

2022-0177
NE Group
c/o Eric Emery
District No. 8
Planning Version

ORDINANCE NO. 13903

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 401 CENTRAL AVENUE AND 1048 EAST 4TH STREET, FROM R-4 SPECIAL 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 401 Central Avenue and 1048 East 4th Street, more particularly described herein:

Two unplatted tracts of land located at 401 Central Avenue and 1048 East 4th Street being the properties described as Tracts 1 and 2 in Deed Book 12957 Page 372, ROHC. Tax Map Numbers 146A-N-012 and 013.

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special 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) The maximum height of any portion of a building or structure, except single-unit living detached, within fifteen (15') feet of a common lot line abutting a protected zone—R-1, RT-1, RZ-1, R-2, R-4, or R-TZ—is two and a half (2.5) stories or thirty-five (35') feet. Property separated by a street or alley is not considered abutting; and

- 3) Maximum height of four (4) stories excluding the area of height restriction listed above.

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: October 18, 2022



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem

2022-0177 Rezoning from R-4 to UGC

