

**First Reading: May 16, 2023**  
**Second Reading: May 23, 2023**

MR-2023-0055  
Steward Advanced Materials  
c/o Joseph Parks  
District 7

ORDINANCE NO. 13983

AN ORDINANCE CLOSING AND ABANDONING AN UNOPENED RIGHT-OF-WAY IN THE 3500 BLOCK OF BRANNON AVENUE, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

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SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That an unopened right-of-way in the 3500 block of Brannon Avenue, as detailed on the attached maps, be and is hereby closed and abandoned:

Abandonment of an unopened alley in the 3500 block of Brannon Avenue beginning at the east line of said block thence some 583 feet southeast to the west line of the 3500 block of Jerome Avenue. Said alley separates 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, and 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 from Lot 9, Revised Plat of the East End Land Company Addition Number 1, Plat Book 115, Page 135, ROHC. Numbers Tax Map 167D-F-001 thru 003 thru 006 and 010.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be approved 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. 35<sup>th</sup> Street Place in which no structure can be built and includes a Type B landscape buffer to be installed; the south side of residential lot is acceptable to Type C landscape buffer condition;


- 2) Maximum height of forty (40') feet;
- 3) A Type "B" landscape buffer comprised of evergreen trees and shrubs shall be installed along E. 35<sup>th</sup> Street Place, Brannon, and Jerome Avenue;
- 4) No curb cuts along E. 35<sup>th</sup> Street Place; and
- 5) Recycling processing centers, retail sales and other commercial uses (see definition in Section 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 23, 2023

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

\_\_\_\_\_  
  
\_\_\_\_\_  
MAYOR

/mem

# MR 2023-0055 Alley Abandonment





MR 2023-0055 Alley Abandonment



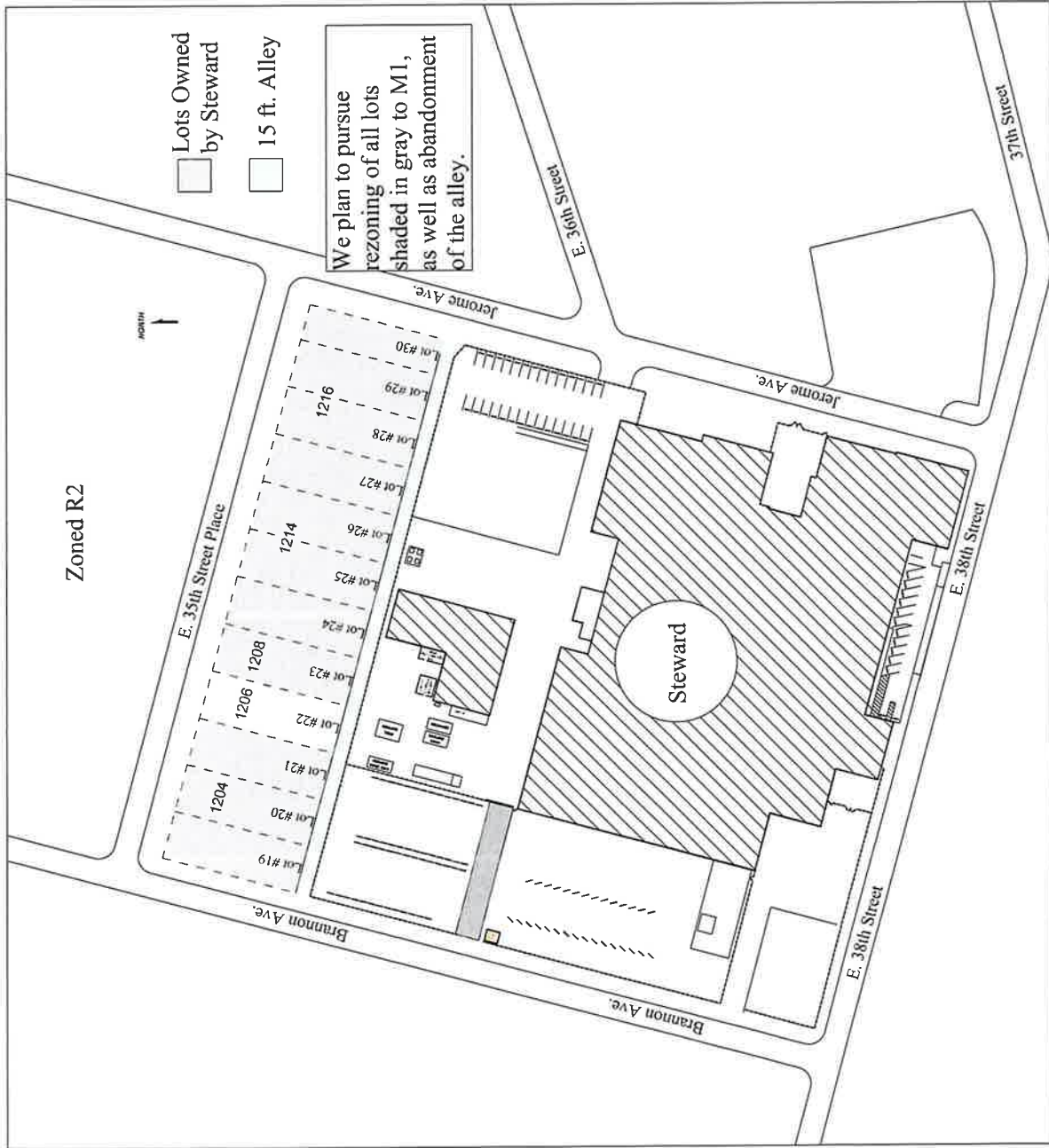


**DISCLAIMER**

Site plans submitted as part of rezoning application are for informational purposes only, with the exception of Planned Unit Development plans. Approval of the rezoning does not grant the applicant all development rights prescribed in the zoning district. Approval of the rezoning does not approve the development layout indicated on the site plan for a required land disturbing permit, grading permit, building permit, or compliance with the requirements of the zoning regulations. Subsequent permitting, preliminary site plan and plat review, and final plat review may limit the ability to construct allowable land uses as well as construct allowable land uses to the maximum intensity and/or density of the approved zoning district.

- Lots Owned by Steward
- 15 ft. Alley

We plan to pursue rezoning of all lots shaded in gray to M1, as well as abandonment of the alley.



**Lot Address and Ownership**

- Lot #'s 19-21- Owned by Steward  
1204 E. 35th Street Place
- Lot # 22- Owned by CEO Enterprises  
1206 E. 35th Street Place
- Lot # 23- Owned by Steward  
1208 E. 35th Street Place
- Lot # 24- Owned by Steward  
Address N/A
- Lot #'s 25-26- Owned by Steward  
1214 E. 35th Street Place
- Lot #'s 27-30- Owned by Steward  
1216 E. 35th Street Place

**Steward**  
ADVANCED MATERIALS

11117  
NYS 1127023  
SOS

Alley Abandonment

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