

**First Reading: December 8, 2015**  
**Second Reading: December 15, 2015**

2015-149  
City of Chattanooga/RPA  
District No. 7  
Planning Version

ORDINANCE NO. 13011

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3000 BROAD STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO M-2 LIGHT INDUSTRIAL ZONE, 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 property located at 3000 Broad Street, more particularly described herein:

From M-1 to M-2 with conditions:

A portion of the tract, beginning at the property line on the east side of the 3000 block of Broad Street and extending in an easterly direction three hundred fifteen (315) feet parallel with Broad Street, being a portion of the properties described within Exhibit "A", Parcel Four (4), Tracts One through Six in Deed Book 6545, Page 608, ROHC. Tax Map No. 155F-C-001.07 (part) as shown on the attached map.

From M-1 to M-1 with conditions:

The remaining portion of the tract, beginning three hundred fifteen (315) feet from Broad Street and extending in an easterly direction to the west side of Williams Street, being a portion of the properties described within Exhibit "A", Parcel Four (4), Tracts One through Six in Deed Book 6545, Page 608, ROHC. Tax Map No. 155F-C-001.07 (part) as shown on the attached map.

and as shown on the maps attached hereto and made a part hereof by reference, and to be approved for M-1 Industrial Zone and approved for M-2 Light Industrial Zone.

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

M-2 Portion (first 315 feet from Broad Street ROW):

- (1) The following shall be screened from view from all public rights-of-way: the outdoor storage of equipment and products, apparatus related to vehicular repairs, and loading, and parking areas for large, heavy-use vehicles, dump trucks, repair vans and/or fleets.
  - (a) Screening shall be comprised of one (1) of the following:
    - (i) A greenbelt planting strip, not less than fifteen (15) feet in width. Such greenbelt shall be composed of at least:
      - (a) One (1) row of deciduous and evergreen trees, space not more than fifteen (15) feet apart, at least eight (8) feet tall, and with a minimum trunk diameter of one and one-half (1 ½ ) inches of planting; and
      - (b) One (1) row of shrubs, with a ration of two (2) deciduous to one (1) evergreen shrub, spaced an average of five (5) feet apart. Such shrubs shall be a minimum of thirty (30) inches in height at planting and expected to grow to a height of eight (8) feet in three (3) or four (4) growing seasons; or
    - (ii) Natural vegetation can be retained if it meets the intent of this section, or supplemented to meet the intent of this section; or
    - (iii) A sight obscuring screen (either solid or veil block, or some form of fence that is at least fifty percent (50%) opaque (excluding material made of fabric or synthetic fabrics) and at least six (6) feet high).

- (2) The display and/or sale of vehicles (excluding scooters bicycles and other non-motorized craft) requires a street edge treatment at the public right-of-way as described in Section 38-210 of the Chattanooga Zoning Ordinance.
- (3) Off-premise commercial billboards are not permitted.

M-1 Portion with conditions:

Following uses are prohibited – Blast furnace, Boiler works, Forge plants, Foundries, Planning mills, Processing of fish, poultry and meat, Rolling mills and Smelting.

