

**First Reading: October 3, 2023**  
**Second Reading: October 10, 2023**

2023-0126  
Stone Creek Consulting, LLC  
District No. 8  
Planning Version #2

ORDINANCE NO. 14039

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2910 CALHOUN AVENUE, FROM R-2 RESIDENTIAL 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 2910 Calhoun Avenue, more particularly described herein:

Lot 19, Block G, Plat of Clifton Heights Subdivision Number 3, Plat Book 9, Page 17, being the property described as Tract 2 in Deed Book 12573, Page 464, ROHC. Tax Map Number 156I-E-021

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

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

- 1) Maximum building height of three (3) stories; and
- 2) No hotels or STVR uses.

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 10, 2023

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/v2