

**First Reading: September 14, 2021**  
**Second Reading: September 21, 2021**

2021-0139  
Ethan Collier of  
Collier Construction  
District No. 9  
Planning Version

ORDINANCE NO. 13715

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED IN THE 2500 BLOCK OF EAST 16<sup>TH</sup> STREET, 2300 AND 2500 BLOCKS OF EAST 17<sup>TH</sup> STREET, 2400 AND 2500 BLOCKS OF EAST 18<sup>TH</sup> STREET, 2500 BLOCK OF EAST 19<sup>TH</sup> STREET, 2400 AND 2500 BLOCKS OF EAST 21<sup>ST</sup> STREET, 2300 BLOCK OF EAST MAIN STREET, 1500 AND 2000 BLOCK OF SOUTH LYERLY STREET, AND 1500 THROUGH 1800 BLOCKS OF SOUTH WATKINS STREET, FROM C-2 CONVENIENCE COMMERCIAL ZONE, C-3 CENTRAL BUSINESS ZONE, AND R-2 RESIDENTIAL ZONE TO C-3 CENTRAL BUSINESS 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 in the 2500 block of East 16<sup>th</sup> Street, 2300 and 2500 blocks of East 17<sup>th</sup> Street, 2400 and 2500 blocks of East 18<sup>th</sup> Street, 2500 block of East 19<sup>th</sup> Street, 2400 and 2500 blocks of East 21<sup>st</sup> Street, 2300 block of East Main Street, 1500 and 2000 block of South Lyerly Street, and 1500 through 1800 blocks of South Watkins Street, more particularly described herein:

Lots 29 and 30, McCullough's Subdivision of the Huddle Farm, Plat Book 1, Page 11, ROHC; Part of Lot C, Lots D thru G, and Lot 14, Block 9, All of Block 10, Lot 12 of Block 11, The Dodd's Place Ridgedale, Plat Book 2, Page 13, ROHC; Lots 1 thru 4, 9 thru 12, and 15 thru 36, Block 9, Subdivision of Block 9 of Huddle Place, Plat Book 2, Page 17, ROHC; Lot 9 of Block 1, Lots 7 thru 16, Block 4, Lots 5 thru 8, 10, 11 and part of Lot 12, Block 5, Lot 8 of Block 12, Lots 3 thru 9 of Block 13, Anderson and Eckford's Addition to Ridgedale, Plat Book 3, Page 34, ROHC; Lots 1 thru 16 of Block A, Brock's Addition to Ridgedale, Plat Book 5, Page 7, ROHC; Lots 56 and 57 of Block D, Brock's Amended Addition Number 5 to Ridgedale, Plat Book 6, Page 26, ROHC; Parts of Lots 1 and 2, Lots 7 and 8, Part of Lot 9, Lot 10 and 11, Lot 13 thru 18, Block 11, Revised Plat of the Dodd's Place, Plat Book 7, Page 44, ROHC; and Lots 1 and 2 Corrective Plat of the Second Revised Plan of Lots 1 and 2, Dodd's Place Subdivision, Plat Book 54, Page 123, ROHC, being part of the properties described in Deed Book 10854, Page 601, Deed Book 11663, Page 24, Deed Book 11751, Page 383, Deed Book 11857, Pages 615, 664, and 668, Deed Book 11886, Page 840, Deed Book 12059, Pages 835, 838, and 845, Deed Book 12144, Page 378, Deed Book 12250, Pages 563 and 566, Deed Book 12254, Page 650, Deed Book 12445, Page 761, Deed Book 12459, Page 929, Deed Book 12489, Pages 97 and 149, ROHC. Tax Map Numbers 156C P 004, 012, 15 thru 019; 156F A 001 thru 003, 023, 024; 156F B 001, 001.01, 002, 008 thru 013, 016, 026; 156F H 001, 016, 017, 019; 156F K 026, 027 and 156G F 018.

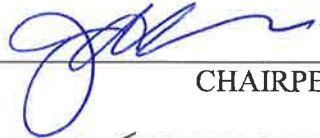
and as shown on the maps attached hereto and made a part hereof by reference, from C-2 Convenience Commercial Zone, C-3 Central Business Zone, and R-2 Residential Zone to C-3 Central Business Zone.

