

First Reading: February 14, 2023
Second Reading: February 21, 2023

2023-0014
Stone Creek Consulting
c/o Allen Jones
District No. 7
Planning Version

ORDINANCE NO. 13954

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE SEVERAL PROPERTIES IN THE 2600 BLOCKS OF COWART AND WILLIAMS STREET AND THE 200 BLOCK OF WEST 27TH STREET, FROM R-3 RESIDENTIAL ZONE WITH CONDITIONS TO UGC URBAN GENERAL COMMERCIAL ZONE WITH 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 several properties in the 2600 blocks of Cowart and Williams Street and the 200 block of West 27th Street, more particularly described herein:

Lot 1, Robert Atkins Subdivision, Plat Book 38, Page 363, ROHC and several unplatted tracts of land located in the 2600 blocks of Cowart and Williams Street as well as the 200 block of West 27th Street, being part of the properties described in Deed Book 1393, Page 22, Deed Book 9838, Page 468, Deed Book 10581, Pages 961, 964, and 967, Deed Book 10682, Page 684, Deed Book 10748, Page 449, Deed Book 10897, 622, Deed Book 10932, Page 847, Deed Book 11188, Page 269, Deed Book 12493, Page 426, and Deed Book 12771, Page 497, ROHC. Tax Map Numbers 155C-C-001 thru 011, 013, and 015 thru 024.

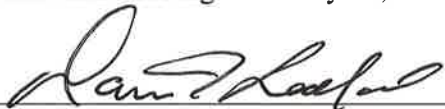
and as shown on the maps attached hereto and made a part hereof by reference, from R-3 Residential Zone with conditions to UGC Urban General Commercial Zone with conditions.

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

- 1) Residential uses only, except on ground floor commercial and office uses may be allowed fronting 26th and 27th Streets;
- 2) Active space facing the street on the ground floor; and
- 3) Maximum of three (3) curb cuts along Cowart and a maximum of three (3) curb cuts along Williams Street, unless additional curb cuts are required during the permitting process.

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: February 21, 2023



CHAIRPERSON

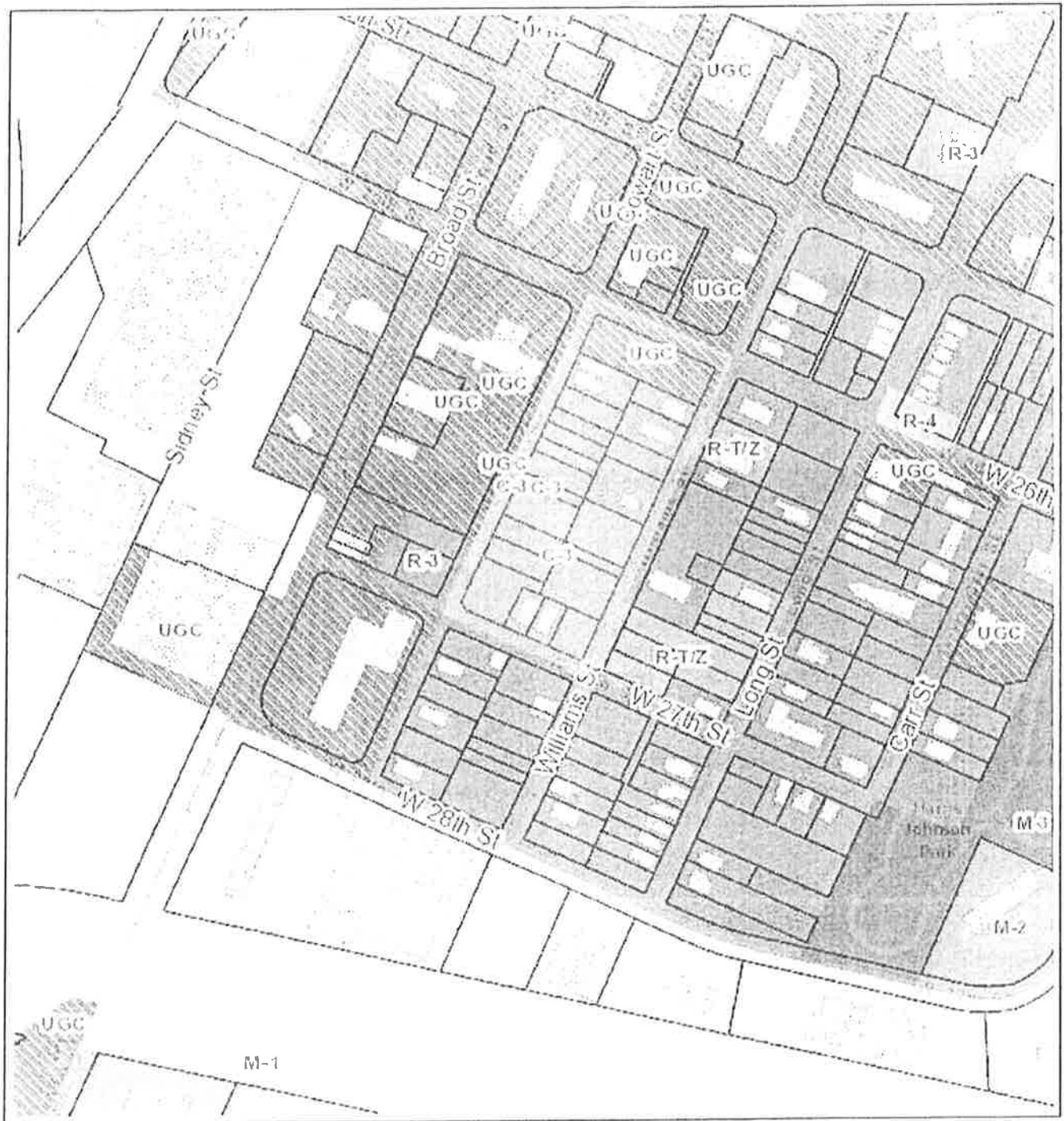
APPROVED: DISAPPROVED:



MAYOR

/mem

2023-0014 Rezoning from R-3, UGC & C-3 w/conds to C-3 w/conds



2023-0014 Rezoning from R-3, UGC & C-3 w/conds to C-3 w/conds

