

First Reading: February 20, 2024
Second Reading: February 27, 2024

2024-0015
Tess Wentland
District No. 9
Planning Version #2

ORDINANCE NO. 14089

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1400 NORTH CHAMBERLAIN AVENUE, 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 1400 North Chamberlain Avenue, more particularly described herein:

All that part of Lot 1, Final Plat of Lot 1, Granite Heights Subdivision, Plat Book 63, Page 198, ROHC, which is currently zoned R-1 Residential Zone and being part of the property described in Deed Book 5059, Page 41, ROHC. Tax Map Number 136M-N-003 (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) Provision of onsite management and onsite security. Onsite management and onsite security contact information must be prominently displayed throughout development;

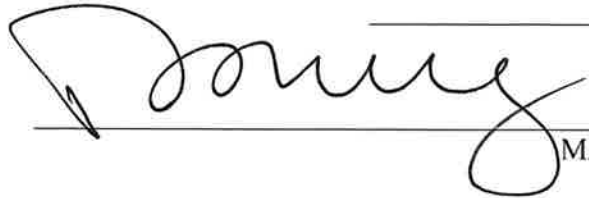
- 2) Background checks and long-term leases required for all residents;
- 3) Units must have a range of rental prices reflecting a mixture of rental units but a minimum of fifteen (15%) percent of all units must be two-bedroom units;
- 4) Two hundred (200') feet from the rear property line shall remain as greenspace that is left undisturbed with no building/structures, including residential dwellings; and
- 5) No clearing or grading permitted with two hundred (200') feet undisturbed area, except for pedestrian trails, and removal of dead or diseased trees or invasive growth.

SECTION 2. 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 27, 2024


CHAIRPERSON

APPROVED: DISAPPROVED:


MAYOR

/mem/v2

2024-0015 Rezoning from R-1 to R-3

