

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

2021-0204
ASA Engineering
District No. 9
Planning Version

ORDINANCE NO. 13755

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2405 BAILEY AVENUE, FROM R-2 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 2405 Bailey Avenue, from R-2 Residential Zone to UGC Urban General Commercial Zone, more particularly described herein:

Parts of Lots 11 and 12, Block 12, Chamberlain Avenue Land Company Addition to Highland Park, Plat Book 3, Page 14, ROHC, Deed Book 12609, Page 410, ROHC. Tax Map Number 146N-E-023.

and as shown on the maps attached hereto and made a part hereof by reference, from R-2 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) Maximum building height of 2.5 stories or thirty-five (35') feet;
- 2) Residential use only;
- 3) Maximum of four (4) townhomes; and
- 4) Access from the rear alley 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: December 21, 2021



CHAIRPERSON

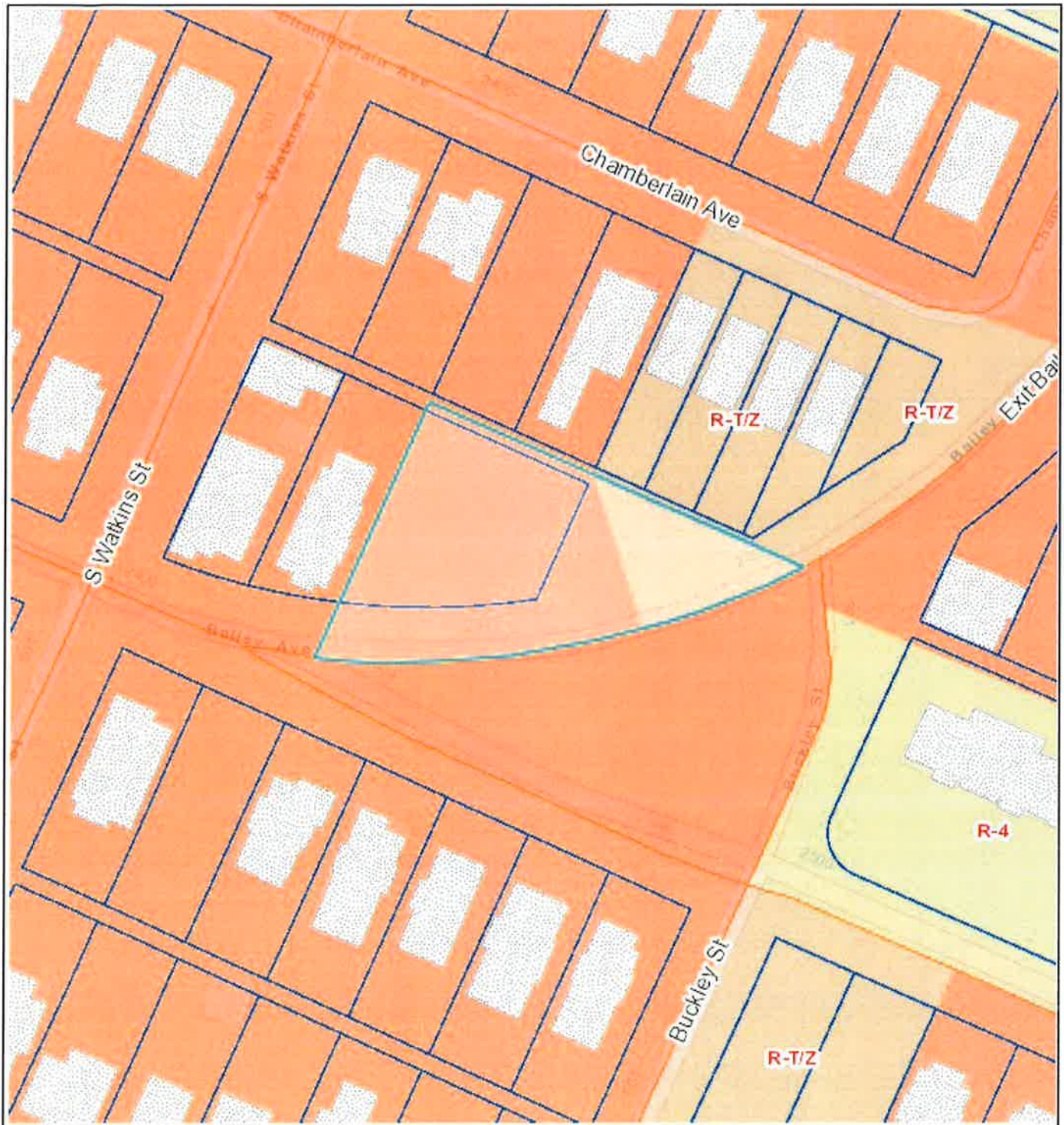
APPROVED: DISAPPROVED:



MAYOR

/mem

2021-0204 Rezoning from R-2 to UGC



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2021-0204: Approve, subject to the following conditions: 1) Maximum building height of 2.5 stories or 35 feet; 2) Residential Use only; 3) Maximum of 4 townhomes; and 4) Access from the rear alley only.