

First Reading: October 12, 2021
Second Reading: October 19, 2021

2021-0137
John Hetzler
District No. 8
Planning Version

ORDINANCE NO. 13726

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1620 WATAUGA STREET, FROM R-2 RESIDENTIAL ZONE AND M-2 LIGHT INDUSTRIAL ZONE TO UGC URBAN GENERAL COMMERCIAL 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 1620 Watauga Street, more particularly described herein:

Lots 46 thru 48, McClung's Addition, Book E, Volume 2, Page 255, ROHC, being the property described as Tract 2 in Deed Book 9426, Page 547, ROHC. Tax Map Number 156B-A-041.

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

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

- 1) Residential Uses Only;
- 2) Minimum fifty (50') foot setback from the adjacent R-1 Residential Zone Properties (Tax Map Nos. 156B-B-003, 004, and 005);

- 3) Maximum building height of three (3) stories; and
- 4) Type C landscape buffer along the property line adjacent to the R-1 Residential Zone Properties (Tax Map Nos. 156B-B-003, 004, and 005).

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: October 19, 2021



CHAIRPERSON

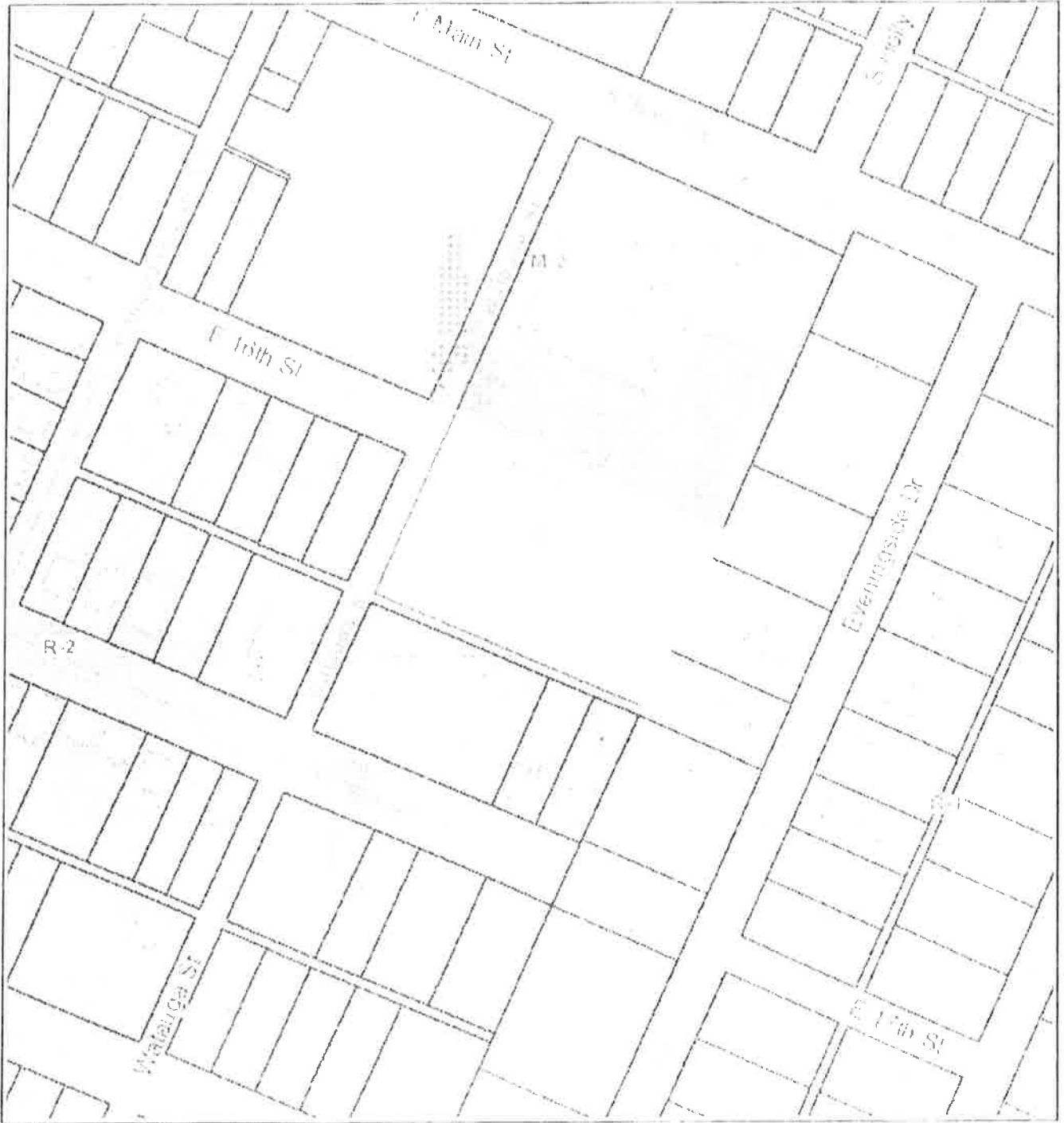
APPROVED: DISAPPROVED:



MAYOR

/mem

2021-0137 Rezoning from R-2 and M-2 to UGC



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