

**First Reading: July 9, 2024**  
**Second Reading: July 16, 2024**

2024-0100  
Stone Creek Consulting LLC  
c/o Allen Jones  
District No. 7  
Planning Version #2

ORDINANCE NO. 14132

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2700, 2704, AND 2706 LONG STREET, FROM R-3 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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 2700, 2704, and 2706 Long Street, more particularly described herein:

Three unplatted tracts of land located at 2700, 2704, and 2706 Long Street being the properties described as Tracts 1 and 2 in Deed Book 10490, Page 40, and Deed Book 10508, Page 398, ROHC. Tax Map Numbers 155L-C-005, 006 and 007.


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

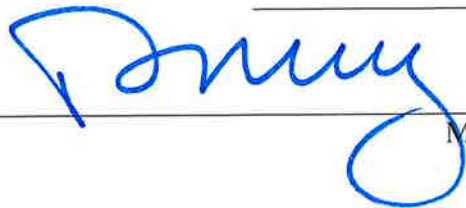
SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to the following conditions:

- 1) Residential uses only;
- 2) Maximum building height of three (3) stories or forty feet (40') feet;
- 3) No more than four (4) attached units per each massed building along the Long Street right-of-way;
- 4) No STVRs are allowed; and
- 5) An eight (8') foot privacy fence to be installed along 52, 58, and 64 W. 27<sup>th</sup> Street.

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: July 16, 2024

  
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CHAIRPERSON  
APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/v2

# 2024-0100 Rezoning from R-3 to UGC with Conditions



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