

First Reading: November 9, 2021
Second Reading: November 16, 2021

2021-0164
CTF Alpaca Racing Group, LLC
District No. 2
Planning Version

ORDINANCE NO. 13734

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1310 HANOVER STREET LOCATED IN THE 200 TO 300 BLOCK OF TREMONT STREET, FROM C-5 NEIGHBORHOOD COMMERCIAL 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 property located at 1310 Hanover Street located in the 200 to 300 block of Tremont Street, more particularly described herein:

Lot 8, Block 1, Riverview Terrace, Plat Book 7, Page 29, ROHC, Deed Book 12568, Page 490, ROHC. Tax Map Number 136A-K-021.

and as shown on the maps attached hereto and made a part hereof by reference, from C-5 Neighborhood Commercial Zone to UGC Urban General Commercial Zone.

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

- 1) Auto-oriented uses as defined in Section 38-201, hospitals, wholesaling, warehousing, self-service storage facility, motel and hotel, billboards, companion

animal hospitals, miniature golf courses and similar outdoor amusement facilities, adult-oriented establishments, and open-air markets prohibited;

- 2) Building height limited to two and a half (2½) stories or thirty-five (35') feet;
- 3) Retain the existing structure; and
- 4) No dumpsters located within thirty (30') feet of any residential zone or 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: November 16, 2021



VICE CHAIRPERSON

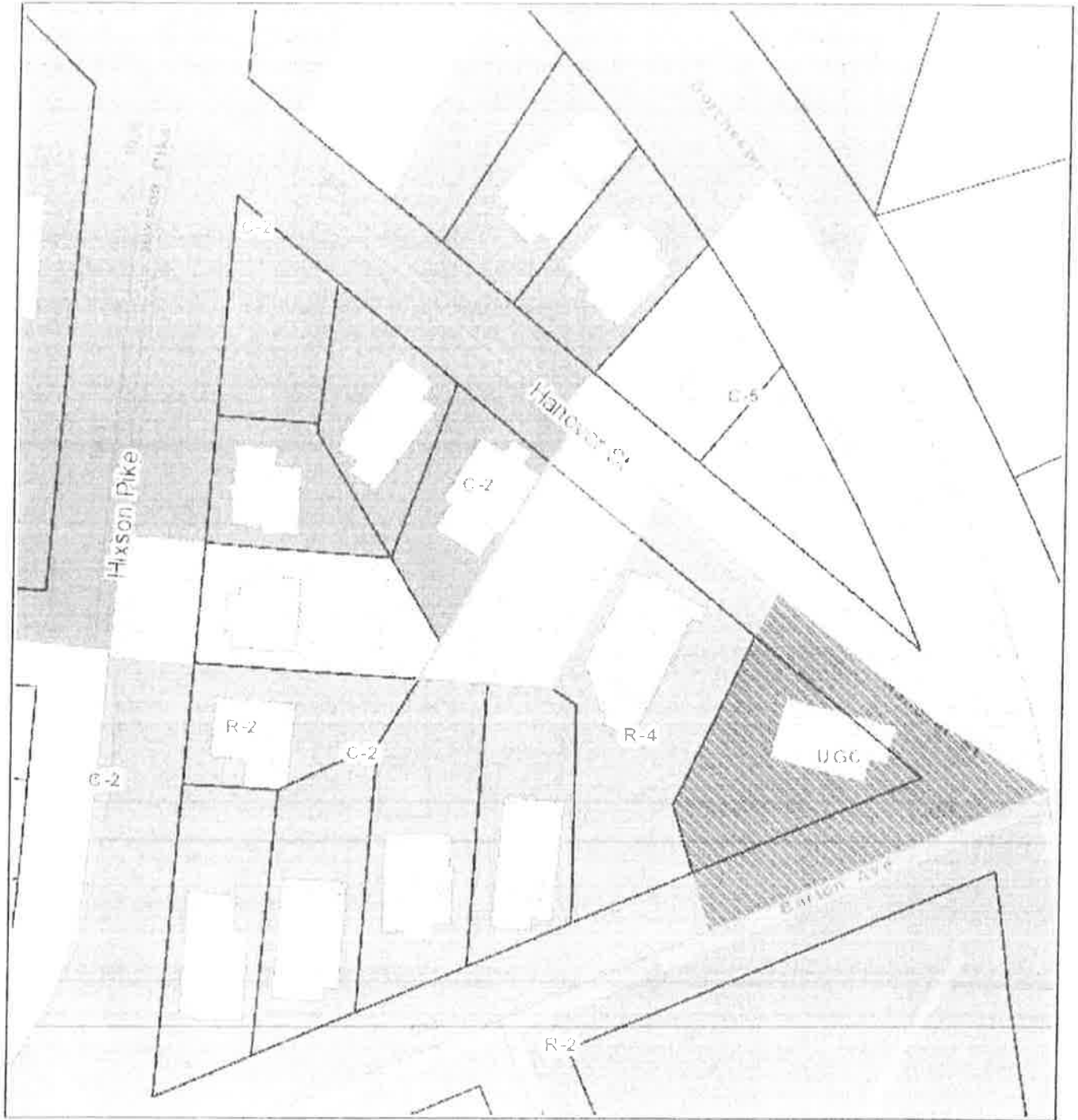
APPROVED: DISAPPROVED:



MAYOR

/mem

2021-0164 Rezoning from C-5 to UGC



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