

First Reading: September 14, 2021
Second Reading: September 21, 2021

2021-0131
ASA Engineering
c/o Allen Jones
District No. 8
Planning Version

ORDINANCE NO. 13714

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1402 CEMETERY AVENUE, FROM C-2 CONVENIENCE COMMERCIAL ZONE AND 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 property located at 1402 Cemetery Avenue, more particularly described herein:

Lots 15 thru 17, Chattanooga Investment Company Resubdivision of Orange Grove, Plat Book 6, Page 22 and Lot 365, Orange Grove Subdivision, Plat Book 3, Page 39, ROHC, being the properties described as Tracts 1 thru 3, Deed Book 12365, Page 493, ROHC. Tax Map Number 146P-F-038.

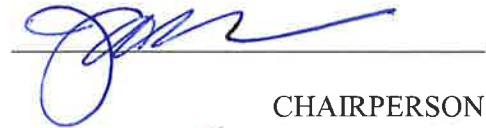
and as shown on the maps attached hereto and made a part hereof by reference, from C-2 Convenience Commercial Zone and R-3 Residential Zone to UGC Urban General Commercial Zone.

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

- 1) A ten (10') foot landscape buffer is required for any shared property lines abutting residential zones. The ten (10') foot landscape buffer is not required within the thirty (30') feet by fifteen (15') feet Bellsouth Easement as described in Deed Book 4341 Page 607 and Deed Book 3967 Page 823; and
- 2) Auto-oriented uses, adult-oriented establishments, self-service storage facility, wholesaling with accessory warehousing, and hospitals shall be prohibited.

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: September 21, 2021



CHAIRPERSON

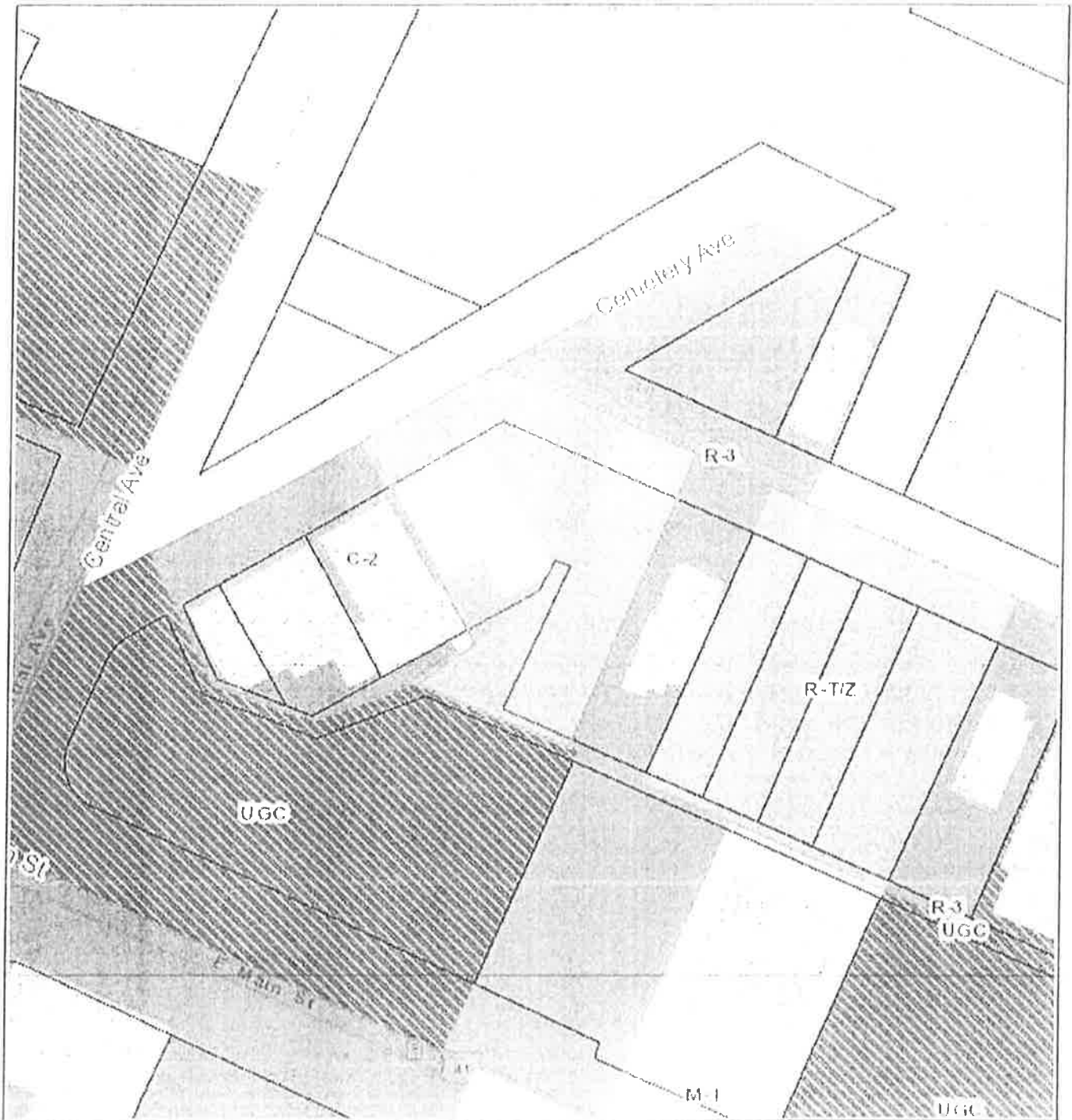
APPROVED: DISAPPROVED:



