

First Reading: February 14, 2023
Second Reading: February 21, 2023

2023-0012
Stone Creek Consulting
c/o Allen Jones
District No. 9
Planning Version

ORDINANCE NO. 13958

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2209 BAILEY AVENUE, FROM R-2 RESIDENTIAL 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 2209 Bailey Avenue, more particularly described herein:

Lot 14, Block 39, Montague's Highland Park Addition Number 2,
Plat Book 1, Page 35, ROHC, Deed Book 11846, Page 681,
ROHC. Tax Map Number 146N-C-008.

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

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

- 1) Residential uses only;
- 2) Minimum front setback of five (5') feet with the standards found in City Code Section 38-207(2);
- 3) No more than four (4) residential units; and
- 4) Maximum building height of three (3) stories.

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: February 21, 2023



CHAIRPERSON

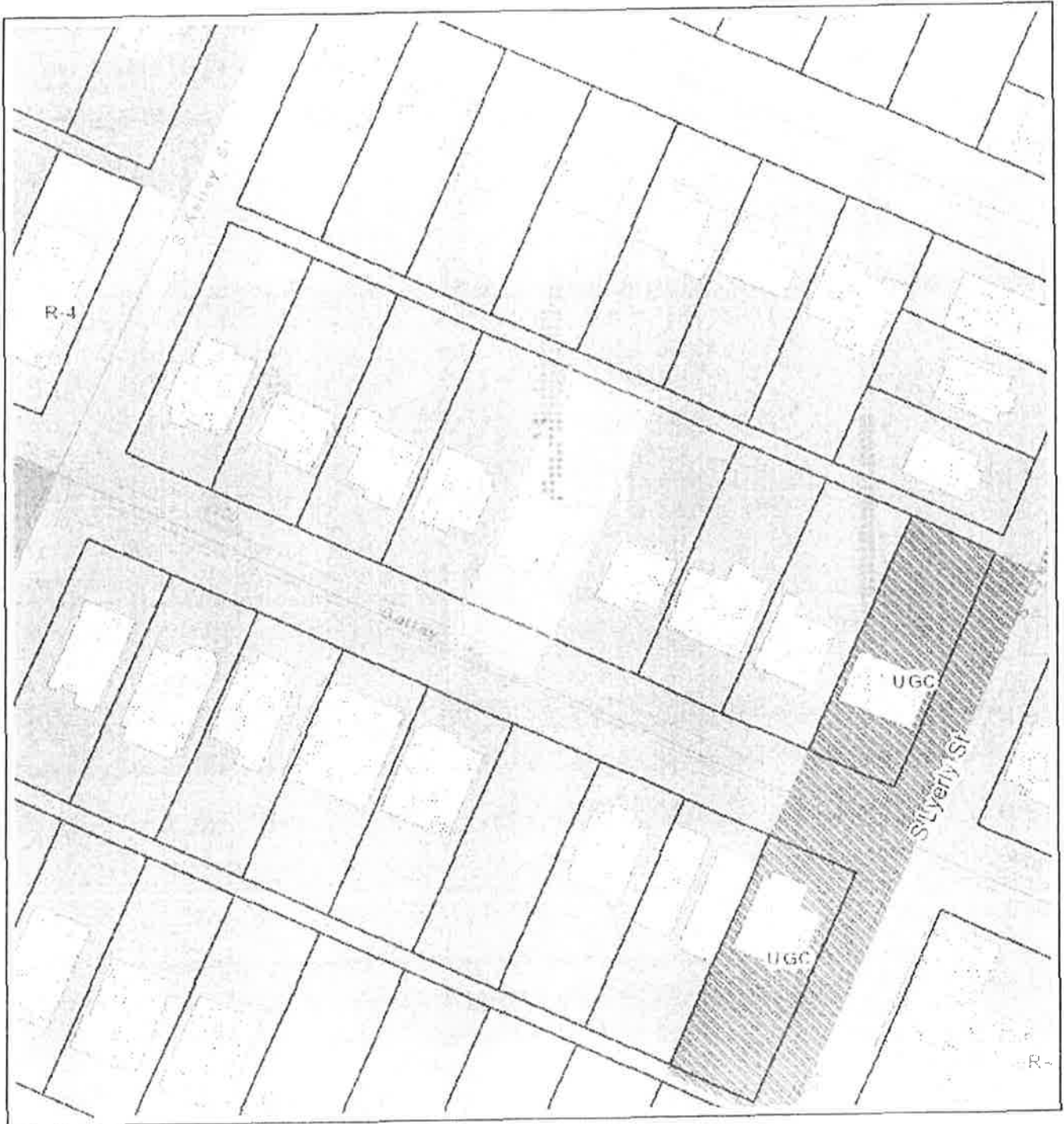
APPROVED: DISAPPROVED:



MAYOR

/mem

2023-0012 Rezoning from R-2 to UGC



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