

**First Reading: July 12, 2022**  
**Second Reading: July 19, 2022**

2022-0129  
Brantley White  
District No. 6  
Planning Version

ORDINANCE NO. 13868

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1558 VANCE ROAD, FROM R-2 RESIDENTIAL ZONE AND C-2 CONVENIENCE COMMERCIAL ZONE WITH CONDITIONS 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 1558 Vance Road, more particularly described herein:

An unplatted tract of land located at 1558 Vance Road being all the properties described as Tracts 1 thru 3 of Deed Book 11447, Page 319, ROHC. Tax Map Number 148O-C-002.


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

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

- 1) Maximum of three hundred thirty-six (336) residential units;
- 2) Building height limited to a maximum of four (4) stories; and
- 3) Prior to issuance of a land disturbance permit, applicant shall identify four (4) acres of area to remain undisturbed and such area shall be delineated on-site with high-visibility fencing or other method as determined by the Land Development Office. This area is to remain undisturbed except for removal of dead and diseased trees or removal of invasive species.

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: July 19, 2022

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
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MAYOR

/mem

# 2022-0129 Rezoning from R-2 & C-2 to R-3



2022-0129 Rezoning from R-2 & C-2 to R-3

