

**First Reading: June 18, 2019**  
**Second Reading: June 25, 2019**

2019-045  
Chazen Engineering Consultants  
c/o Justin Tirsun  
District No. 1  
Alternate Version #3

ORDINANCE NO. 13475

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY ADDRESSED TO FRINGE ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM A-1 URBAN AGRICULTURAL ZONE AND R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, C-2 CONVENIENCE COMMERCIAL ZONE AND UGC URBAN GENERAL COMMERCIAL 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 addressed to Fringe Road, more particularly described herein:

**To be rezoned R-T/Z:** To find the point of beginning start at the southwest corner of Tax Map No. 153-011, thence southeast along it's south line some 1320 feet to its southeast corner, thence northeast along the east line of said property some 425 feet, thence southeast some 650 feet, thence southwest some 1361.19 feet, thence northwest some 306.49 feet, thence southwest some 343.11 feet, thence northwest some 200 feet, thence northwest some 228.39 feet, thence northwest some 240.47 feet thence southwest some 245.48 feet, thence northwest some 197.78 feet, thence southwest some 620.24 feet, thence northwest some 200 feet,

thence southwest some 297.48 feet, thence southwest some 312.69 feet, thence southeast some 527.86 feet, thence southeast some 466.43 feet, thence southwest some 601.07 feet, thence northwest some 2236.94 feet, thence northeast some 952.92 feet, thence northeast some 1266.49 feet, thence southeast some 150 feet, thence northeast some 1348.90 feet to the southwest corner of Tax Map No. 153-011 the point of beginning and being part of the property described in Deed Book 9257, Page 610, ROHC. Tax Map No. 165-001 (part).

**To be rezoned UGC:** To find the point of beginning start at the southwest corner of Tax Map No. 153-011, thence southeast along it's south line some 1320 feet to its southeast corner, thence northeast along the east line of said property some 425 feet, thence southeast some 650 feet, thence southwest some 1361.19 feet, thence northwest some 306.49 feet, thence southwest some 343.11 feet, thence northwest some 200 feet to the true point of beginning, thence northwest some 228.39 feet, thence northwest some 240.47 feet thence southwest some 245.48 feet, thence northwest some 197.78 feet, thence southwest some 620.24 feet, thence northwest some 200 feet, thence southwest some 297.48 feet, thence southwest some 312.69 feet, thence southeast some 527.86 feet, thence northeast some 296.97 feet, thence northeast some 303.04 feet, thence northeast some 340.61 feet, thence northeast some 246.06 feet, thence northeast some 313.92 feet, thence northeast some 220.43 feet being the true point of beginning and being part of the property described in Deed Book 9257, Page 610, ROHC. Tax Map No. 165-001 (part).

**To be rezoned C-2:** To find the point of beginning start at the southwest corner of Tax Map No. 153-011, thence southeast along it's south line some 1320 feet to its southeast corner, thence northeast along the east line of said property some 425 feet, thence southeast some 650 feet, thence southwest some 1361.19 feet to the true point of beginning, thence northwest some 306.49 feet, thence southwest some 343.11 feet, thence northwest some 200 feet, thence southwest some 220.43 feet, thence southwest some 313.92 feet, thence southwest some 246.06 feet, thence southwest some 340.61 feet, thence southwest some 303.04 feet, thence southwest some 296.97 feet, thence southeast some 466.43 feet, thence southwest some 71.48 feet, thence southeast some 263.58 feet, thence northeast some 353.95 feet, thence northeast some 1596.55, thence northeast some 837.45 feet being the true point of beginning and being part of the property described in Deed Book 9257, Page 610, ROHC. Tax Map No. 165-001 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from A-1 Urban Agricultural Zone and R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone, C-2 Convenience Commercial Zone and UGC Urban General Commercial Zone.

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

- 1) No clearing, grading, or land disturbance within the identified non-development zone in the attached illustration with the exception that minimal disturbance in this area be permitted for passive amenities such as removal of invasive and dead species, walking paths, overnight shelters, tree house, and viewing platforms.
- 2) As a minimum, when the limit of disturbance is proposed within twenty-five (25') feet of the non-development zone illustrated in the attachment, a licensed surveyor shall delineate by high visibility fence (three (3') foot high) for a minimum distance of one hundred (100') feet. The high visibility fencing is to be verified by the Land Development Office and shall be maintained throughout the land disturbance process.
- 3) The C-2 portion of this site shall be limited in uses to only those allowed in the UGC zone, Single-Family Housing, and Hotel and Resort with accessory uses common to the use.

