

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

2022-0209  
Diana Galas  
District No. 5  
Planning Version

ORDINANCE NO. 13941

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3917 LIGHTFOOT MILL ROAD, FROM R-1 RESIDENTIAL ZONE TO R-2 RESIDENTIAL ZONE.

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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 3917 Lightfoot Mill Road, more particularly described herein:

Lot 2, Talley Addition to Jersey Heights, Plat Book 109, Page 11, ROHC, being the property described as Tract 1 in Deed Book 12028, Page 97, ROHC. Tax Map Number 128M-G-002.01.


and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-2 Residential Zone.

SECTION 2. 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

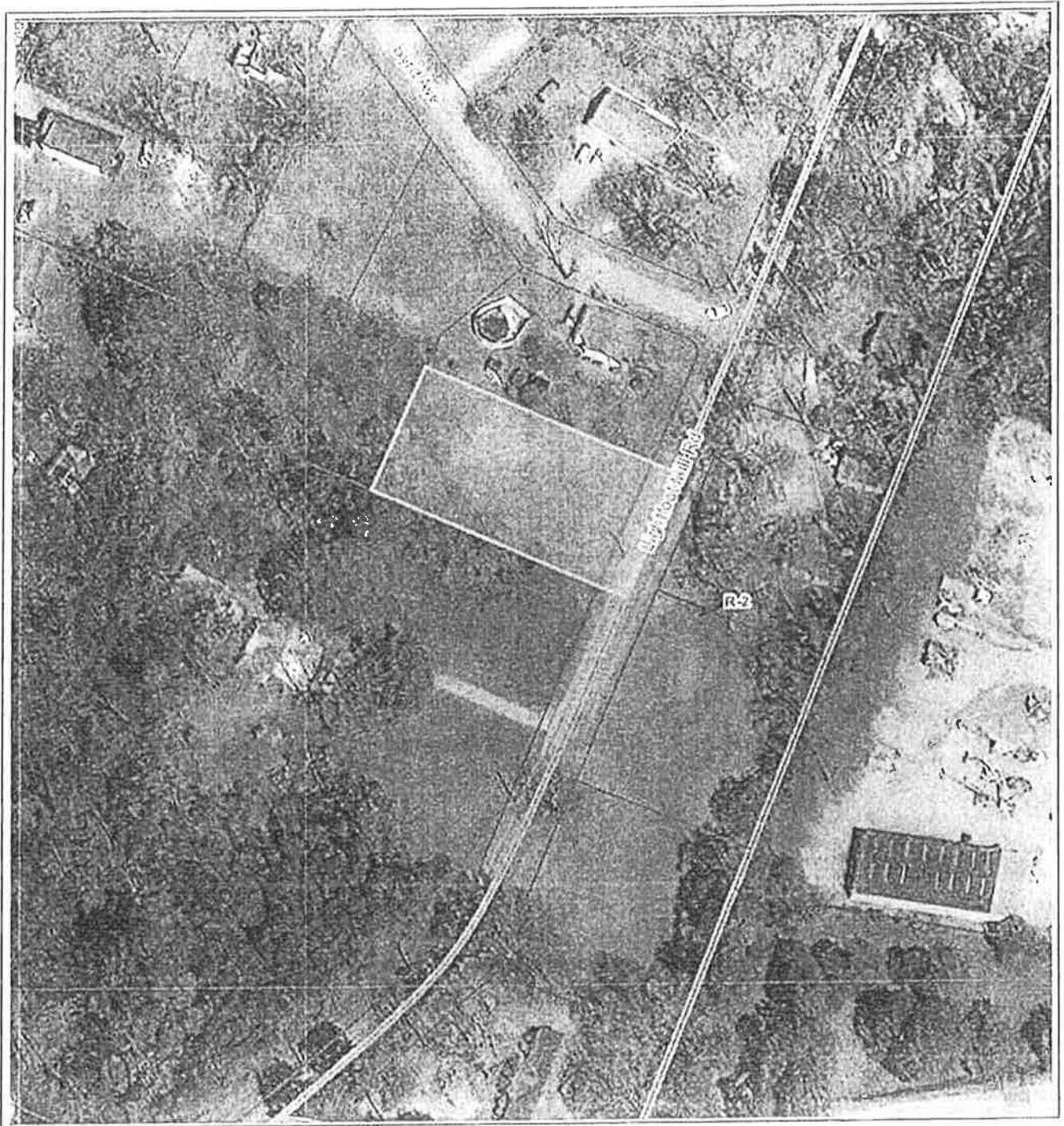
  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
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MAYOR