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 15, 2015

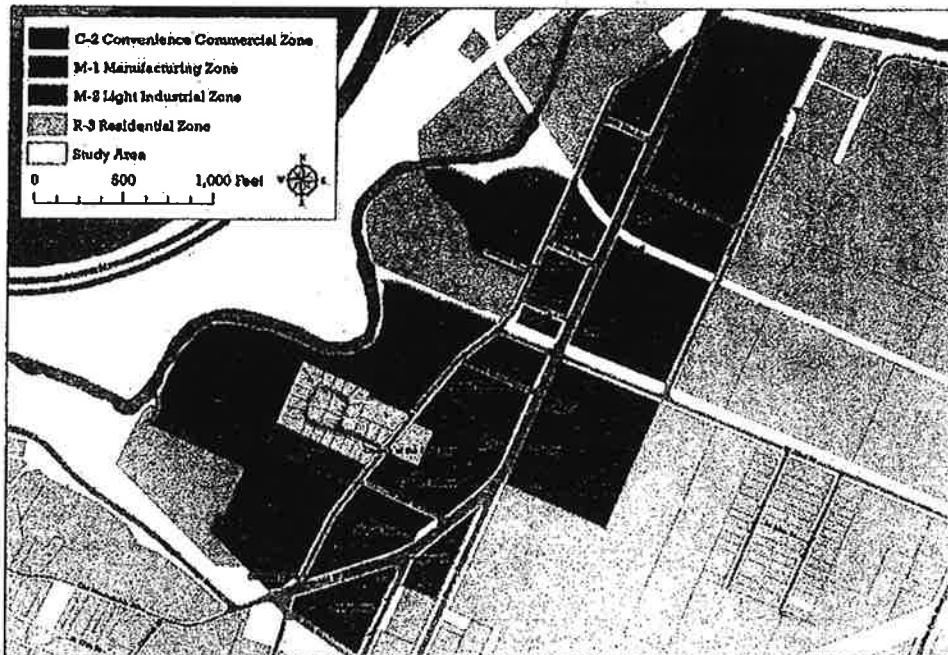
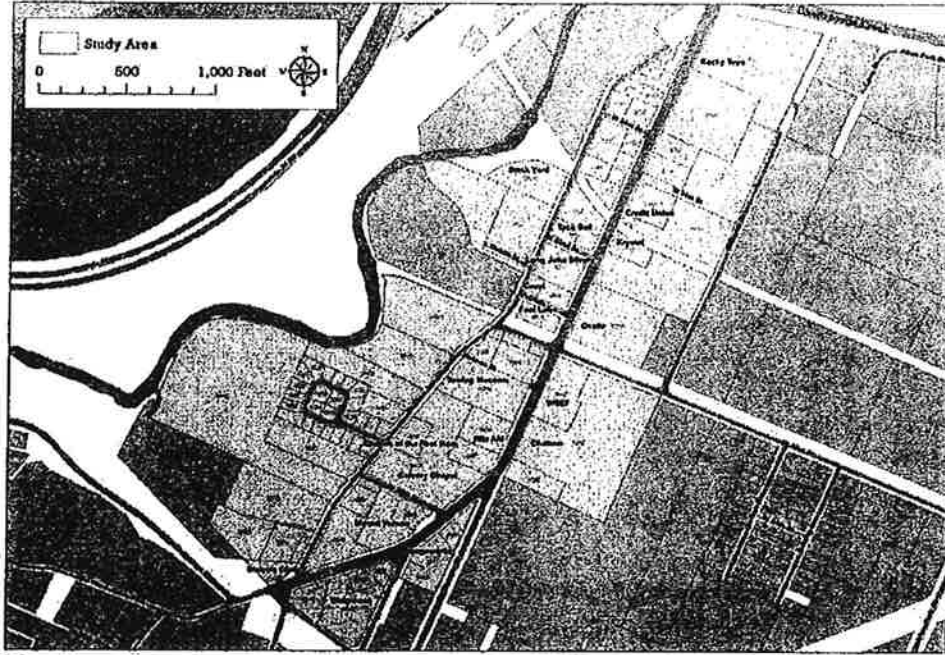
  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem

**Study Area** - The South Broad Zoning Study includes most of the properties fronting Broad Street and St. Elmo Avenue from Chattanooga Creek (on the north) to the railroad overpass at the foot of Lookout Mountain (on the south.)



South Broad Zoning Study  
Current Zoning 2016

Visit the project website at:  
<http://cityofchattanooga.com/SouthBroadZoningStudy>





## 2015-149 Rezoning from M-1 to M-1 and M-2 with Conditions

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-149:  
 Approve, subject to the conditions in the Planning Commission Resolution.



286 ft



Chattanooga Hamilton County Regional Planning Agency

