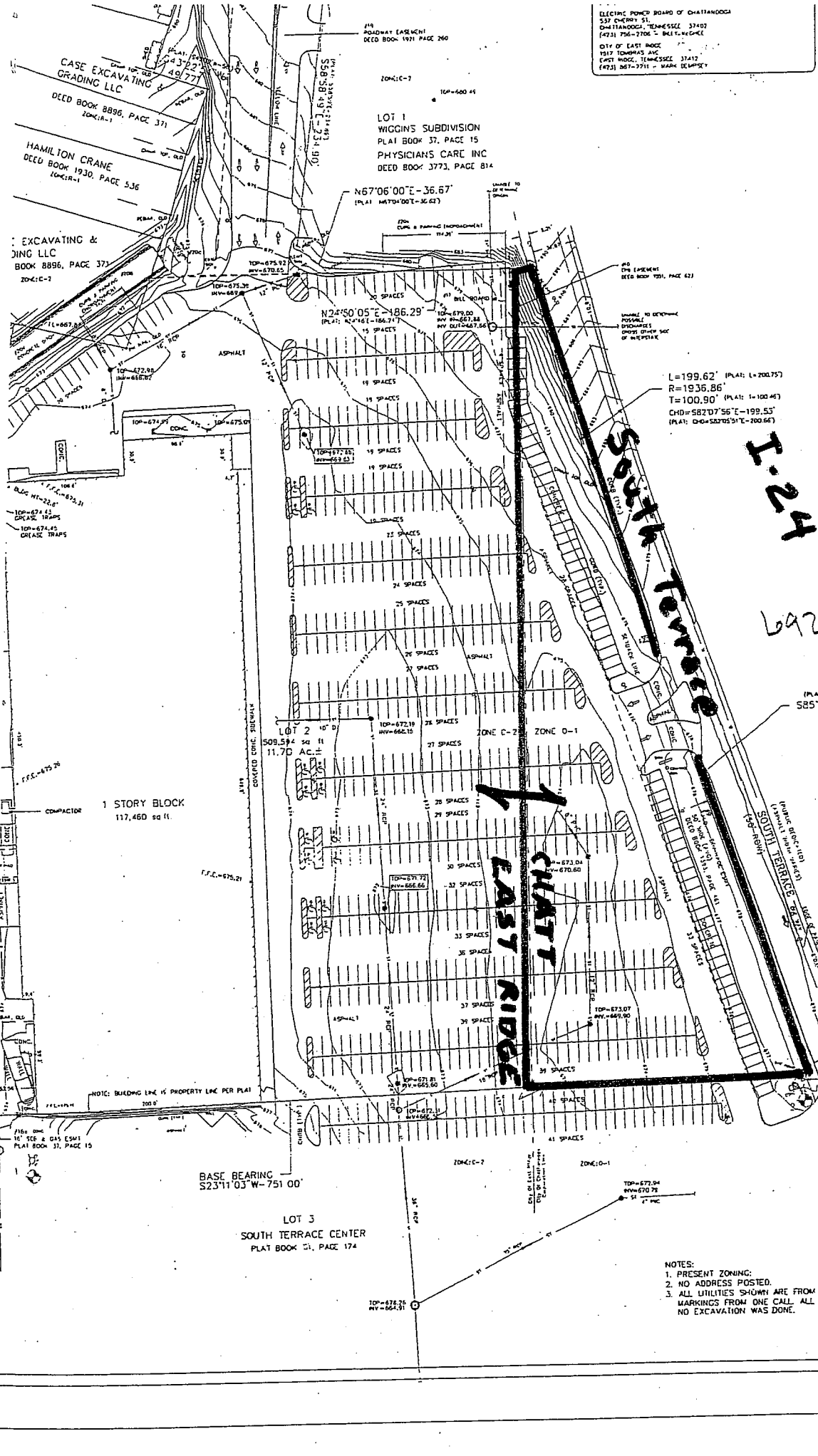


2010-146

ELECTRIC POWER BOARD OF CHATTANOOGA  
 537 CHERRY ST.  
 CHATTANOOGA, TENNESSEE 37402  
 (423) 764-3706 - BELL TELEPHONE CO.  
 CITY OF EAST MOORE  
 1517 TOMPKINS AVE.  
 EAST MOORE, TENNESSEE 37411  
 (423) 867-3741 - MARK BEMPEY

