

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE V, DIVISION 7, R-3MD MODERATE DENSITY ZONE, SECTION 38-104, TO CLARIFY THAT ONLY ONE STRUCTURE IS PERMITTED PER LOT.

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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, Article V, Division 7, R-3MD Moderate Density Zone, Section 38-104, Height and area regulations, be amended by adding a new item (6) as follows:

- (6) There shall be only single-family dwelling, one two-family dwelling, one three-family dwelling, and one four-family dwelling per lot.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect immediately upon passage on second reading.

Passed on second and final reading: \_\_\_\_\_

\_\_\_\_\_  
CHAIRPERSON

APPROVED: \_\_\_\_ DISAPPROVED: \_\_\_\_

\_\_\_\_\_  
MAYOR

/mem

**A RESOLUTION TO AMEND THE CHATTANOOGA CITY CODE,  
PART II, CHAPTER 38 ZONING ORDINANCE, ARTICLE V, DIVISION  
7 R-3MD MODERATE DENSITY ZONE, SECTION 38-104, TO  
CLARIFY THAT ONLY ONE STRUCTURE IS PERMITTED PER LOT**

**WHEREAS**, the intent of this zone is to allow a one, two, three, or four-family dwelling on a lot;

**AND WHEREAS**, the table in section 38-104(2) shows the minimum lot size for each type of residential structure;

**AND WHEREAS**, there has been recent confusion about whether or not more than one residential structure is permitted on a lot;

**AND WHEREAS**, clarification of this issue is needed for better planning and enforcement.

**NOW THEREFORE, BE IT RESOLVED**, that the Chattanooga-Hamilton County Regional Planning Commission on February 9, 2015 does hereby recommend to the Chattanooga City Council that the following sections be amended as follows:

**Amend Article V, Division 7 R-3MD Moderate Density Zone, Section 38-104 Height and area regulations, by adding a new item (6) as follows:**

- (6) There shall be only single-family dwelling, one two-family dwelling, one three-family dwelling, and one four-family dwelling per lot.

Respectfully submitted,

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John Bridger, Secretary

Date of Adoption: February 9, 2015

JB:GH:PD:sh

R3MDClarify

## NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

2015-016 Wesley Johnson, Jr./Dawghouse Holdings, LLC. 2847 Calhoun Avenue, from R-2 Residential Zone to M-1 Manufacturing Zone.

2015-018 University Housing Group/Westview Drive, LP. 1428 Riverside Drive, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-019 Hometown Folks, LLC c/o MAP Engineers/Walter & Sharon Willis. 13 South Moore Road, from R-1 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2015-020 Thomas Palmer/Dan Rose. 1472 and 1474 Market Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-022 Mike Doucoumes. 1428 Crawford Street, from R-1 Residential Zone to R-4 Special Zone.

2015-026 John Parrish/Carlson Consulting Engineers/Suntrust Bank, Alvin Cannon, William Voiles, Cornerstone Auto Broker, LLC. 8607, 8613, and 8619 North Hickory Valley Road and 5317, 5321, 5323, 5325, 5327, 5329, and 5331 Highway 58, from R-3 Residential Zone and C-2 Convenience Commercial Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following amendments be made to the Chattanooga City Code, Part II, Chapter 38, known as the Chattanooga Zoning Ordinance by:

(a) Deleting Article IV, Section 38-23 in its entirety and substituting in lieu thereof.

- (b) Deleting Article VI, Sections 38-502 through 38-512 in their entirety and substituting in lieu thereof.
- (c) Replacing in Article VIII, Section 38-568(23), the “38-507” reference in the second paragraph with “38-502(8).”
- (d) Deleting Article IV, Section 38-32 in its entirety and substituting in lieu thereof.
- (e) Adding a new item (6) to Article V, Section 38-104.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

**March 10, 2015**

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the \_\_\_\_ day of \_\_\_\_\_, 2015.

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Nicole Gwyn  
Clerk to the City Council