

First Reading: August 10, 2021
Second Reading: August 17, 2021

2021-0115
EBES Partners, LLC
c/o Clint Wolford
District No. 4
Planning Version

ORDINANCE NO. 13703

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7453 EAST BRAINERD ROAD, FROM C-2 CONVENIENCE COMMERCIAL 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 7453 East Brainerd Road, more particularly described herein:

An unplatted tract of land located at 7453 East Brainerd Road being the property described in Deed Book 11338, Page 603, ROHC. Tax Map Number 158E-D-006.

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

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

- 1) Commercial uses shall be limited to the area extending three hundred and thirty (330') feet from the right-of-way of East Brainerd Road north parallel to Joiner Road; and

- 2) Building height limited to two and a half (2.5) stories or thirty-five (35') feet for structures fronting North Joiner Road.

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: August 17, 2021



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem

2021-0115 Rezoning from C-2 to UGC



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