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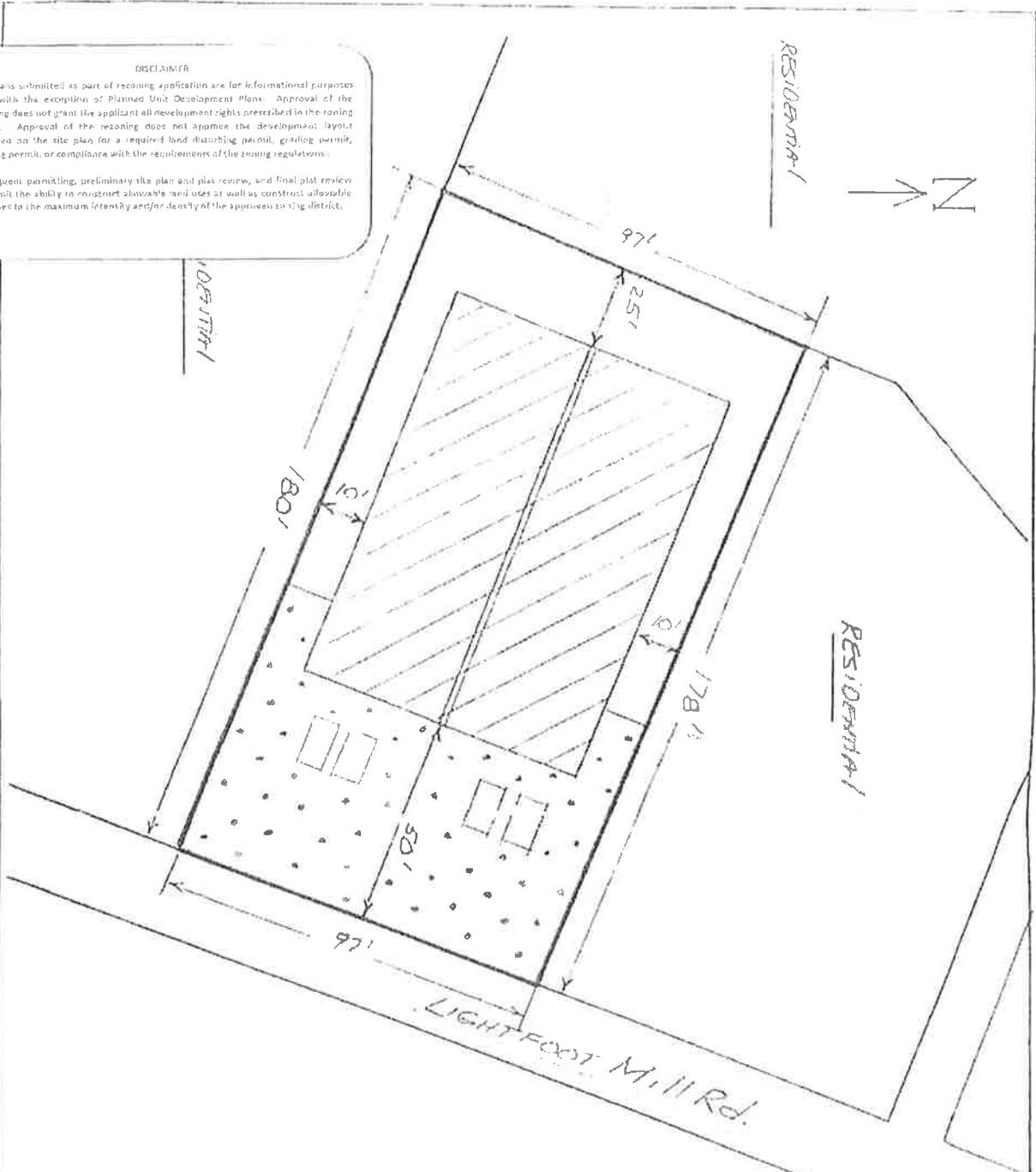
2022-0209 Rezoning from R-1 to R-2



**DISCLAIMER**

Site plans submitted as part of rezoning application are for informational purposes only, with the exception of Planned Unit Development Plans. Approval of the rezoning does not grant the applicant all development rights prescribed in the zoning district. Approval of the rezoning does not approve the development layout indicated on the site plan for a required land disturbing permit, grading permit, building permit, or compliance with the requirements of the zoning regulations.

Subsequent permitting, preliminary site plan and plan review, and final plan review may limit the ability to construct alternative land uses as well as construct alternative land uses to the maximum intensity and/or density of the applicable zoning district.



**Rezoning Plan**

FROM R-1 TO R-2  
 CHATTANOOGA CITY  
 3417 LIGHTFOOT Mill Rd  
 TRACT 128 M & CO. 01

**MINIMAL SETBACKS:**

- SD FRONT
- 25' BACK
- 10' SIDES

**GARAGE PICKUP SERVICE**

Building Site

CONCRETE PARKING  
 FOR MIN. 2 CARS  
 PER UNIT

LOT BORDER LINE

