

**First Reading: June 21, 2022**  
**Second Reading: June 28, 2022**

2022-0111  
Collier Construction  
District No. 4  
Planning Version #2

ORDINANCE NO. 13844

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1040 GIVENS ROAD, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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 1040 Givens Road, more particularly described herein:

Lot 19A, Corrective Plat, Resubdivision of Lots 18 and 19, Grays Acres, Plat Book 41, Page 2, ROHC, Deed Book 2097, Page 621, ROHC. Tax Map Number 171G-A-015.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-3 Residential Zone.

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

- 1) Development under a Horizontal Property Regime only;
- 2) Development of single-family detached dwellings only;
- 3) Maximum of four (4) dwelling units per acre; and

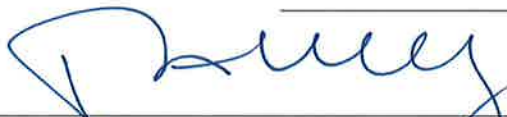
- 4) Development prohibited on the north side of the water course and within two hundred (200') feet of the eastern property line.

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: June 28, 2022

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/v2

2022-0111 Rezoning from R-1 to R-3

