

First Reading: June 12, 2018
Second Reading: June 19, 2018

2018-093
Riverton Development Group, LLC
District No. 2
Planning Version

ORDINANCE NO. 13325

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF PROPERTY LOCATED AT 1100 LUPTON DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE AND M-1 MANUFACTURING ZONE TO R-1 RESIDENTIAL ZONE, R-4 SPECIAL ZONE, AND UGC URBAN GENERAL COMMERCIAL 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 part of property located at 1100 Lupton Drive, more particularly described herein:

To be rezoned R-1: Beginning at the northeast corner of Tax Map No. 118K-A-046 thence southeastwardly the following calls, southeast 574.26 feet, thence southeast 113.18 feet, thence southeast 111.30 feet, thence southeast 107.89 feet, thence southeast 104.72 feet, thence southeast 101.83 feet, thence southeast some 152.86 feet, thence northeast 25 feet, thence southeast 38.17 feet, thence southwest 393.26 feet to the south line of said property, thence along said south line the following calls southwest 509.08 feet, thence northwest 145.81 feet, thence southwest 32.01 feet, thence southeast 143.84 feet, thence some 1740 feet southwest along said south line to the current R-1 zoning line, thence following said zoning line northeastwardly some 1378 feet to a point, thence southeast some 15 feet to a point, thence

southeast 13.768 feet to a point, thence northeast 163.732 feet to a point, thence southeast 147.330 feet to a point, thence northeast 55.461 feet, thence northeast 86.748 feet, thence northeast 681.990 feet, thence northwest 609.692 feet, thence northeast 980.66 feet to the northeast corner of Tax Map No. 118K-A-046, the point of beginning and being part of the property described in Deed Book 11247, Page 120, ROHC. Tax Map No. 118K-A-046 (part).

To be rezoned R-4 : To find the point of beginning start at the northwest corner of Tax Map No. 118K-A-046 thence southeastwardly along the north line of said property the following calls: southeast 61.41 feet, thence 211.70 feet, thence 212.44 feet, thence 175.62 feet, thence 143.65 feet to the point of beginning, thence southeast 469.007 feet, thence southwest 59.869 feet, thence southwest 67.940 feet, thence southeast 290.942 feet, thence southeast 77.684 feet, thence northeast 142.113 feet, thence northeast 71.528 feet, thence northeast 268.049 feet, thence southeast 13.768 feet to a point, thence northeast 163.732 feet to a point, thence southeast 147.330 feet to a point, thence northeast 55.461 feet, thence northeast 86.748 feet, thence northeast 681.990 feet, thence northwest 609.692 feet to a point in the north line of said tax map, thence southwest the following calls along said north line: southwest 630.851 feet, thence southwest 554.468 feet, thence southwest 550.167 feet, thence southwest 374.798, being the point of beginning and being part of the property described in Deed Book 11247, Page 120, ROHC. Tax Map No. 118K-A-046 (part).

To be rezoned UGC: To find the point of beginning start at the northwest corner of Tax Map No. 118K-A-046 thence southeastwardly along the north line of said property the following calls: southeast 61.41 feet, thence 211.70 feet, thence 212.44 feet to the point of beginning thence southeast 861.113 feet. Thence northeast the following calls, 117.997 feet, thence 69.783 feet, thence 50.251 feet, thence 95.455 feet, thence 83.797 feet to a point, thence northeast 292.275 feet, thence northeast 175.214 feet, thence northeast 66.177 feet, thence northeast 59.869 feet to a point in the north line of said tax map, thence southwest 145.003 feet, thence northwest 138.691 feet, the point of beginning and being part of the property described in Deed Book 11247, Page 120, ROHC. Tax Map No. 118K-A-046 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from R-1

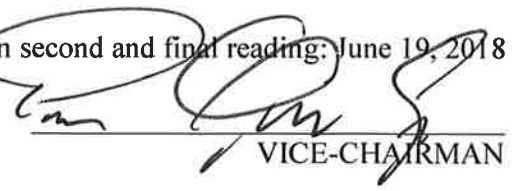
Residential Zone and M-1 Manufacturing Zone to R-1 Residential Zone, R-4 Special Zone, and UGC Urban General Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved for R-4 Special Zone, subject to limiting the uses to townhouses, single family residences, greenhouses, parking lots, and assisted living facilities and approve R-1 and UGC Zone. The UGC Zone is, subject to the following conditions:

- 1) Height of any building shall not exceed forty-five (45') feet;
- 2) No drive-thrus;
- 3) Pole mounted signs prohibited;
- 4) No wholesaling with accessory warehousing and related space; self-service storage facilities; auto-oriented uses, and hospitals; motels or hotels are prohibited with the exception of a boutique hotel with a maximum number of twenty-five (25) rooms which are furnished for sleeping accommodations;
- 5) Maximum non-residential building footprint of 45,000 square feet with no individual non-residential building to exceed 12,000 square feet plate; and
- 6) Maximum density of 12.0 dwelling units per acre.