PROPERTY DESCRIPTION  
 LAND LOCATED IN THE CITY OF CHATTANOOGA AND CITY OF EAST MOORE, HAMILTON COUNTY, TENNESSEE, SAID BEING LOT 3, WIGGINS SUBDIVISION, PLAT BOOK 37, PAGE 15, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR ON THE EAST RIGHT OF WAY MEMPHIS ROAD (44 RIGHT OF WAY) AND THE NORTHWEST CORNER OF LOT 1, WIGGINS SUBDIVISION, PLAT BOOK 37, PAGE 15, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE, THENCE ALONG SAID LOT 1 THE FOLLOWING COURSES AND DISTANCES: SOUTH 01 DEGREES 11 MINUTES 45 SECONDS EAST 34.63 FEET TO A REBAR, SOUTH 63 DEGREES 54 MINUTES 49 SECONDS EAST 234.50 FEET TO A REBAR, NORTH 67 DEGREES 06 MINUTES 00 SECONDS EAST 36.67 FEET TO A 5/8" REBAR, NORTH 24 DEGREES 50 MINUTES 05 SECONDS EAST 186.29 FEET TO A 5/8" REBAR ON THE SOUTH CURVE TERRACE THE FOLLOWING COURSES AND DISTANCES: WITH A RADIUS OF 1936.86 FEET AND AN ARC LENGTH OF 199.62 FEET AND A CHORD BEARING SOUTH 87 DEGREES 07 MINUTES 56 SECONDS EAST 199.53 FEET TO A CRIMP TOP, SOUTH 85 DEGREES 08 MINUTES 47 SECONDS EAST 546.47 FEET TO A 5/8" REBAR, THENCE LEAVING SAID RIGHT OF WAY AND ALONG LOT 3, SOUTH TERRACE CENTER, PLAT BOOK 37, PAGE 17A, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE, SOUTH 23 DEGREES 11 MINUTES 03 SECONDS WEST 751.00 FEET TO A 5/8" REBAR TO A POINT ON THE PROPERTY LINE OF CASE (EXCAVATING AND GRADING LLC, DEED BOOK 8896, PAGE 378), THENCE ALONG SAID CASE PROPERTY THE FOLLOWING COURSES AND DISTANCES: NORTH 66 DEGREES 42 MINUTES 52 SECONDS WEST 85.21 FEET TO A REBAR, SOUTH 23 DEGREES 21 MINUTES 05 SECONDS WEST 39.23 FEET TO A REBAR, SOUTH 39 DEGREES 10 MINUTES 23 SECONDS WEST 8.47 FEET TO A 5/8" REBAR, THENCE LEAVING SAID CASE PROPERTY WEST 84.7 FEET TO A 5/8" REBAR, THENCE LEAVING SAID CASE PROPERTY NORTH 66 DEGREES 53 MINUTES 11 SECONDS WEST 347.60 FEET TO A 5/8" REBAR, THENCE WITH A CHORD TO THE RIGHT HAVING A RADIUS OF 508.61 FEET AND AN ARC LENGTH OF 205.08 FEET AND CHORD BEARING NORTH 56 DEGREES 34 MINUTES 47 SECONDS WEST 204.02 FEET TO A 5/8" REBAR, THENCE NORTH 46 DEGREES 26 MINUTES 46 SECONDS WEST 69.27 FEET TO A 5/8" REBAR ON THE PROPERTY LINE OF CASE (EXCAVATING AND GRADING LLC, DEED BOOK 8896, PAGE 378), THENCE ALONG SAID CASE PROPERTY AND HAMILTON CRANE, DEED BOOK 1930, PAGE 536 AND WILLIAM HENRY, JR., DEED BOOK 4781, PAGE 799, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE THE FOLLOWING COURSES AND DISTANCES: NORTH 38 DEGREES 25 MINUTES 13 SECONDS EAST 151.16 FEET TO A P.W. NAIL, NORTH 45 DEGREES 34 MINUTES 49 SECONDS WEST 121.40 FEET TO A REBAR, NORTH 50 DEGREES 50 DEGREES WEST 121.40 FEET TO A CRIMP TOP, NORTH 45 DEGREES 36 SECONDS WEST 54.63 FEET TO A 5/8" REBAR, SOUTH 43 DEGREES 22 MINUTES 54 SECONDS WEST 50.83 FEET TO A REBAR, SOUTH 43 DEGREES 22 MINUTES 54 SECONDS WEST 45.77 FEET TO A CRIMP TOP, NORTH 46 DEGREES 37 MINUTES 42 SECONDS WEST 141.17 FEET TO A CRIMP TOP, SOUTH 43 DEGREES 34 MINUTES 46 SECONDS WEST 100.21 FEET TO A 5/8" REBAR ON THE RIGHT OF WAY OF ANDERSON AVENUE (50' RIGHT OF WAY), THENCE ALONG SAID ANDERSON AVENUE NORTH 45 DEGREES 30 MINUTES 20 SECONDS WEST 6.93 FEET TO A REBAR ON THE RIGHT OF WAY OF MEMPHIS ROAD, THENCE ALONG MEMPHIS ROAD NORTH 43 DEGREES 31 MINUTES 56 SECONDS EAST 245.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.70 ACRES MORE OR LESS AS SHOWN ON SURVEY BY HORNES SURVEYING GROUP, DRAWING NUMBER 2010-046-1, DATED MARCH 3, 2010.



L=199.62' (PLA: L=200.75)  
 R=1936.86'  
 T=100.90'  
 CHD=582°07'56"E-199.53'  
 (PLA: CHD=582°07'56"E-199.53')

I-24

692 PARKING SPACES

(PLA: 582°07'56"E-199.53')  
 S85°08'42"E - 546.47'

2010-146

BASE BEARING  
 S23°11'03"W-751.00'

LOT 3  
 SOUTH TERRACE CENTER  
 PLAT BOOK 37, PAGE 17A

- NOTES:  
 1. PRESENT ZONING.  
 2. NO ADDRESS POSTED.  
 3. ALL UTILITIES SHOWN ARE FROM ABOVE GROUND STRUCTURES OR MARKINGS FROM ONE CALL. ALL ARE APPROXIMATE LOCATION, NO EXCAVATION WAS DONE.

STANDARD 1 - SECTION 2  
 1. APPROVED BY STATE OF TENNESSEE  
 2. APPROVED BY CITY OF CHATTANOOGA  
 3. APPROVED BY CITY OF EAST MOORE  
 4. APPROVED BY ELECTRIC POWER BOARD OF CHATTANOOGA  
 5. APPROVED BY HAMILTON COUNTY, TENNESSEE  
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 99. APPROVED BY HAMILTON COUNTY, TENNESSEE  
 100. APPROVED BY HAMILTON COUNTY, TENNESSEE

LOT 2, W  
 CITY OF  
 TENNESSEE

H  
 G

DRAWN BY: A/J/MG  
 SCALE: 1" = 50'  
 PROPERTY ADDRESS: 46

2010