

**First Reading: September 20, 2022**  
**Second Reading: September 27, 2022**

2022-0180  
Lee Helena  
District No. 8  
Planning Version

ORDINANCE NO. 13899

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1511 MULBERRY STREET, 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 1511 Mulberry Street, more particularly described herein:

Lot 41, Block 5, Oak Grove Addition to the City Of Chattanooga,  
Plat Book 3, Page 1, ROHC, Deed Book 12938, Page 326, ROHC.  
Tax Map Number 156B-J-011.

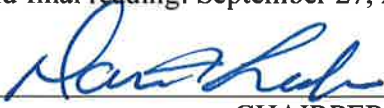
and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone to UGC Urban General Commercial Zone.

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

- 1) Residential use only;
- 2) Parking shall be located to the rear and access shall be located from the alley; and
- 3) 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: September 27, 2022

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem

2022-0180 Rezoning from R-2 to UGC with Conditions

