

First Reading: October 15, 2019
Second Reading: July 14, 2020

2019-0133
Southern Spear
District Nos. 8 & 9
Alternate Version #2

ORDINANCE NO. 13576

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 901 SOUTH HOLTZCLAW AVENUE, 903, 905, AND 1001 SOUTH GREENWOOD AVENUE, TWO UNADDRESSED PARCELS IN THE 1300 BLOCKS OF BENNETT AND ANDERSON AVENUE, 1310 ANDERSON AVENUE, AND 1304 UNION AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE, M-2 LIGHT INDUSTRIAL ZONE, AND R-1 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 901 South Holtzclaw Avenue, 903, 905, and 1001 South Greenwood Avenue, two unaddressed parcels in the 1300 blocks of Bennett and Anderson Avenue, 1310 Anderson Avenue, and 1304 Union Avenue, more particularly described herein:

Lot 31, Block 29, and Lots 25 and 27, Block 30, James' Addition to Highland Park, Plat Book 3, Page 7, ROHC, Lot 43, Block 44, Lots 47 thru 57, Block A and Lots 58 thru 62, Block B, James Addition No. 2 to Highland Park, Plat Book 4, Page 3, ROHC, and Lots 63 thru 68 and Lots 72 thru 75, Block C, Subdivision of Block C, James' Addition No. 2 TO Highland Park, Plat Book 4, Page 3, ROHC, Lots 1 and 2, Final Plan of Lots 1 and 2, Block 30,

Resubdivision of Lots 21 and 23, James' Addition to Highland Park, Plat Book 27, Page 241, ROHC, being the properties described in Deed Book 2241, Page 936, Tracts 1 thru 4, Deed Book 3788, Page 978, Deed Book 5351, Page 682, Deed Book 7383, Page 760, Deed Book 7650, Page 479, and Deed Book 9087, 425, ROHC. Tax Map Nos. 146J-D-001, 002, 012, 013 and 146O-A-004 and 008 thru 010.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone, M-2 Light Industrial Zone, and R-1 Residential Zone to UGC Urban General Commercial Zone.

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

Parcels 146J-D-001, 146J-D-002, 146O-A-004, 146O-A-008, and 146O-A-009 to be rezoned to UGC Urban General Commercial Zone, subject to the following conditions:

Auto-oriented uses as defined in Section 38-201, wholesaling with accessory warehousing, self-service storage facilities, and adult-oriented establishments are prohibited.

Parcels 146J-D-012 and 146J-D-013 to be rezoned to UGC Urban General Commercial Zone, subject to the following conditions:

1. Residential townhomes only; and
2. Height limited to no more than thirty-five (35') feet for structures located within eighty-five (85') feet of the South Greenwood right-of-way line.

Parcel 146O-A-010 to be rezoned to UGC Urban General Commercial Zone, subject to the following conditions:

1. Residential townhomes only; and
2. Height limited to no more than thirty-five (35') feet for structures located within eighty-five (85') feet of the South Greenwood right-of-way line.

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: July 14, 2020



CHAIRPERSON

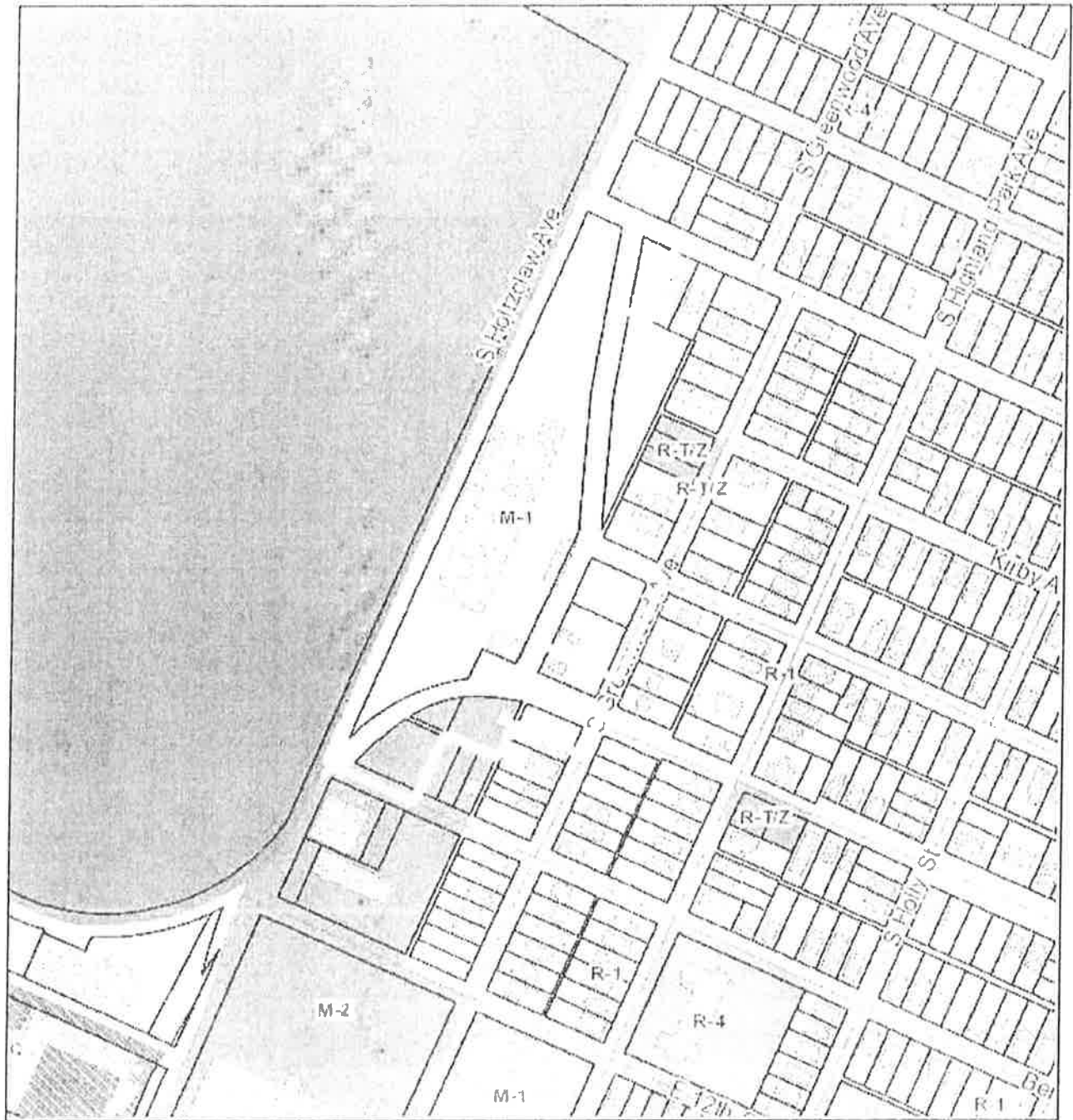
APPROVED: DISAPPROVED:



