

**First Reading: December 14, 2021**  
**Second Reading: December 21, 2021**

2021-0195  
Charles M. Davis  
District No. 4  
Planning Version

ORDINANCE NO. 13750

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1406, 1412, AND 1414 MORRIS HILL ROAD, FROM R-1 RESIDENTIAL ZONE AND R-2 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE ZERO LOT LINE (PART) AND UGC URBAN GENERAL COMMERCIAL ZONE, WITH A CONDITION.

---

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 1406, 1412, and 1414 Morris Hill Road, more particularly described herein:

**Applicant Request:**

Three unplatted tracts of land located at 1406, 1412 and 1414 Morris Hill Road being the properties described as Tracts 1 thru 3, Deed Book 8499, Page 878 and all the property described in Deed Book 7915, Page 837, and Deed Book 11667, Page 664, ROHC. Tax Map Numbers 171C-B-010 thru 012.

**Planning Recommendations:**

To be rezoned to R-T/Z Residential Townhouse Zero Lot Line for part of a property located at 1406 Morris Hill Road. Part of an unplatted tract of land located at 1406 Morris Hill Road beginning at the northeast corner of Tax Map No. 171C-B-013 thence southeast some 112 feet to the southeast corner of Tax Map No. 171C-B-016 thence southwest along the east line of Tax Map No. 171C-B-013 some 430 feet to its southeast corner, thence northwest some 133 feet along the south line of said property to a point, thence northeast some 488 feet to the northeast corner of Tax Map No. 171C-B-013 being the point of beginning and being part of the property described as Tracts 1 thru 3 in Deed Book 8499, Page 878, ROHC. Tax Map No. 171C-B-010 (part).

To be rezoned to UGC Urban General Commercial Zone with a condition: Limiting height to two (2) stories for properties located at 1406 (part), 1412 and 1414 Morris Hill Road. Two unplatted tracts of land located at 1412 and 1414 Morris Hill Road being the properties described as all the property described in Deed Book 7915, Page 837, and Deed Book 11667, Page 664, ROHC together with part of Tracts 1 thru 3, Deed Book 8499, Page 878 beginning at the southwest corner of Tax Map No. 171C-B-011 thence southeast some 204 feet to a point, thence southeast some 114 feet to a point, thence southwest some 83 feet to a point in the south line of 1406 Morris Hill Road, thence following said line northwest some 373 feet to the southwest corner of said address, thence northeast some 202 feet to the southwest corner of Tax Map No. 171C-B-011 being the point of beginning. Tax Map Nos. 171C-B-010 (part), 011 and 012.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone and R-2 Residential Zone to R-T/Z Residential Townhouse Zero Lot Line (part) and UGC Urban General Commercial Zone, with a condition as referenced above.

The Planning Commission has determined that the request is compatible (in part) with the adopted 2003 East Brainerd Corridor Community Plan, adjacent land uses, and development form of the area. The Planning Commission also determined the desire to see this area transition to an urban, walkable, development form or pattern of development.

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: December 21, 2021

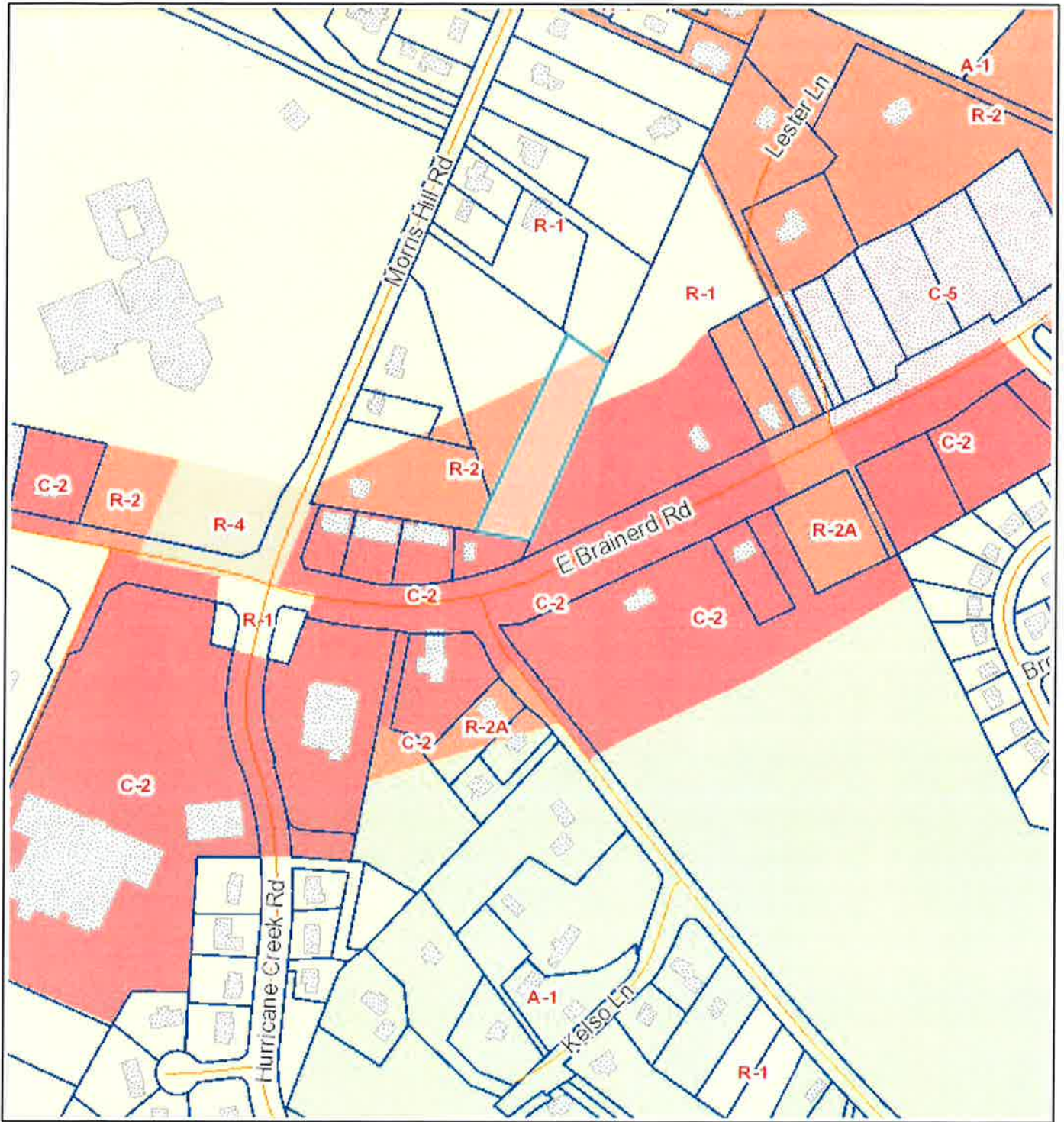
  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

