

2022-0206  
Josh Barr  
District No. 8  
Planning Version

ORDINANCE NO. 13906

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1200, 1202, AND 1204 EAST 13<sup>TH</sup> STREET, FROM R-3 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 properties located at 1200, 1202, and 1204 East 13<sup>th</sup> Street, more particularly described herein:

Lots 5 thru 7, Mutual Real Estate and Home Builder's Association, Plat Book 3, Page 38, ROHC, and being the property described in Deed Book 2816, Page 671 and as Tracts 7 and 8 in Deed Book 12942, Page 842, ROHC. Tax Map Numbers 146P-D-001, 002, and 003.


and as shown on the maps attached hereto and made a part hereof by reference, from R-3 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 height of three (3) stories; and
- 3) Alley to be used for access and parking shall be located to the rear of the property.

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: October 18, 2022

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem

# 2022-0206 Rezoning from R-3 to UGC with Conditions