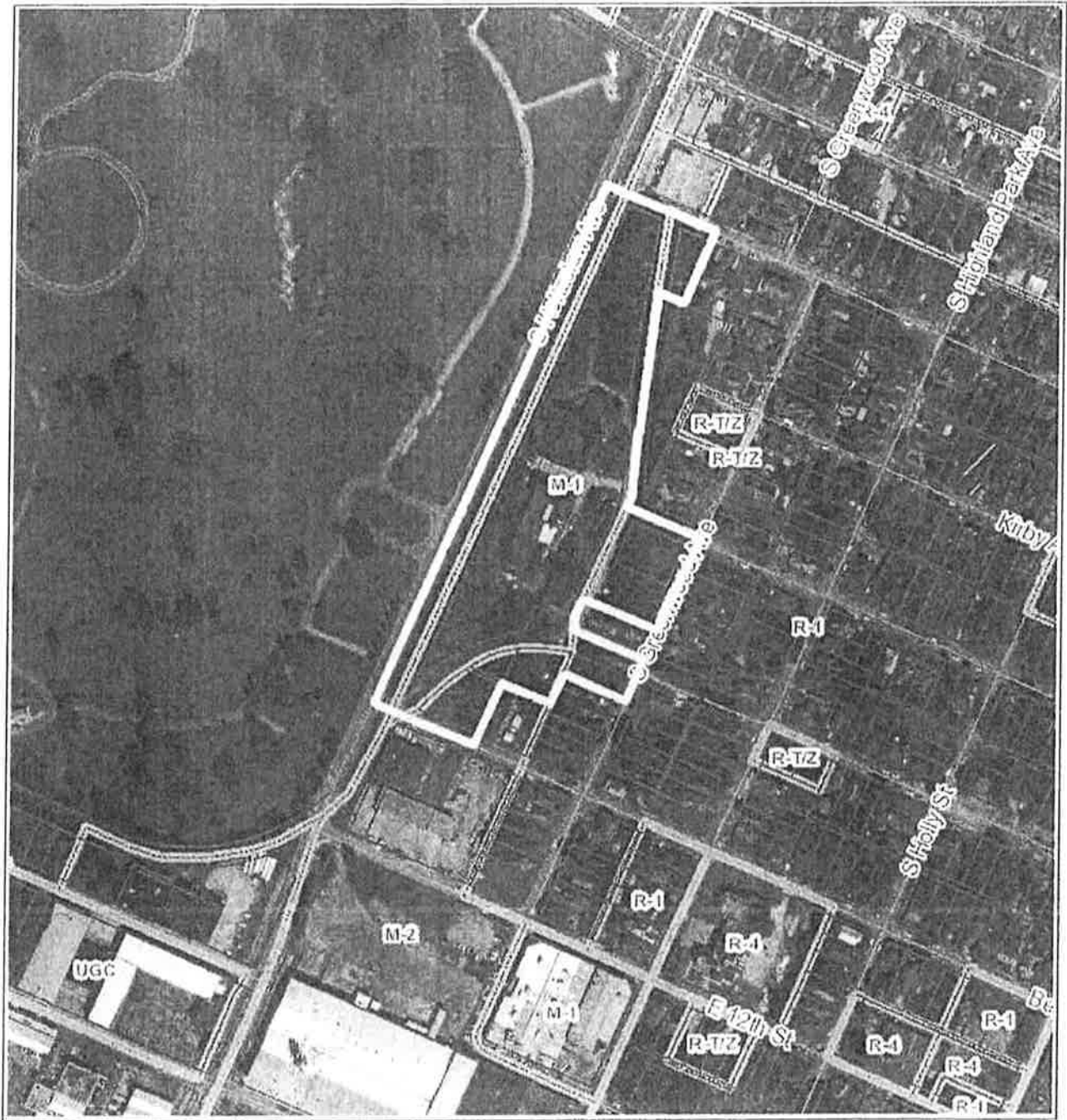
MAYOR

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2019-0133 Rezoning from M-1, M-2, and R-1 to UGC



2019-0133 Rezoning from M-1, M-2, and R-1 to UGC



2019-0133 Rezoning from M-1, M-2, and R-1 to UGC

