

**First Reading: August 23, 2022**  
**Second Reading: August 30, 2022**

2022-0170  
Josh Barr  
District No. 8  
Planning Version

ORDINANCE NO. 13884

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE LOCATED AT 1023 EAST 13<sup>TH</sup> STREET, FROM R-3 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL 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 1023 East 13<sup>th</sup> Street, more particularly described herein:

Lots 226 and 227, Orange Grove Subdivision, Plat Book 3, Page 39, ROHC, being the property described as Tract 1 in Deed Book 12942, Page 842, ROHC. Tax Map Number 146P-A-001.

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

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

- 1) Maximum of eight (8) townhouses;
- 2) Maximum height of 2½ stories or thirty-five (35') feet; and
- 3) Residential uses 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: August 30, 2022

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem

2022-0170 Rezoning from R-3 to UGC with Conditions

