

2022-0218
ASA Engineering
c/o Allen Jones
District No. 2
Planning Version

ORDINANCE NO. 13910

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4527 HIXSON PIKE, FROM C-2 CONVENIENCE COMMERCIAL ZONE WITH CONDITIONS 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 4527 Hixson Pike, more particularly described herein:

Lots 2 thru 4, A E Bazemore Subdivision, Plat Book 18, Page 66, ROHC, Deed Book 12706, Page 812, ROHC. Tax Map Number 110I-C-002.

and as shown on the maps attached hereto and made a part hereof by reference, from C-2 Convenience Commercial Zone with conditions to UGC Urban General Commercial Zone.

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

- 1) Maximum height of three (3) stories; and
- 2) Residential, retail, and office uses only. All other uses including, but not limited to, auto-oriented uses, adult-oriented establishments, self-service storage facilities, wholesaling with accessory warehousing and hospitals shall be prohibited.

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 15, 2022



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem

2022-0218 Rezoning from C-2 to UGC

