

First Reading: October 10, 2023
Second Reading: October 17, 2023

2023-0085
Stone Creek Consulting, LLC
c/o Allen Jones
District No. 7
Planning Version #2

ORDINANCE NO. 14040

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE AN UNADDRESSED PROPERTY LOCATED IN THE 2800 BLOCK OF DODDS AVENUE, FROM M-1 MANUFACTURING 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 an unaddressed property located in the 2800 block of Dodds Avenue, more particularly described herein:

Lot 1, Corrective Plat, Resubdivision of Peyer Subdivision, Plat Book 38, Page 328, ROHC, and being part of the property described in Deed Book 13269, Page 520, ROHC. Tax Map Number 156O-K-017.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing 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 use only;
- 2) Maximum building height of three (3) stories; and

- 3) A traffic impact study shall be required prior to the issuance of a land disturbance permit along Dodds Avenue between 29th Street and I-24 into Westside Drive to the east.

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: October 17, 2023

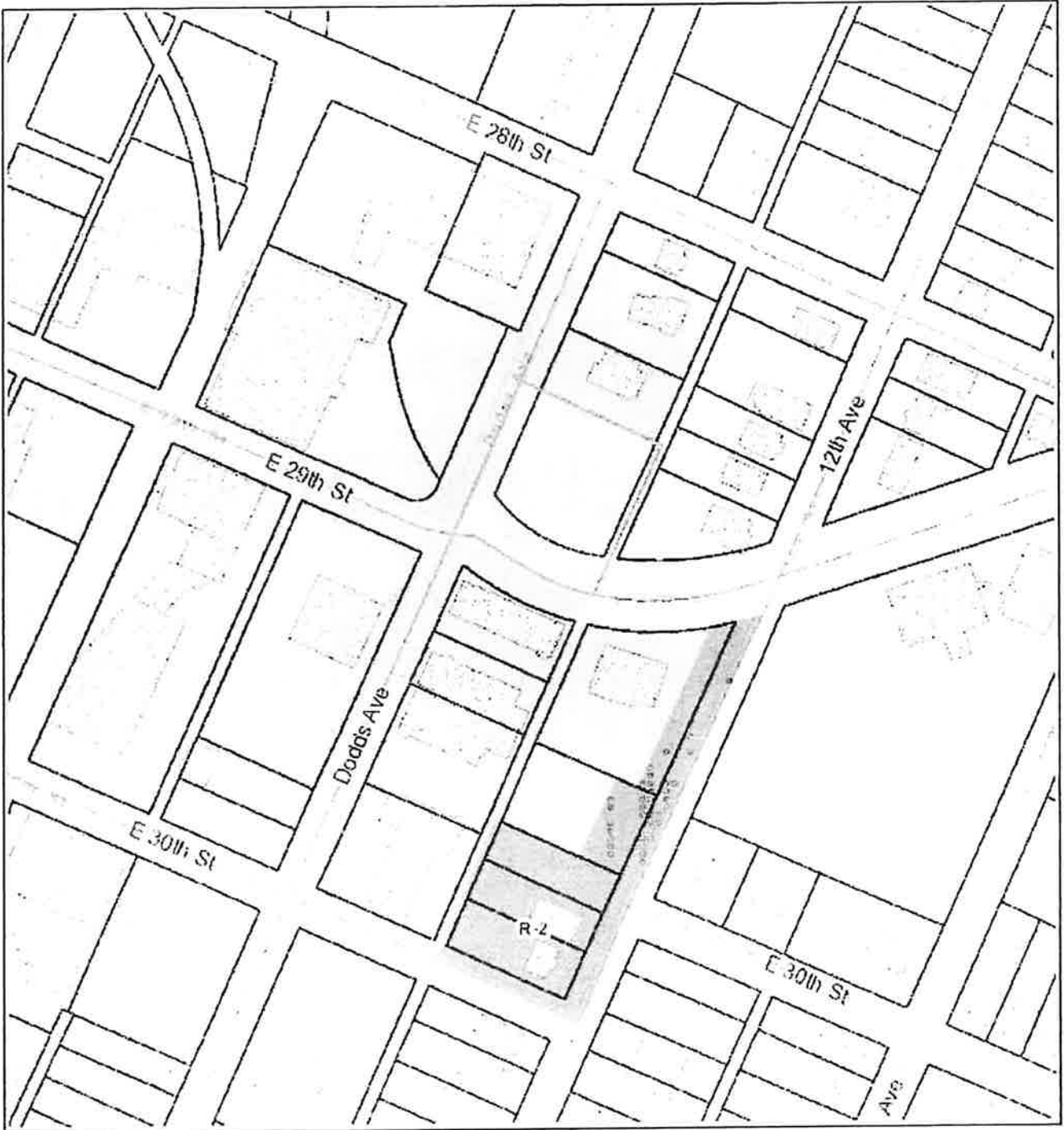

VICE CHAIR

APPROVED: DISAPPROVED:


MAYOR

/mem/v2

2023-0085 Rezoning from M-1 to UGC



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