

2022-0223
Michael Kenner
District No. 8
Planning Version

ORDINANCE NO. 13913

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1800, 1802, 1808, AND 1810 SOUTH HOLTZCLAW AVENUE AND 1304 EAST 18TH STREET, FROM R-2 RESIDENTIAL ZONE AND R-4 SPECIAL ZONE WITH CONDITIONS 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 properties located at 1800, 1802, 1808, and 1810 South Holtzclaw Avenue and 1304 East 18th Street, more particularly described herein:

Lot 97 and Part of Lot 98, McClung Addition to Chattanooga as shown in Book E, Volume 2, Page 255, ROHC, together with Lot 22, Woodland Park Addition being the revised Plat of Lots 113 to 224 Inclusive of McClung Addition, Plat Book 6, Page 21, ROHC, and Lot 23 of the Revised Plat of Lot 23 Woodland Park Addition, being the Revised Plat of Lots 23 to 25 Inclusive of McClung Addition, Plat Book 95, Page 105, ROHC, and being the properties described as Tracts 1 thru 5 in Deed Book 12792, Page 341, ROHC. Tax Map Numbers 156A-F-001, 002, 026, 028 and 029.

and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone and R-4 Special Zone with conditions to UGC Urban General Commercial Zone.

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

- 1) Auto-oriented uses, adult-oriented establishments, self-service storage facilities, wholesaling with accessory warehousing and hospitals shall be prohibited; and
- 2) Maximum building height of four (4) stories.

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: November 15, 2022



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem

2022-0223 Rezoning from R-2 & R-4 to UGC

