

First Reading: February 21, 2023
Second Reading: February 28, 2023

2023-0013
Stone Creek Consulting
c/o Allen Jones
District No. 8
Alternate Version

ORDINANCE NO. 13957

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1913 AND 1915 SOUTH KELLEY STREET, FROM R-2 RESIDENTIAL ZONE AND C-5 NEIGHBORHOOD COMMERCIAL 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 properties located at 1913 and 1915 South Kelley Street, more particularly described herein:

Lots 28 and 29, Sutton and Anderson's Subdivision, Plat Book 5, Page 51, ROHC, Deed Book 12936, Pages 19 and 37, ROHC. Tax Map Numbers 158G-D-038 and 039.

and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone and C-5 Neighborhood Commercial Zone to UGC Urban General Commercial Zone.

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

- 1) Residential uses only;
- 2) Maximum building height of three (3) stories;
- 3) Ten (10') foot rear setback;
- 4) No parking allowed in the alley and post no parking signs;
- 5) Primary entrance shall be located on Kelley Street and limited to one (1) driveway cut;
- 6) Dumpster service shall use primary entrance; and
- 7) The alley shall remain free and clear at all times, especially during construction.

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: February 28, 2023



CHAIRPERSON

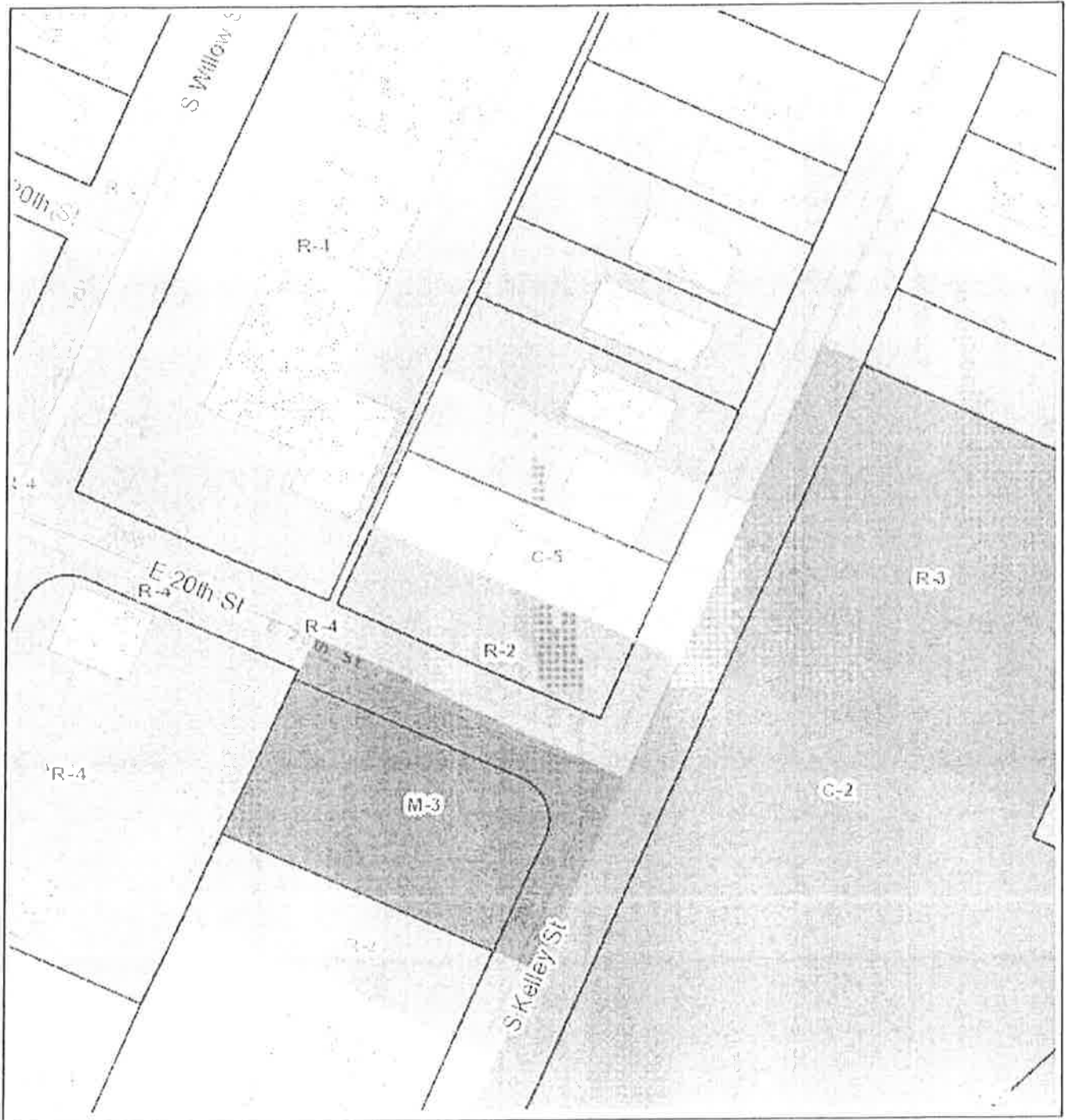
APPROVED: DISAPPROVED:



MAYOR

/mem/Alternate Version

2023-0013 Rezoning from R-2 & C-5 to UGC



2023-0013 Rezoning from R-2 & C-5 to UGC

