

**First Reading: August 10, 2021**  
**Second Reading: August 17, 2021**

2021-0118  
JMB Investments Company, LLC  
District No. 4  
Planning Version

ORDINANCE NO. 13704

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 8187 EAST BRAINERD ROAD, FROM R-1 RESIDENTIAL ZONE AND R-2 RESIDENTIAL ZONE TO O-1 OFFICE ZONE AND R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE 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 8187 East Brainerd Road, more particularly described herein:

**To be rezoned O-1:** Beginning at the southeast corner of Tax Map Number 159O-A-035 thence westwardly along the north line of the 8100 block of East Brainerd Road some 122 feet to a point with the intersection with the 1100 block of Kinsey Drive thence northwest along said east line some 41 feet to a point, thence continuing some 168 feet northeast to a point, thence northeast some 57 feet to a point, thence southeast some 130 feet to a point in the east line of said parcel, thence southwest along said east line some 236 feet to a point being the southeast corner of said Tax Map and the point of beginning and being part of the property described in Deed Book 7627, Page 689, ROHC. Tax Map Number 159O-A-035 (part).

**To be rezoned R-T/Z:** Beginning at the northwest corner of Tax Map Number 159O-A-035 thence southeast some 130 feet to the northeast corner of said parcel, thence southwest along the east line of said parcel some 319 feet to a point, thence northwest some 130 feet to a point in the west line of said parcel, thence northeast along said west line 302 feet to the northwest corner, being the point of beginning and part of the property described in Deed Book 7627, Page 689, ROHC. Tax Map Number 159O-A-035 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone and R-2 Residential Zone to O-1 Office Zone and R-T/Z Residential Townhouse/Zero Lot Line Zone.

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

- 1) For the R-T/Z Residential Townhouse/Zero Lot Line Zoned portion, no more than five (5) single-family detached residential dwellings.

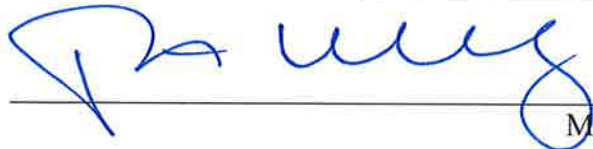
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: August 17, 2021



CHAIRPERSON

APPROVED:  DISAPPROVED:



MAYOR

/mem

2021-0118 Rezoning from R-1 & R-2 to O-1 & R-T/Z



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