

**First Reading: June 13, 2023**  
**Second Reading: June 20, 2023**

2023-0065  
Stone Creek Consulting, LLC  
c/o Allen Jones  
District No. 9  
Planning Version #2

ORDINANCE NO. 13997

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2519 BAILEY AVENUE, FROM R-2 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL 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 2519 Bailey Avenue, more particularly described herein:

Lot 18, Block 8, Chamberlain Avenue Land Company's Addition to Highland Park, Plat Book 3, Page 14, Deed Book 7472, Page 4, ROHC. Tax Map Number 146N-H-012.

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

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

- 1) Residential uses only;
- 2) Maximum building height of four (4) stories; and
- 3) Parking shall not be accessed from the primary street.

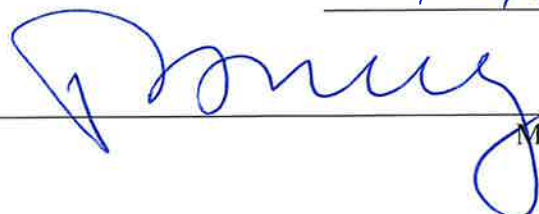
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two  
(2) weeks from and after its passage.

Passed on second and final reading: June 20, 2023

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

6/22/23

  
\_\_\_\_\_  
MAYOR

/mem/v2

2023-0065 Rezoning from R-2 to UGC with Conditions