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 25, 2019

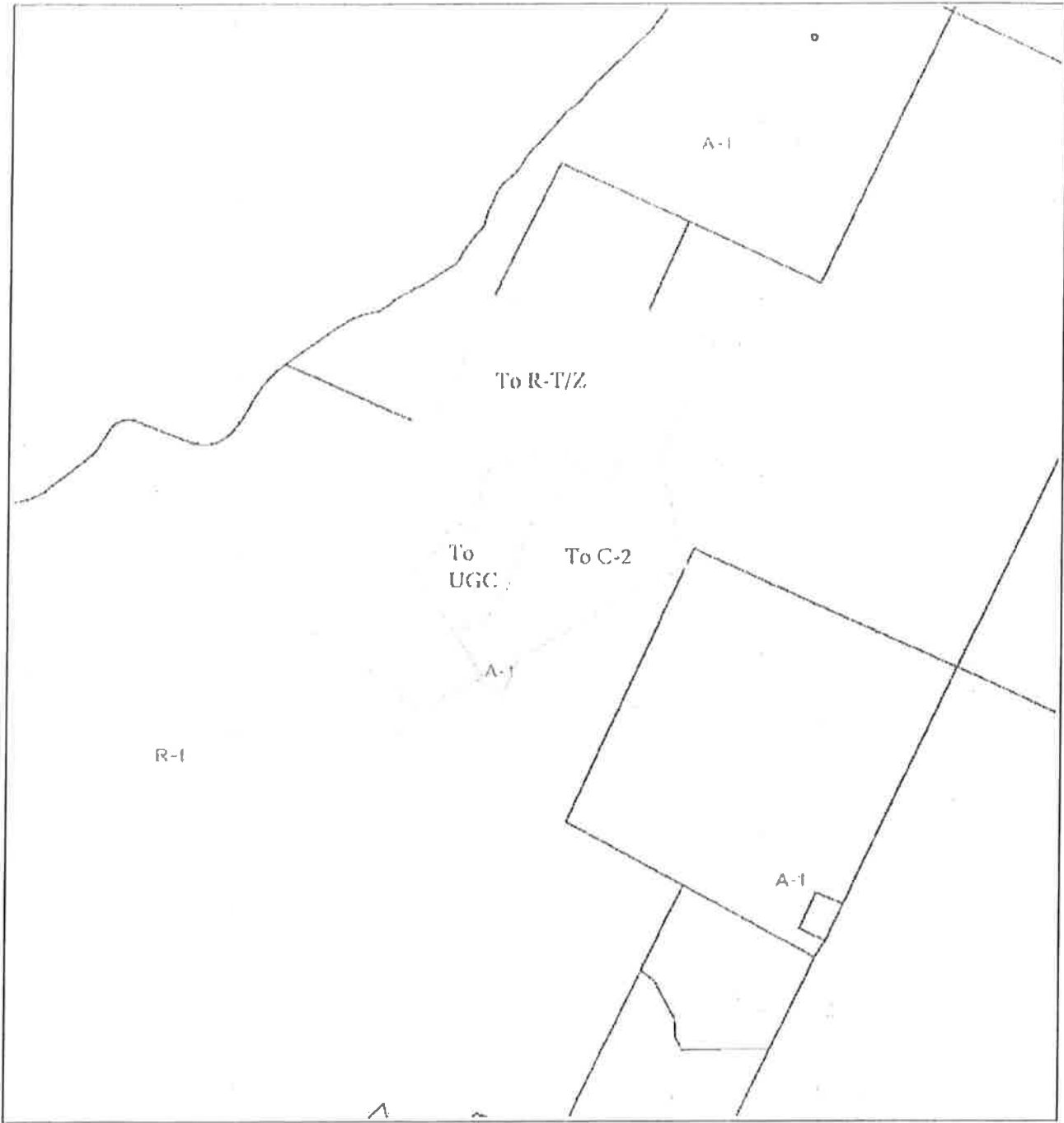
  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

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\_\_\_\_\_  
MAYOR

/mem/Alternate Version #3

2019-0045 Rezoning from A-1& R-1 to R-T/Z, C-2 & UGC



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