

**First Reading: July 13, 2021**  
**Second Reading: July 27, 2021**

2021-0094  
Collier Construction Company, Inc.  
District No. 6  
Planning Version #2

ORDINANCE NO. 13692

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 114 AND 300 MCBRIEN ROAD TOGETHER WITH AN UNADDRESSED PROPERTY LOCATED IN THE 5300 BLOCK OF LYNNLAND TERRACE, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL 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 114 and 300 McBrien Road together with an unaddressed property located in the 5300 block of Lynnland Terrace, more particularly described herein:

Lots 2 thru 7, Plat of Lots 2 thru 7 of Lynnland Place Subdivision, Plat Book 21, Page 17, ROHC, and two unplatted tracts of land located at 114 and 300 McBrien Road being the property described in Deed Book 1530, Page 116, Deed Book 1813, Page 590, and Deed Book 2076, Page 506, ROHC. Tax Map Numbers 157N-H-028 thru 030.

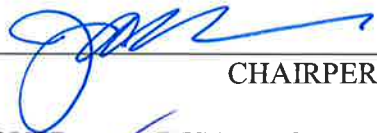
and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-3 Residential Zone.

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


- 1) Building height shall be limited to two and a half (2.5) stories or thirty-five (35') feet; and
- 2) Total number of units not to exceed twenty-five (25) and no more than one (1) unit per structure.

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 27, 2021

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

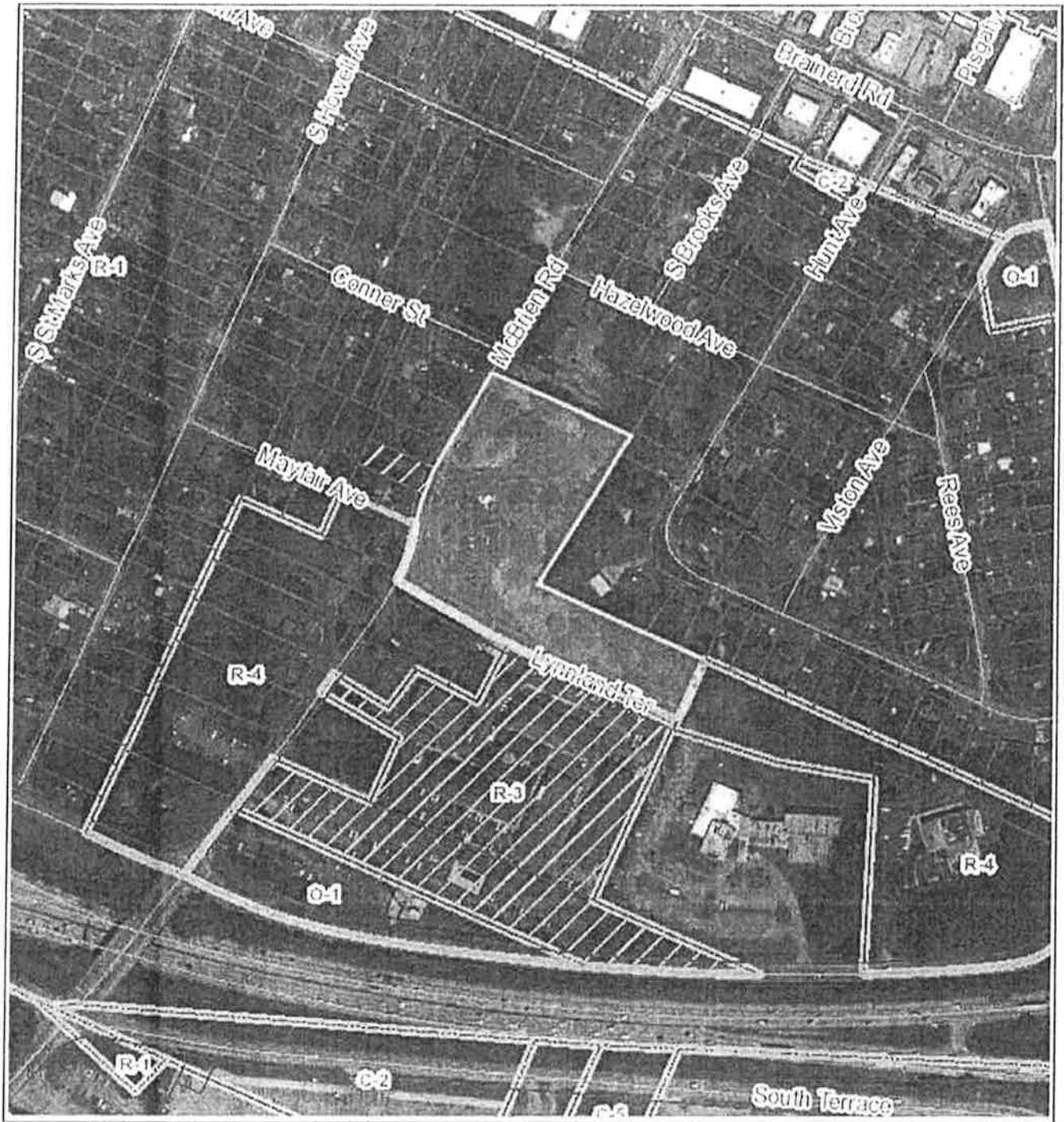
  
\_\_\_\_\_  
MAYOR

/mem/v2

# 2021-0094 Rezoning from R-1 to R-3



2021-0094 Rezoning from R-1 to R-3





The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the City Council Assembly Room, located at 1000 Lindsay Street, Chattanooga, TN 37402, on

July 13, 2021,

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 \_\_\_\_\_, 2021.

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Nicole Gwyn  
Clerk to the City Council