

First Reading: January 10, 2023
Second Reading: January 17, 2023

2022-0254
Ingram, Gore & Associates
District No. 4
Planning Version

ORDINANCE NO. 13940

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1820 AND 1824 JENKINS ROAD TOGETHER WITH THREE (3) UNADDRESSED PARCELS IN THE UNOPENED 1800 BLOCK OF PINE STREET, FROM R-1 RESIDENTIAL ZONE AND R-5 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE 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 1820 and 1824 Jenkins Road together with three (3) unaddressed parcels in the unopened 1800 block of Pine Street, more particularly described herein:

Five unplatted tracts of land located at 1820 and 1824 Jenkins Road together with 3 unaddressed parcels in the unopened 1800 block of Pine Street being the properties described as Parcel 3 in Deed Book 12682, Page 106, and Parcels 1 and 2 ROHC. Tax Map Numbers 159G-D-005, 006, 010, 011 and 015.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone and R-5 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

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

- 1) Maximum density of six (6) dwelling units per acre; and
- 2) Single-family detached and zero lot line homes only.

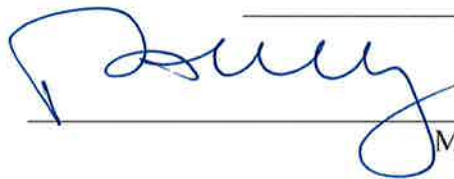
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: January 17, 2023



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem

2022-0254 Rezoning from R-1 & R-5 to R-T/Z



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