

**First Reading: March 10, 2026**  
**Second Reading: March 17, 2026**

2025-0151  
Matt Stone  
c/o Southern Spear Properties Lucey LLC  
District No. 9  
Planning Version

ORDINANCE NO. 14343

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION NO. 1 FROM ORDINANCE NO. 13576 OF PREVIOUS CASE NO. 2019-0133 ON PROPERTY LOCATED AT 1305 ANDERSON AVENUE, TAX MAP NO. 146J-D-012 ONLY, SUBJECT TO THE FOLLOWING CONDITION SHALL REMAIN.

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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 lift Condition No. 1 from Ordinance No. 13576 of previous Case No. 2019-0133 on property located at 1305 Anderson Avenue, Tax Map No. 146J-D-012 only, more particularly described herein:

Lot 5, Revised Plat Lucey Quarter Lot 5, Plat Book 124, Page 199, ROHC, Deed Book 12490, Page 343, ROHC. Tax Map Number 146J-D-012.

and as shown on the maps attached hereto and made a part hereof by reference.

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

- 1) Height limited to no more than thirty-five (35') feet for structures within eighty-five (85') feet of the South Greenwood right-of-way line.

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: March 17, 2026

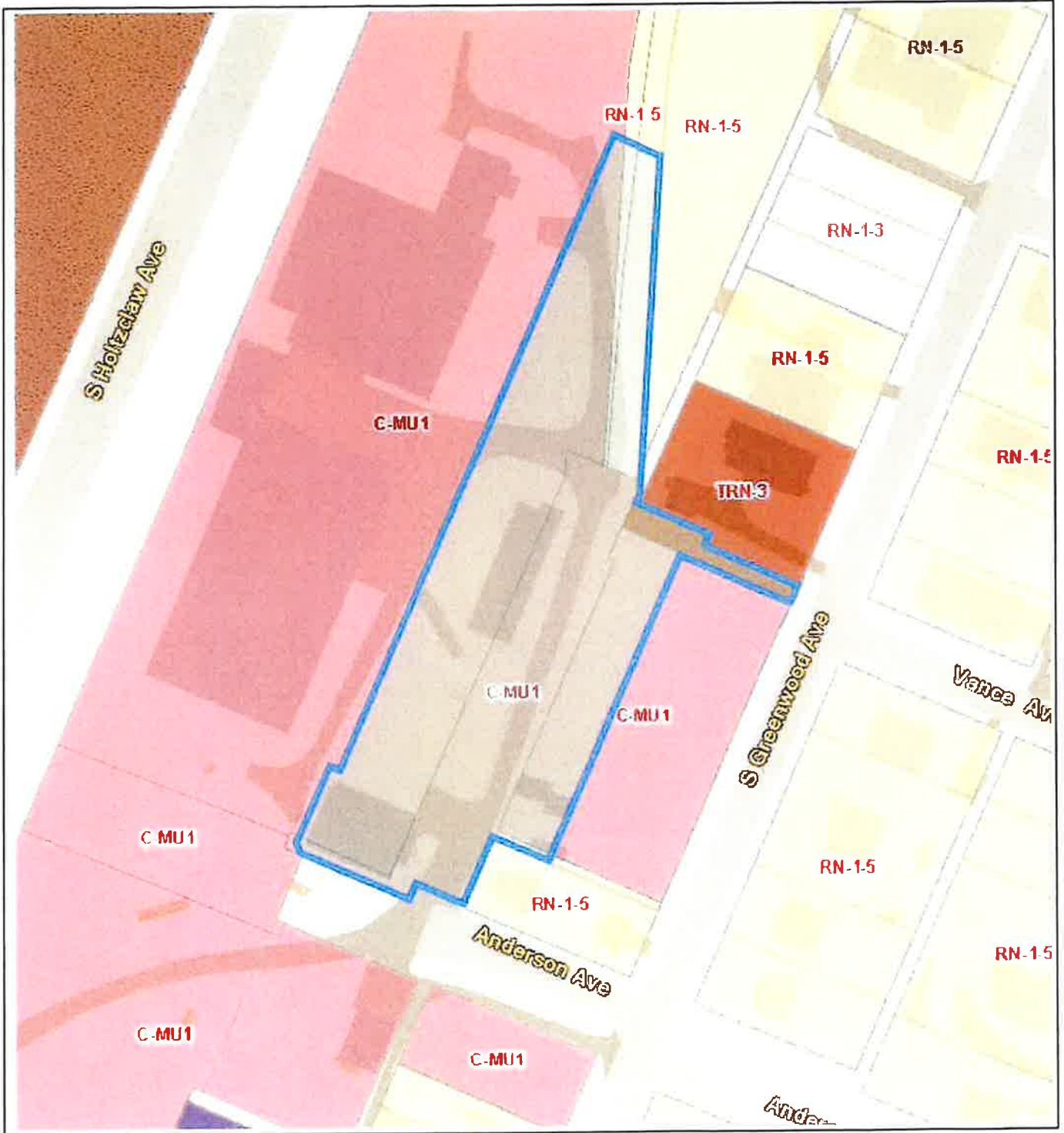
  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
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MAYOR

