

First Reading: November 9, 2021
Second Reading: November 16, 2021

2021-0178
Henry and Kathleen DeHart
District No. 8
Planning Version

ORDINANCE NO. 13739

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1502 EAST 14TH STREET, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL 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 1502 East 14th Street, more particularly described herein:

Lot 28, Block 5, Fort and Porter Addition, Book T, Volume 7, Page 519, ROHC, Deed Book 10717, Page 565, ROHC. Tax Map Number 146O-E-012.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-4 Special Zone.

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

- 1) Maximum height limited to two and one half (2½) stories or thirty-five (35') feet;
- 2) The front yard of the property (space between the front of the residential structure and East 14th Street) shall not be paved;

- 3) Business parking limited to the current back yard of the property with alley access;
- 4) One (1) sign shall be permitted and shall consist of one name plate, non-illuminated, attached to the residential structure and not more than nine (9') square feet in area; and
- 5) Residential or office use 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: November 16, 2021



VICE CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem

2021-0178 Rezoning from R-1 to R-4 W CONDITIONS



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