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

- 1) Group A and Group B, as shown on the attached map: Prohibited uses as defined in Sec. 38-226 of the Chattanooga, TN Code of Ordinances (Chattanooga Code) and auto-oriented uses (as defined in Chattanooga Code 38-201), alternative financial institutions, liquor stores, adult-oriented establishments as defined in Sec. 38-568(18)(iii), or kennels; and
- 2) Group B, as shown on the attached map: Residential Only: to include Single Unit Detached (SUD), Single Unit Attached (SUA), Two-Unit (TU), Multi-Unit (MU) (Multi-Unit up to 4 units and Multi-Unit 5+ units). All other uses are prohibited.

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: September 21, 2021

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

\_\_\_\_\_  
  
\_\_\_\_\_  
MAYOR

/mem

## 2021-0139 Rezoning from C-2, C-3 and R-2 to C-3



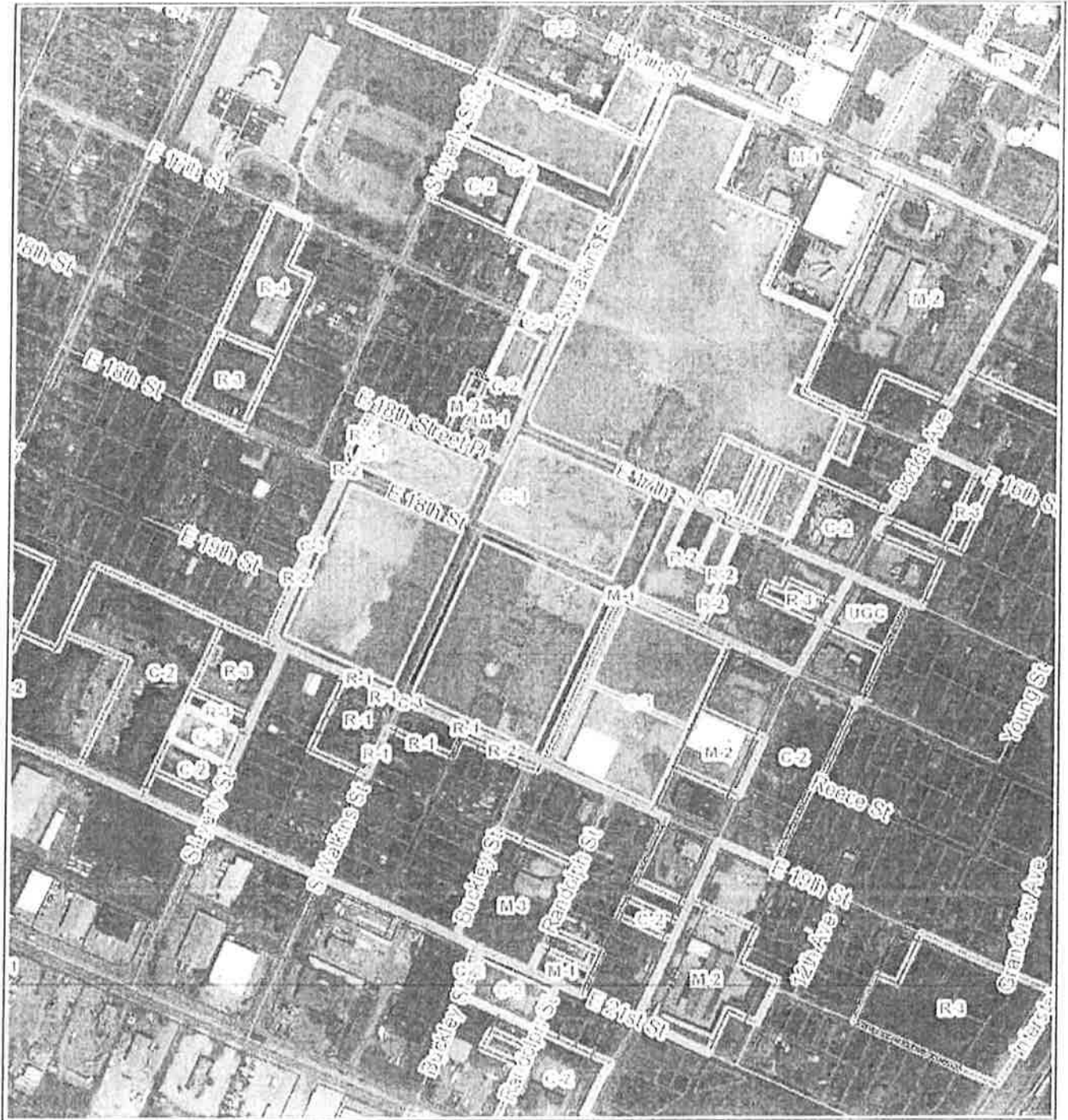
PLANNING COMMISSION RECOMMENDATION FOR CASE NO 2021-0139: Approve, subject to the following list of conditions: 1) Group A and Group B, as shown on the attached map: Prohibited uses as defined in Sec. 38-226 of the Chattanooga, TN Code of Ordinances (Chattanooga Code) and auto-oriented uses (as defined in Chattanooga Code 38-201); alternative financial institutions, liquor stores, adult-oriented establishments as defined in Sec. 38-568(18) (iii), or kennels; and 2) Group B, as shown on the attached map: Residential Only: to include Single Unit Detached (SUD), Single Unit Attached (SUA), Two Unit (TU), Multi Unit (MU) (Multi Unit up to 4 units and Multi-Unit 5+ units). All other uses are prohibited.