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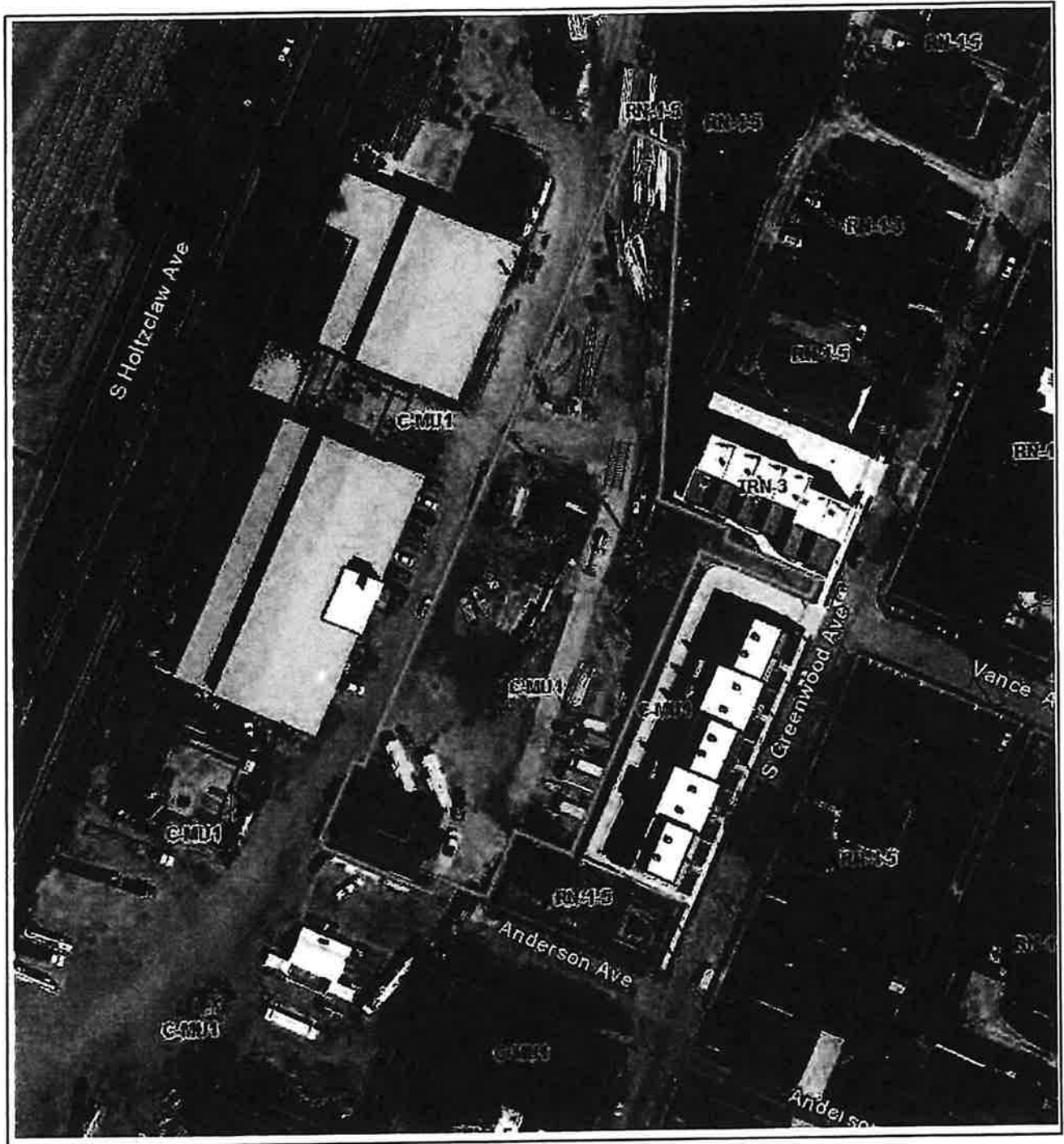
# 2025-0151 Lift Conditions



