

First Reading: July 12, 2022
Second Reading: July 19, 2022

2022-0135
Neuhoff-Taylor Architects
District No. 4
Planning Version #2

ORDINANCE NO. 13864

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1413 NORTH CONCORD ROAD AND 6906, 6931, 6957, AND TWO UNADDRESSED PARCELS IN THE 6900 BLOCK OF CONCORD CIRCLE, FROM R-1 RESIDENTIAL ZONE, R-3 RESIDENTIAL ZONE, AND R-4 SPECIAL ZONE, WITH CONDITIONS, TO C-2 CONVENIENCE 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 properties located at 1413 North Concord Road and 6906, 6931, 6957, and two unaddressed parcels in the 6900 block of Concord Circle, more particularly described herein:

Lots 31 thru 37 of the Concord Subdivision of Lot 3 of the M. H. Poe Tract as shown in Deed Book 923, Page 2 and being the properties described as Tract 6 in Deed Book 12824, Page 707, Tracts 1 and 2 in Deed Book 12824, Page 712, Tracts 1 and 2 in Deed Book 12824, Page 717, and Deed Book 12824, Page 722, ROHC. Tax Map Numbers 158F-B-025 thru 030.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone, R-3 Residential Zone, and R-4 Special Zone, with conditions, to C-2

Convenience Commercial Zone.

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

- 1) Billboards are prohibited; and
- 2) A six (6') foot tall opaque fence shall be installed along the shared property line abutting R-1 Residential zoned property to the west and north of the site.

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 19, 2022



CHAIRPERSON

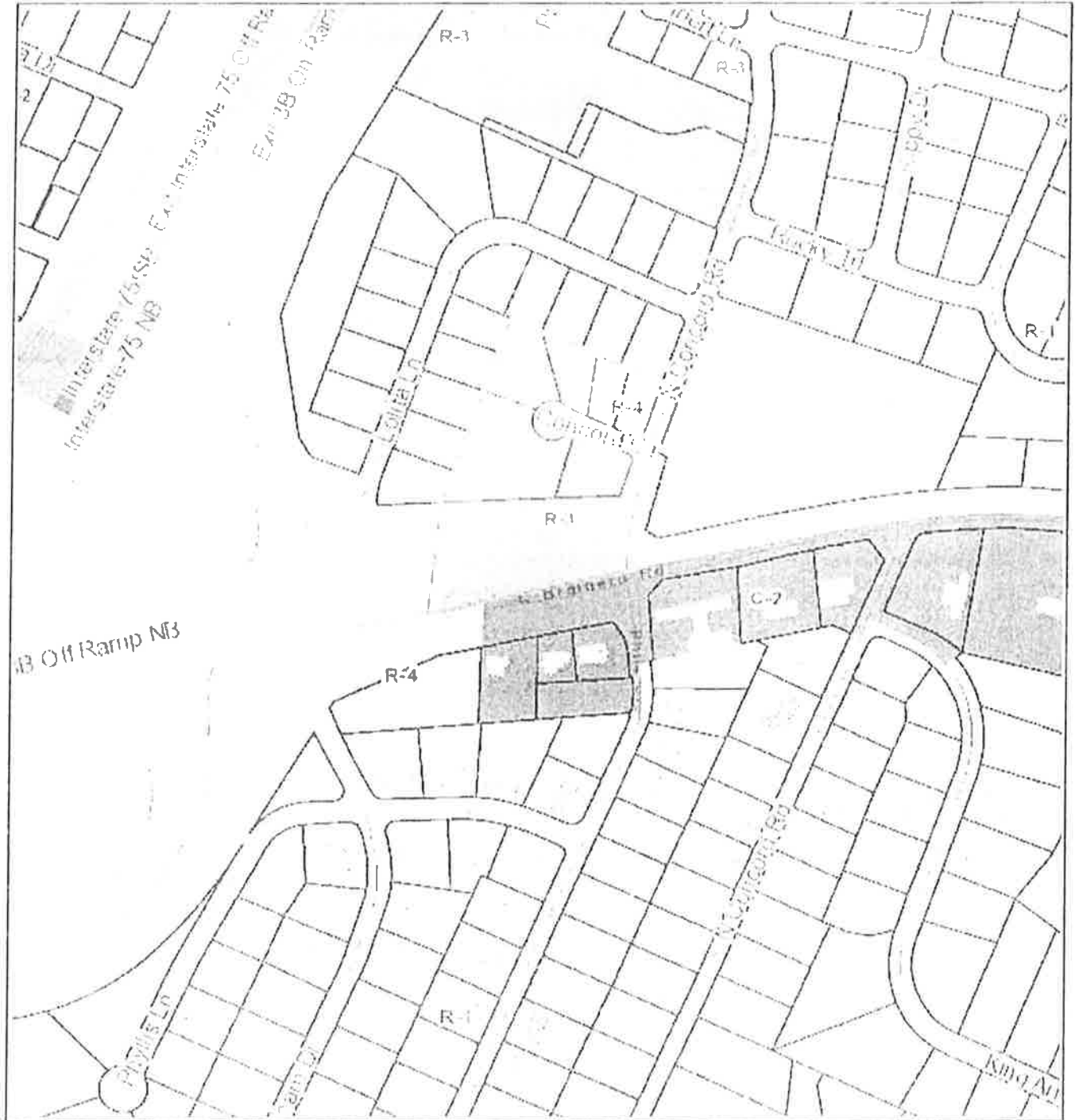
APPROVED: DISAPPROVED:



MAYOR

/mem/v2

2022-0135 Rezoning from R-1, R-3 & R-4 to C-2



Case 2022-0135: Approve, subject to the following conditions:

- 1) Residential, Office, and Restaurant (curbside pick-up allowed) uses only;
- 2) Billboards are prohibited; and
- 3) A six foot (6') tall opaque fence shall be installed along the shared property line abutting R-1 Residential zoned property to the west and north of the site.