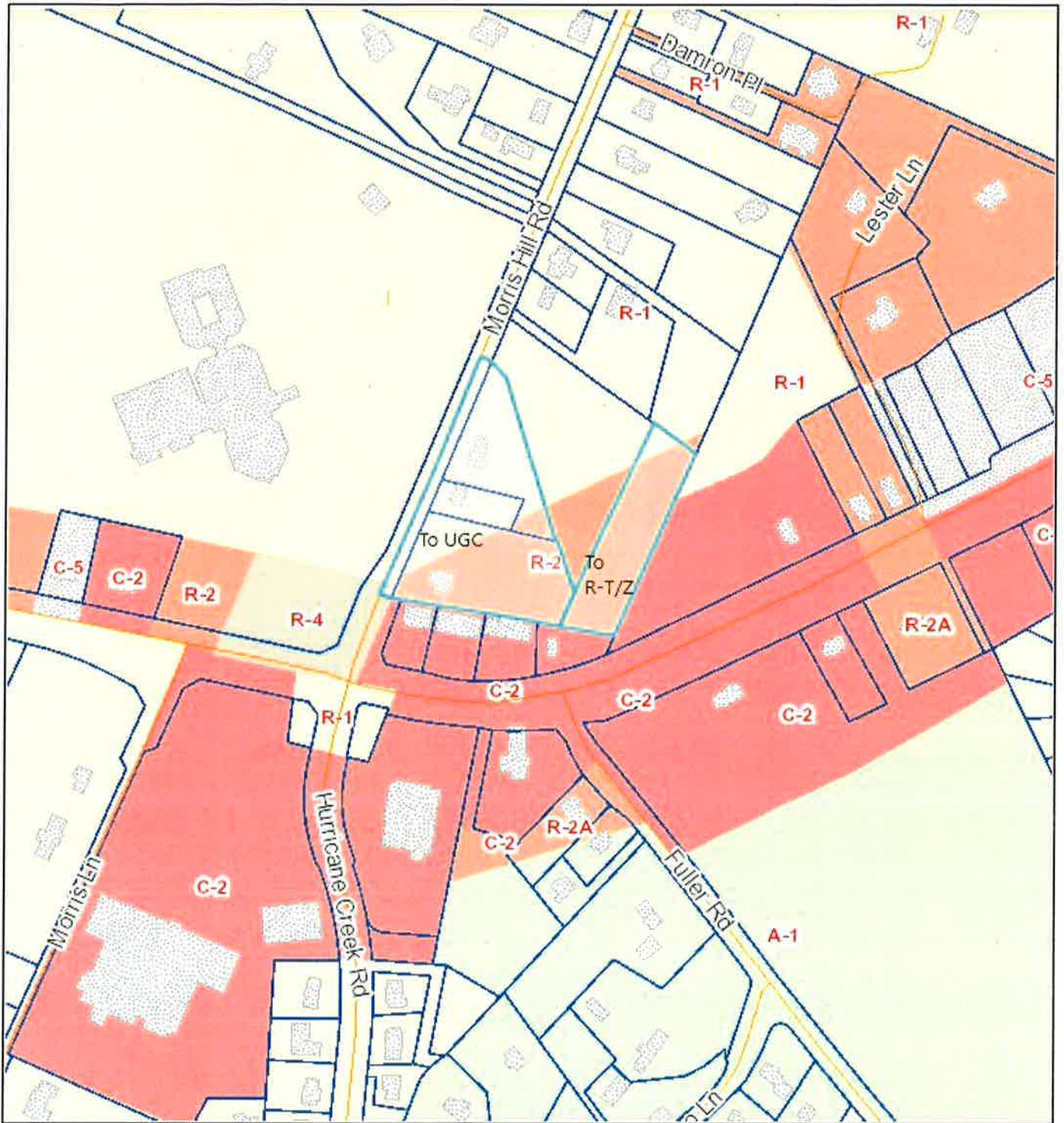
  
\_\_\_\_\_  
MAYOR

/mem

# 2021-0195 Rezoning from R-1 & R-2 to R-T/Z



## 2021-0195 Rezoning from R-1 & R-2 to C-2



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2021-0195: Approve for R-T/Z Residential Townhouse/Zero Lot Line Zone as shown on the staff recommendation map with no conditions and approve UGC Urban General Commercial Zone for the remainder of the property with the following condition: Limit height to two (2) stories.