MAYOR

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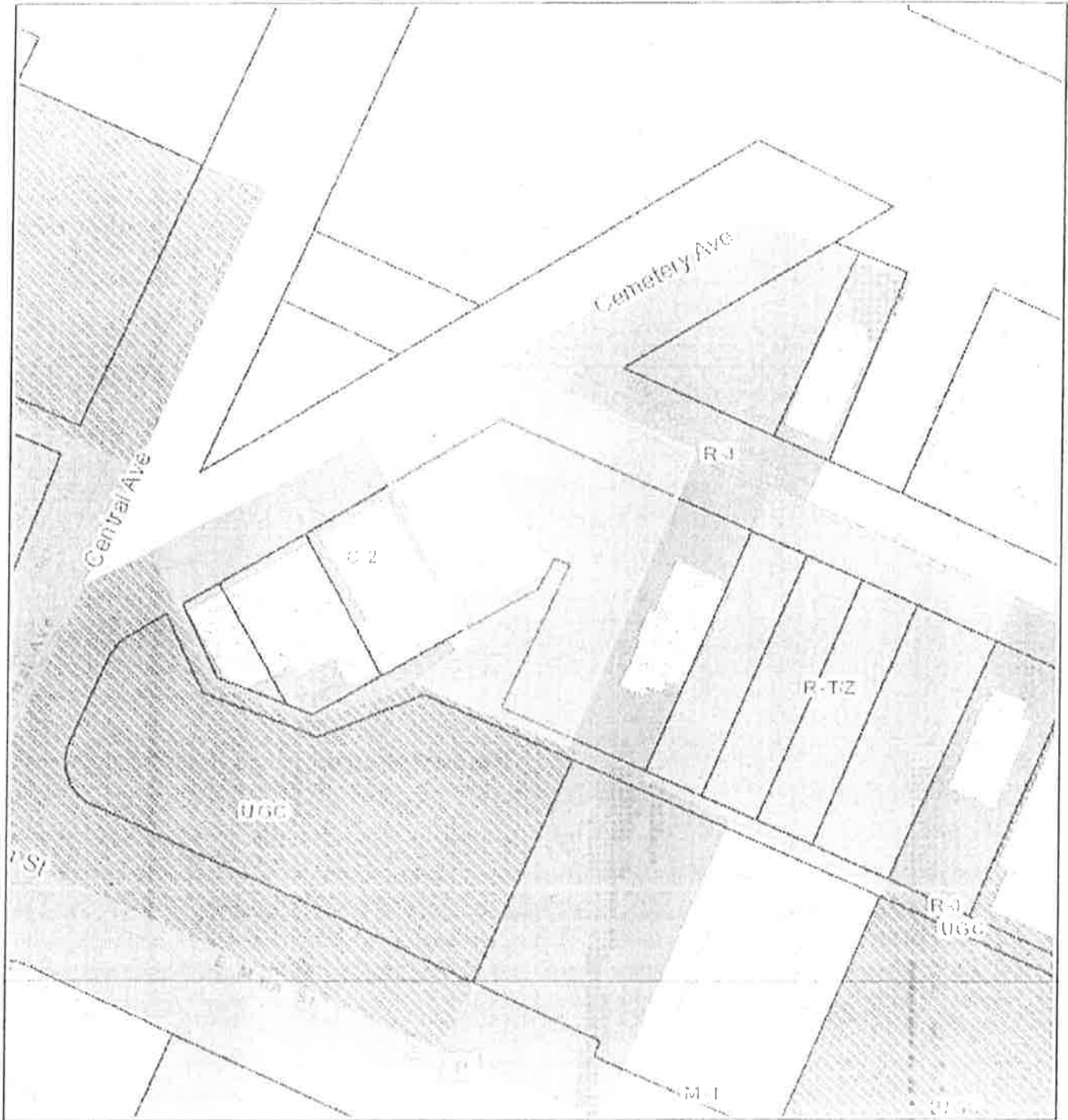
2021-0131 Rezoning from C-2 & R-3 to UGC



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2021-0131: Approve, subject to the following conditions: 1) A ten foot (10') landscape buffer is required for any shared property lines abutting residential zones. The ten foot (10') landscape buffer is not required within the 30' by 15' Bellsouth Easement as described in Deed Book 4341 Page 607 and Deed Book 3967 Page 823; and 2) Auto-oriented uses, adult oriented establishments, self-service storage facility, wholesaling with accessory warehousing, and hospitals shall be prohibited.



2021-0131 Rezoning from C-2 & R-3 to UGC



2021-0131 Rezoning from C-2 & R-3 to UGC

