

First Reading: September 12, 2023
Second Reading: September 19, 2023

2023-0127
Stone Creek Consulting, LLC
c/o Allen Jones
District No. 1
Planning Version #2

ORDINANCE NO. 14025

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3111 KELLY'S FERRY ROAD, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL 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 property located at 3111 Kelly's Ferry Road, more particularly described herein:

To be rezoned R-3: Part of Lot 3-A, Block 1, Tiftonia Section Number 2, Plat Book 67, Page 77, ROHC, beginning at the north most corner of Tax Map 154C-A-012 thence southeast along its north line 156.5 feet to a point, thence southwest 168.6 feet to a point, thence northwest some 152 feet to a point, thence northeast 160 feet to the north most point of Tax Map Number 154C-A-012, being the point of beginning and being part of the property described in Deed Book 13175, Page 143, ROHC. Tax Map Number 154C-A-012 (part).


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) Maximum of eighteen (18) dwelling units on the property;
- 2) No access to Centro Street allowed;
- 3) No vehicular access easement through the remaining R-1 property to N. Moss Ave. allowed;
- 4) Existing Church Building to remain;
- 5) Ten (10') foot Type C Landscape buffer in addition to street yard; and
- 6) Only single family homes and townhomes allowed on the R-3 Zone adjacent to Centro Street.

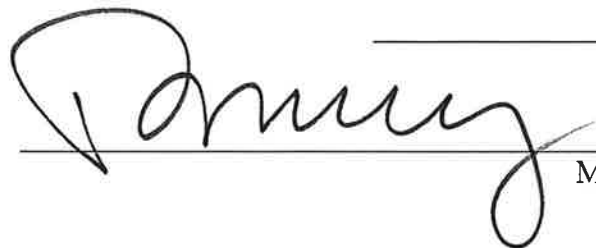
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: September 19, 2023



CHAIRPERSON

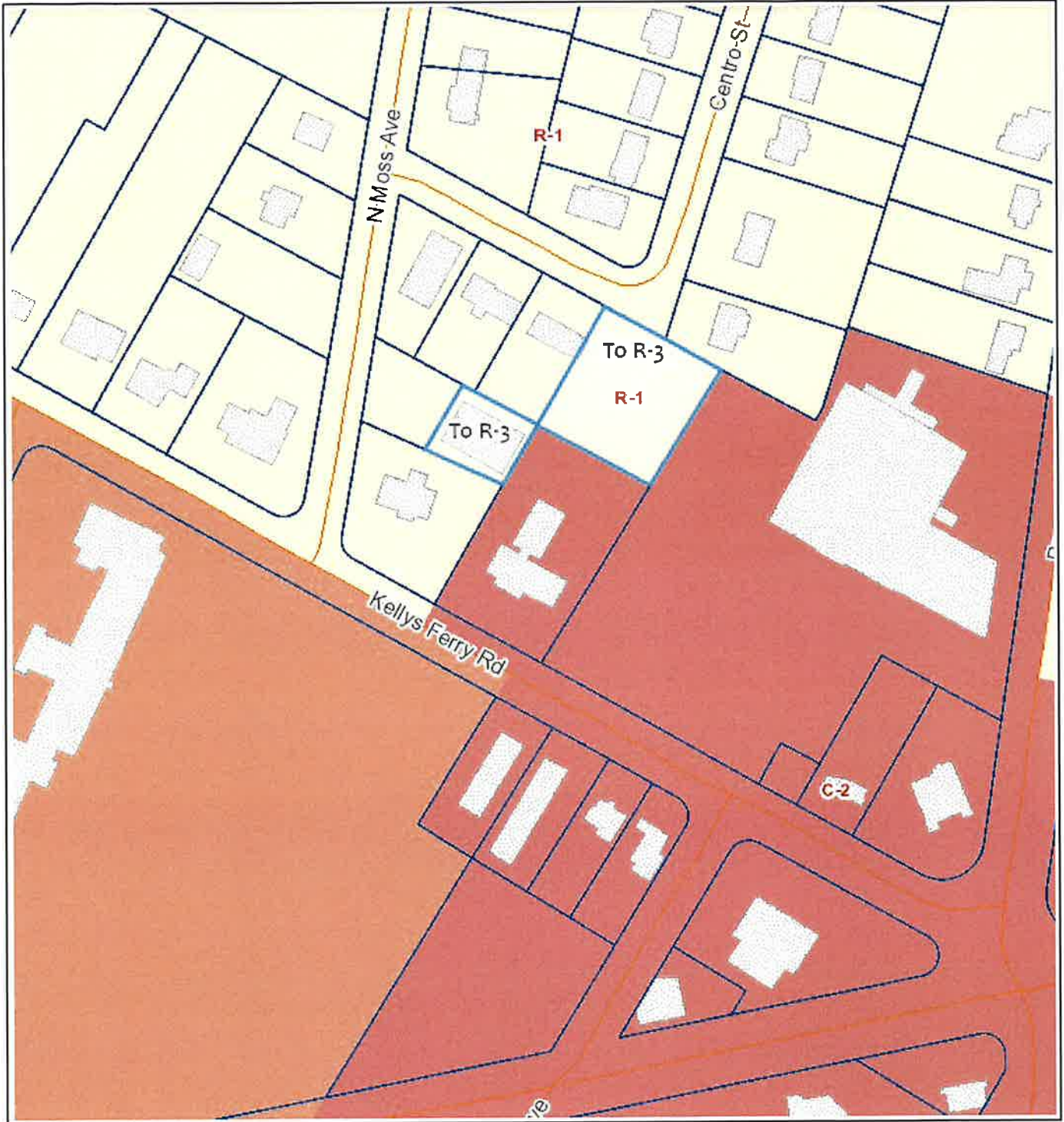
APPROVED: DISAPPROVED:



MAYOR

/mem/v2

2023-0127 Rezoning from R-1 to R-3



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