

First Reading: June 13, 2023
Second Reading: June 20, 2023

2023-0067
Campbell Lewis
District No. 8
Planning Version

ORDINANCE NO. 13996

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1108 MCCALLIE AVENUE AND AN UNADDRESSED TRACT OF LAND LOCATED IN THE 1100 BLOCK OF DUNCAN AVENUE, FROM M-2 LIGHT INDUSTRIAL ZONE AND R-3 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE AND R-4 SPECIAL 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 1108 McCallie Avenue and an unaddressed tract of land located in the 1100 block of Duncan Avenue, more particularly described herein:

Lots 4, 8, and 9, Block 1, Cook and Hutcheson's New Subdivision of Fisher's Addition to Highland Park, Plat Book 5, Page 53, ROHC, Deed Book 11168, Page 858, ROHC, and Deed Book 11174, Page 268, ROHC. Tax Map Numbers 146G-B-003 and 019.

To be rezoned UGC Urban General Commercial Zone:
Property located at 1108 McCallie Avenue.
Lot 4, Block 1, Cook and Hutcheson's New Subdivision of Fisher's Addition to Highland Park, Plat Book 5, Page 53, ROHC, Deed Book 11168, Page 858, ROHC. Tax Map Number 146G-B-003.

To be rezoned R-4 Special Zone with conditions: An unaddressed property located in the 1100 block of Duncan Avenue. Lots 8, and 9, Block 1, Cook and Hutcheson's New Subdivision of Fisher's Addition to Highland Park, Plat Book 5, Page 53, ROHC, Deed Book 11174, Page 268, ROHC. Tax Map Number 146G-B-019.

and as shown on the maps attached hereto and made a part hereof by reference, from M-2 Light Industrial Zone and R-3 Residential Zone to UGC Urban General Commercial Zone and R-4 Special Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to the following conditions for R-4 Special Zone:

- 1) Single-Family, Two-Family, Multiple Family Dwellings permitted; and
- 2) Parking lots and garages as an accessory to a permitted use when located on the same lot or adjacent lot uses only approved.

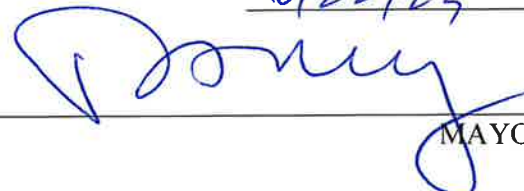
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: June 20, 2023



CHAIRPERSON

APPROVED: DISAPPROVED:

6/22/23


MAYOR

/mem

2023-0067 Rezoning from M-2 and R-3 to C-2

