

**First Reading: April 18, 2017**  
**Second Reading: April 25, 2017**

2017-041  
Matthew G. Lyle  
District No. 8  
Planning Version

ORDINANCE NO. 13176

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1001 AND 1005 BEECH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE 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 properties located at 1001 and 1005 Beech Street, more particularly described herein:

Lots 7 and 8, Block 41, Berrys Amended to Chattanooga, Plat Book 5, Page 28, ROHC and being the property described in Deed Book 10899, Page 619, ROHC. Tax Map Nos. 146O-S-034 and 035.

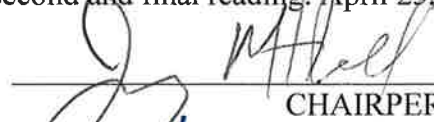
and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

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

- 1) Limit subdivision to three (3) total lots;
- 2) Shall be restricted to single-family detached uses only; and
- 3) Parking shall be located to the side or rear of each dwelling.

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: April 25, 2017

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem



**RPA**

Rezone from R1 to RTZ

2017-041