

**First Reading: June 6, 2023**  
**Second Reading: June 13, 2023**

2023-0037  
Pierce Hardy  
District No. 6  
Alternate Version

ORDINANCE NO. 13987

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2844 EBLEN DRIVE, FROM R-1 RESIDENTIAL ZONE TO M-2 LIGHT INDUSTRIAL 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 property located at 2844 Eblen Drive, more particularly described herein:

An unplatted tract of land located at 2844 Eblen Drive being the property described in Deed Book 2163, Page 169, ROHC. Tax Map Number 139A-C-006.01.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to M-2 Light Industrial Zone.

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

- 1) Use as a wholesale lumber yard and related merchandise sales only;
- 2) Access is to be through Eblen Drive or Ocoee Street only;
- 3) Exterior spot lighting or other illumination of non-residential uses or structures shall be directed down and away from residential zones or uses per Section 38-33 of the Chattanooga Zoning Regulations;

- 4) A six (6') foot tall sight obscuring fence to be installed along the shared southern property line abutting Hamilton County Tax Map Parcels 139A-C-003, 004, and 005; and
- 5) A Type "A", thirty (30') foot landscape buffer to be installed along the shared southern property line abutting Hamilton County Tax Map Parcels 139A-C-003, 004, and 005 per the requirements of Section 38-595 of the Chattanooga Zoning Regulations.

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: June 13, 2023

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/Alternate Version

# 2023-0037 Rezoning from R-1 to M-2