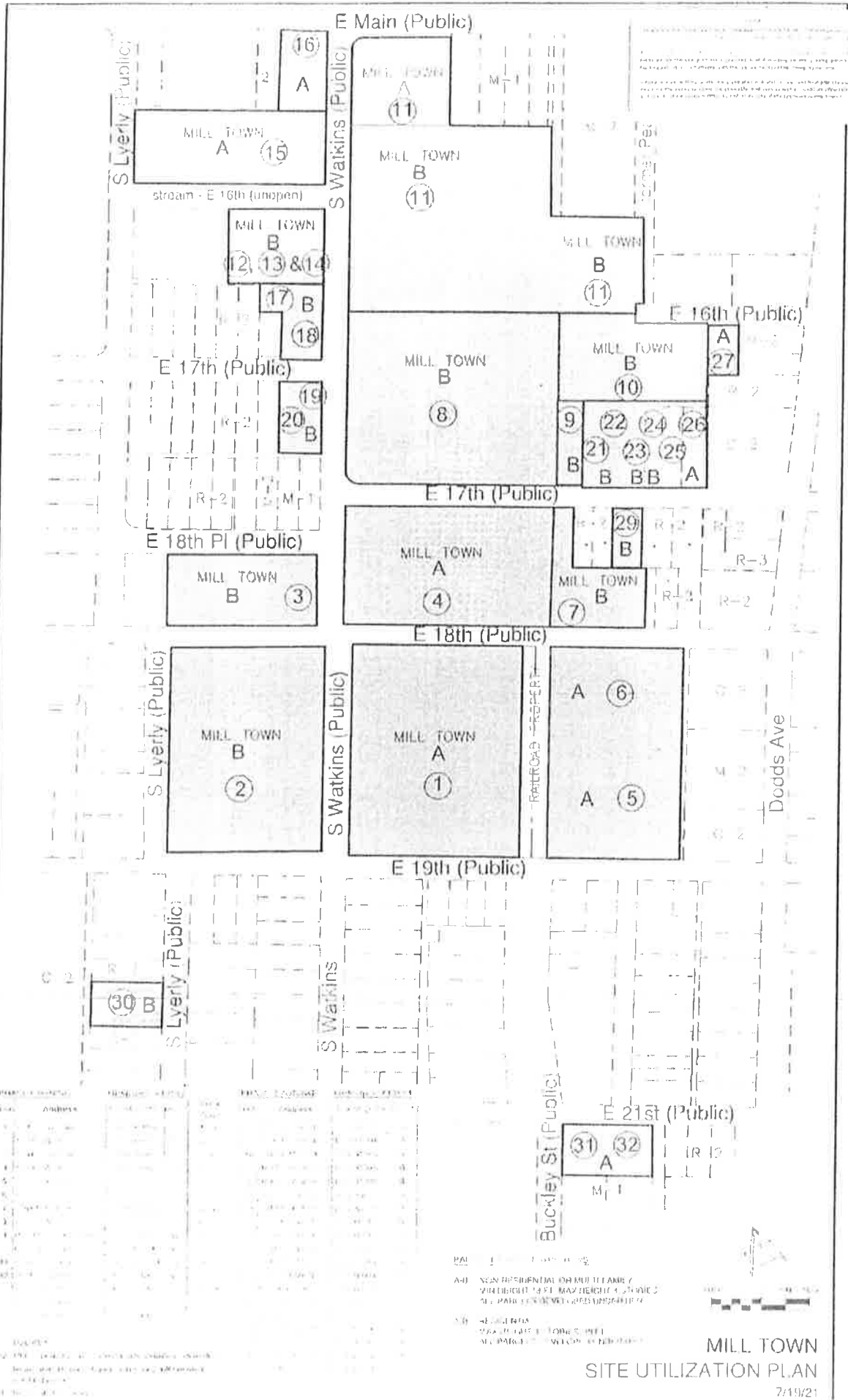


# 2021-0139 Rezoning from C-2, C-3 and R-2 to C-3



2021-0139 Rezoning from C-2, C-3 and R-2 to C-3





THIS PLAN IS THE PROPERTY OF THE TOWN OF MILL TOWN. IT IS TO BE USED FOR THE PURPOSES OF THE ZONING BYLAW AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

PARCEL NUMBER	ADDRESS	OWNER	ADDRESS	OWNER
1	1000 E 19th St	...	1	...
2	1000 E 19th St	...	2	...
3	1000 E 18th St	...	3	...
4	1000 E 18th St	...	4	...
5	1000 E 19th St	...	5	...
6	1000 E 19th St	...	6	...
7	1000 E 18th St	...	7	...
8	1000 E 17th St	...	8	...
9	1000 E 17th St	...	9	...
10	1000 E 16th St	...	10	...
11	1000 E 16th St	...	11	...
12	1000 E 17th St	...	12	...
13	1000 E 17th St	...	13	...
14	1000 E 17th St	...	14	...
15	1000 E 16th St	...	15	...
16	1000 E 16th St	...	16	...
17	1000 E 17th St	...	17	...
18	1000 E 17th St	...	18	...
19	1000 E 18th St	...	19	...
20	1000 E 18th St	...	20	...
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24	1000 E 17th St	...	24	...
25	1000 E 17th St	...	25	...
26	1000 E 17th St	...	26	...
27	1000 E 16th St	...	27	...
28	1000 E 16th St	...	28	...
29	1000 E 18th St	...	29	...
30	1000 E 18th St	...	30	...