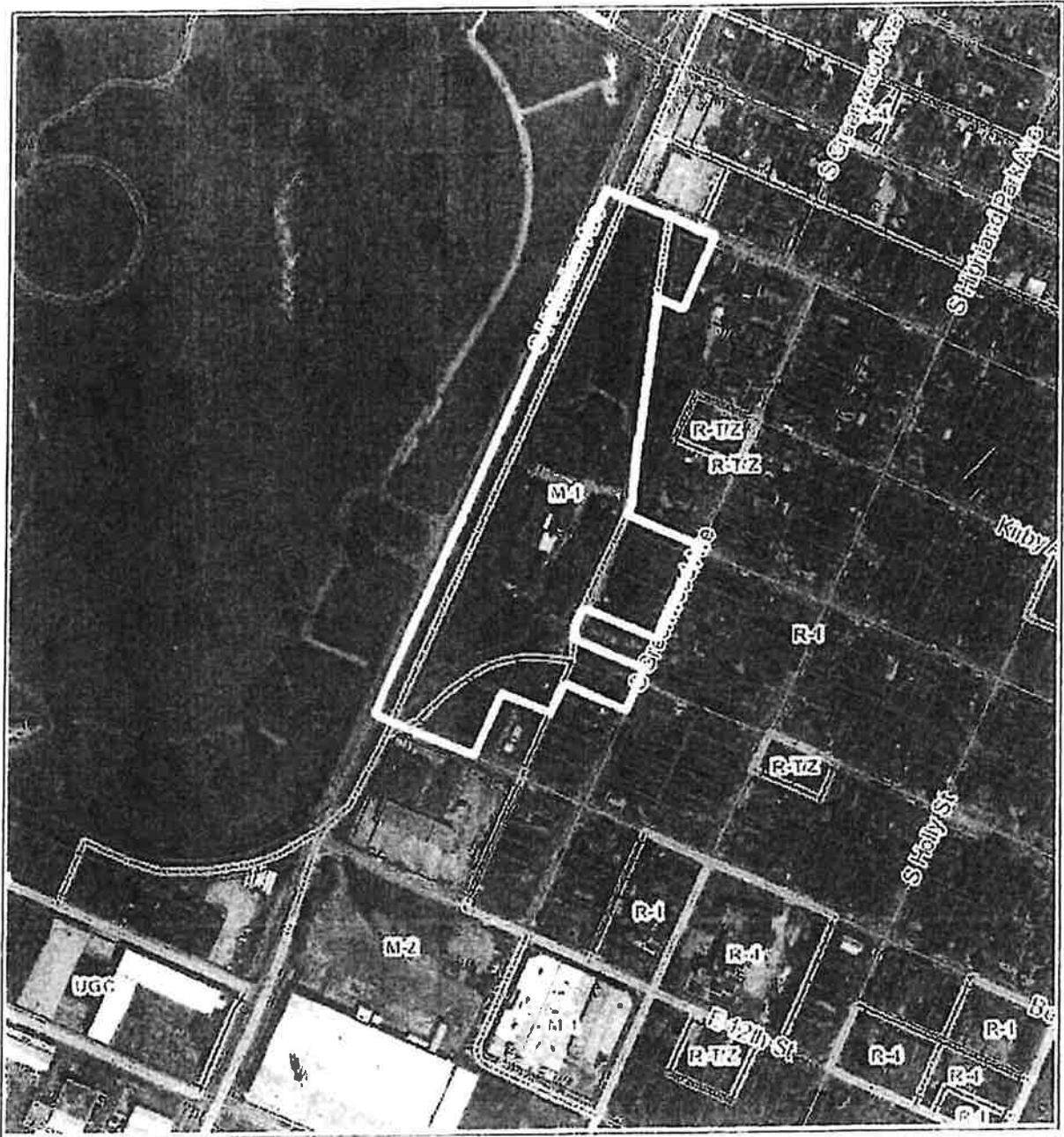
# 2025-0151 Lift Conditions



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2019-0133 Rezoning from M-1, M-2, and R-1 to UGC



RPA