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: June 19, 2018



VICE-CHAIRMAN

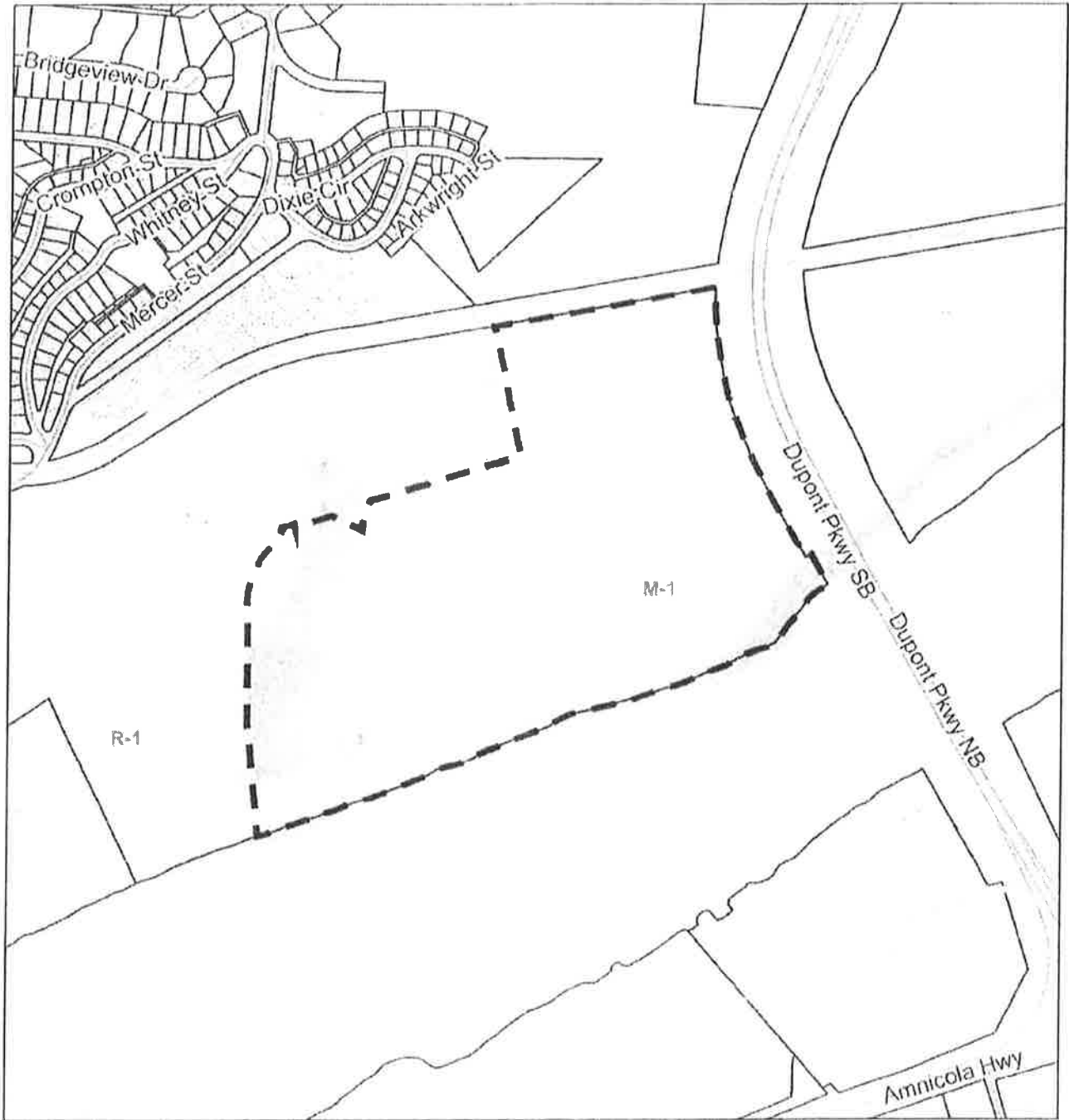
APPROVED: DISAPPROVED:



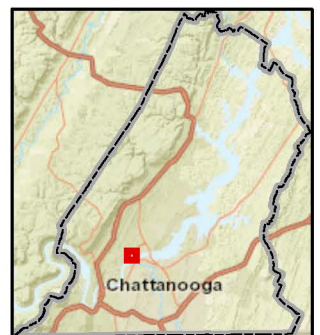
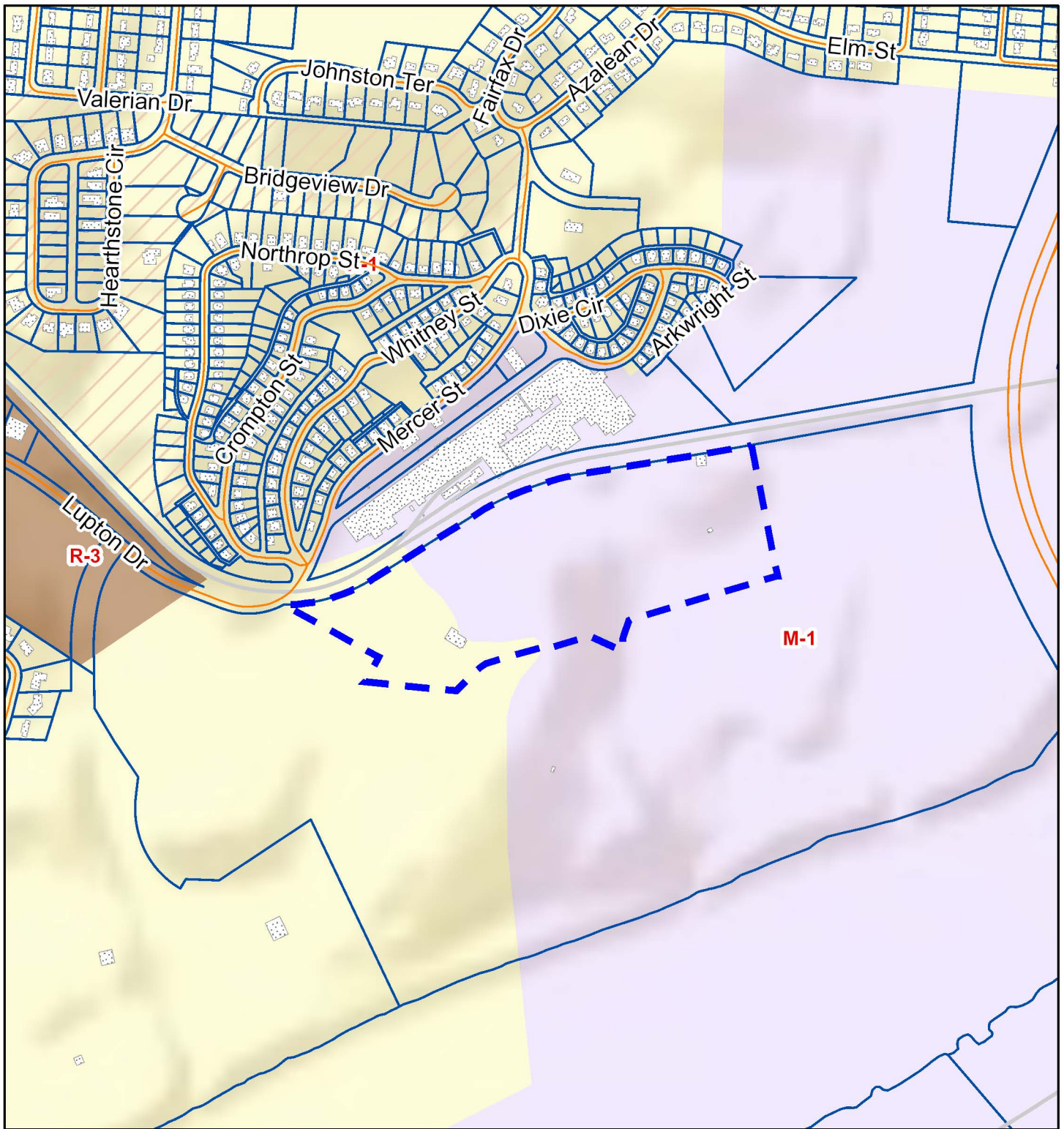
MAYOR

/mem

2018-0093 Rezoning from M-1 to R-1



2018-0093 Rezoning from R-1 and M-1 to R-4



2018-0093 Rezoning from R-1 to UGC