31	1000 E 21st St	...	31	...
32	1000 E 21st St	...	32	...

- PAV 1 - PAVEMENT
- A-1 - SINGLE-FAMILY RESIDENTIAL
- A-2 - SINGLE-FAMILY RESIDENTIAL
- A-3 - SINGLE-FAMILY RESIDENTIAL
- A-4 - SINGLE-FAMILY RESIDENTIAL
- A-5 - SINGLE-FAMILY RESIDENTIAL
- A-6 - SINGLE-FAMILY RESIDENTIAL
- A-7 - SINGLE-FAMILY RESIDENTIAL
- A-8 - SINGLE-FAMILY RESIDENTIAL
- A-9 - SINGLE-FAMILY RESIDENTIAL
- A-10 - SINGLE-FAMILY RESIDENTIAL
- A-11 - SINGLE-FAMILY RESIDENTIAL
- A-12 - SINGLE-FAMILY RESIDENTIAL
- A-13 - SINGLE-FAMILY RESIDENTIAL
- A-14 - SINGLE-FAMILY RESIDENTIAL
- A-15 - SINGLE-FAMILY RESIDENTIAL
- A-16 - SINGLE-FAMILY RESIDENTIAL
- A-17 - SINGLE-FAMILY RESIDENTIAL
- A-18 - SINGLE-FAMILY RESIDENTIAL
- A-19 - SINGLE-FAMILY RESIDENTIAL
- A-20 - SINGLE-FAMILY RESIDENTIAL
- A-21 - SINGLE-FAMILY RESIDENTIAL
- A-22 - SINGLE-FAMILY RESIDENTIAL
- A-23 - SINGLE-FAMILY RESIDENTIAL
- A-24 - SINGLE-FAMILY RESIDENTIAL
- A-25 - SINGLE-FAMILY RESIDENTIAL
- A-26 - SINGLE-FAMILY RESIDENTIAL
- A-27 - SINGLE-FAMILY RESIDENTIAL
- A-28 - SINGLE-FAMILY RESIDENTIAL
- A-29 - SINGLE-FAMILY RESIDENTIAL
- A-30 - SINGLE-FAMILY RESIDENTIAL
- A-31 - SINGLE-FAMILY RESIDENTIAL
- A-32 - SINGLE-FAMILY RESIDENTIAL

