

First Reading: November 10, 2020
Second Reading: November 17, 2020

2020-0144
Ballard Development, LLC
District No. 8
Planning Version

ORDINANCE NO. 13618

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1500 AND 1502 EAST 13TH STREET, FROM R-1 RESIDENTIAL ZONE TO 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 properties located at 1500 and 1502 East 13th Street, more particularly described herein:

Lots 70 and 72, Block 6, Fort and Porter's Addition to Highland Park, Plat Book 3, Page 7, ROHC, Deed Book 11769, Page 237 and Deed Book 11772, Page 180, ROHC. Tax Map Nos. 146O-F-016 and 017.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to UGC Urban General Commercial Zone.

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

- 1) Residential uses only;
- 2) Allow existing one (1) story single-family residence structure to remain existing non-conforming/compliant;

- 3) A maximum of four (4) units per lot;
- 4) Rear parking with alley access; and
- 5) Maximum height of thirty-five (35') feet.


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: November 17, 2020



CHAIRPERSON

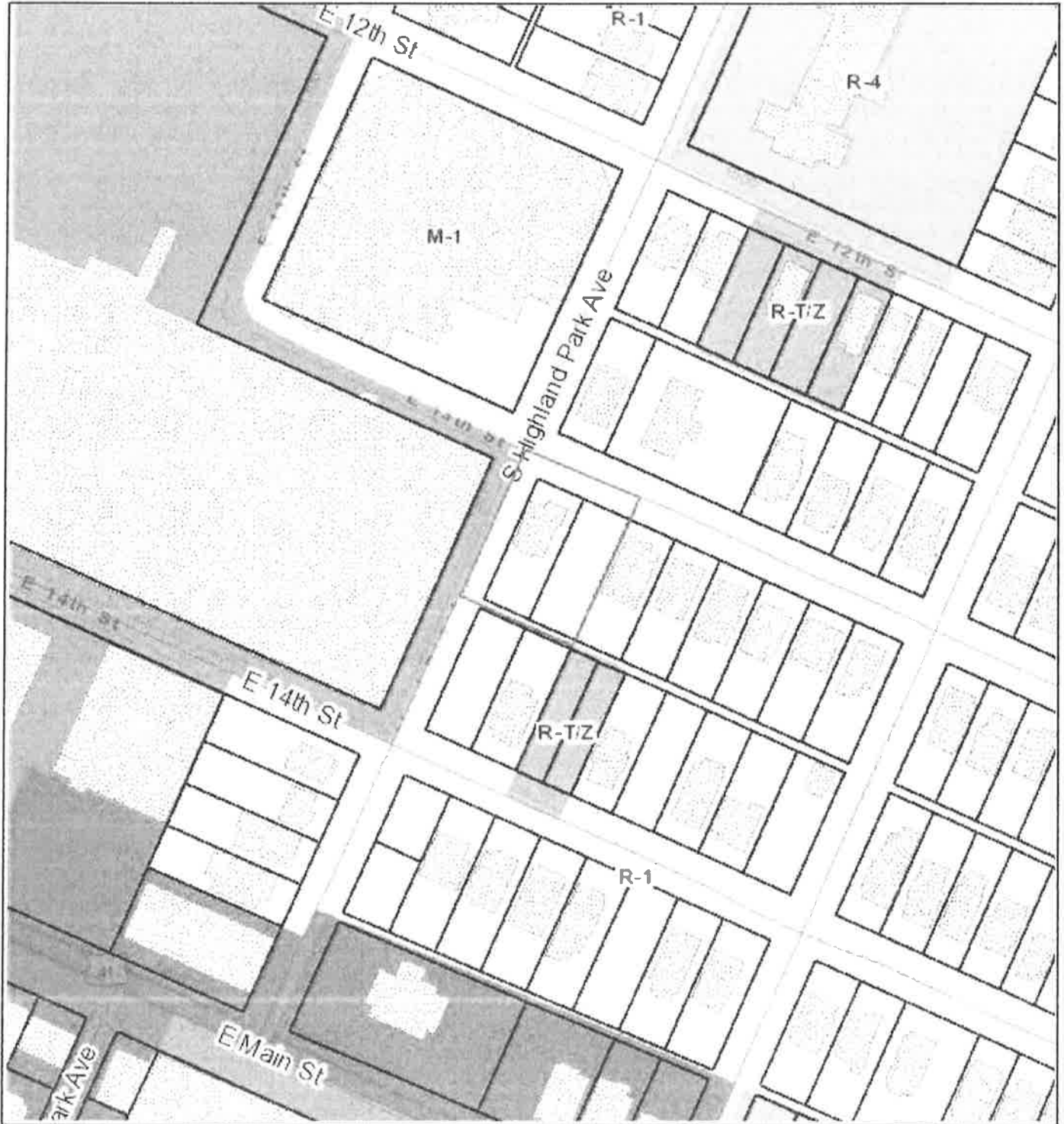
APPROVED: DISAPPROVED:



MAYOR

/mem

2020-0144 Rezoning from R-1 to UGC



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