

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

2023-0134  
David Fidati  
c/o Wise Construction  
District No. 5  
Planning Version

ORDINANCE NO. 14030

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6011 LEE HIGHWAY, FROM C-2 CONVENIENCE COMMERCIAL 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 6011 Lee Highway, more particularly described herein:

Revised Plat of Lot 1, J. H. Street Subdivision, Plat Book 125  
Page, 145, ROHC, Deed Book 13060, Page 103, ROHC. Tax Map  
Number 148O-A-010.

and as shown on the maps attached hereto and made a part hereof by reference, from C-2 Convenience 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; and
- 2) A fifteen (15') foot front building setback with intentional public space between the building and the right-of-way is required.

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

# 2023-0134 Rezoning from C-2 to UGC

