

First Reading: May 10, 2022
Second Reading: May 17, 2022

2022-0098
Collier Construction
District No. 9
Planning Version

ORDINANCE NO. 13831

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1619 DODDS AVENUE, 1922 SOUTH WATKINS STREET, 2270 EAST 21ST STREET, AND 1803 AND 2111 SOUTH LYERLY STREET, FROM C-2 CONVENIENCE COMMERCIAL ZONE, M-1 MANUFACTURING ZONE, AND R-3 RESIDENTIAL ZONE TO C-3 CENTRAL BUSINESS 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 1619 Dodds Avenue, 1922 South Watkins Street, 2270 East 21st Street, and 1803 and 2111 South Lyerly Street, more particularly described herein:

Lots 4, 5 and 6, Block 11, 1919 Revised Plat of the Dodds Place Subdivision, Plat Book 7, Page 44, ROHC, Part of Lots 10 and 11, Baileys Subdivision Ridgedale, Plat Book 2, Page 15, ROHC, Lot 39, Revised Plat of Lot 1, Stower's Subdivision and Lot 39, Mill Town 2020 Subdivision, Plat Book 123, Page 164, ROHC, and Lot 2, Fairfield Subdivision, Plat Book 6, Page 38, ROHC, being the properties described in Deed Book 12650, Page 333, ROHC, Deed Book 12795, Page 142, being part of the properties described in Deed Book 12708, Page 68, Deed Book 12854, Page 911, and Deed Book 12827, Page 404, ROHC. Tax Map 156F-B-007, 156F-J-029, 156G-E-011, 156G-F-032(part), 032.01 and 036.

and as shown on the maps attached hereto and made a part hereof by reference, from C-2

Convenience Commercial Zone, M-1 Manufacturing Zone, and R-3 Residential Zone to C-3 Central Business Zone.

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

1619 Dodds Avenue: Subject to: All C-3 permitted uses except auto oriented, alternative financial institutions, liquor stores, or adult oriented establishments.

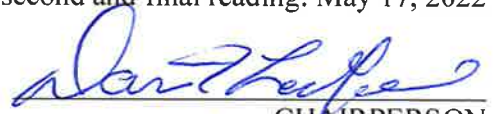
1803 S. Lyerly Street: Subject to: Residential uses only.

1922 S. Watkins Street: Subject to: Residential uses only.

2270 E. 21st Street and 2111 S. Lyerly Street: Subject to: All C-3 permitted uses except auto oriented, alternative financial institutions, liquor stores, or adult oriented establishments.

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 17, 2022


CHAIRPERSON

APPROVED: DISAPPROVED:


MAYOR

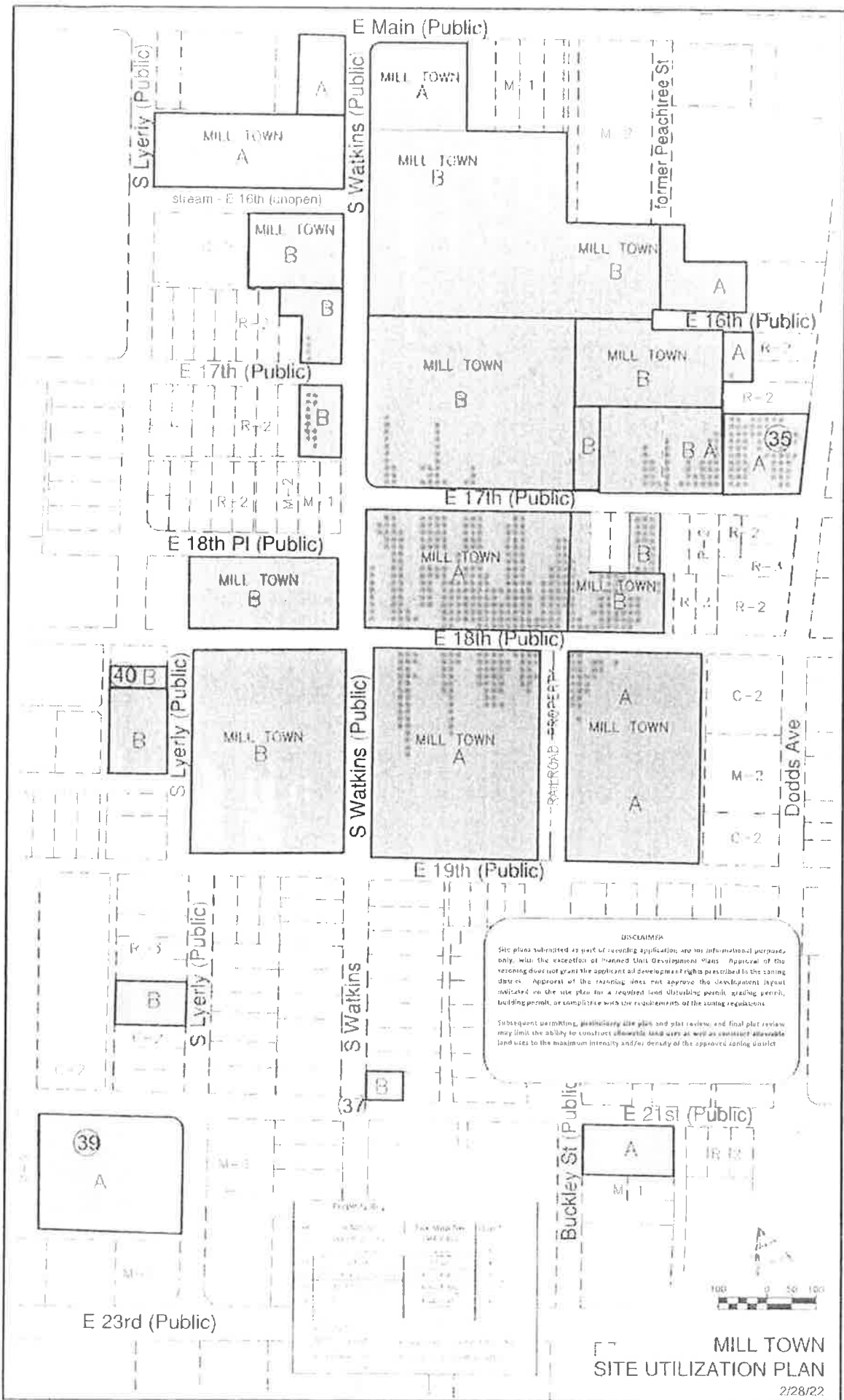
/mem

2022-0098 Rezoning C-2, M-1 & R-2 to C-3



2022-0098 Rezoning C-2, M-1 & R-2 to C-3





DISCLAIMER

Site plans submitted as part of rezoning application, are for informational purposes only, with the exception of rezoned lots 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.

**MILL TOWN
SITE UTILIZATION PLAN**