

2022-0097  
ASA Engineering  
c/o Allen Jones  
District No. 4  
Planning Version #2

ORDINANCE NO. 13875

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE AN UNADDRESSED PROPERTY IN THE 7500 BLOCK OF STANDIFER GAP ROAD, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE 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 an unaddressed property in the 7500 block of Standifer Gap Road, more particularly described herein:

An unplatted and unaddressed property in the 7500 block of Standifer Gap Road being the property described as Tract 25 in Deed Book 8533, Page 412, ROHC. Tax Map Number 1390-B-005.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

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

- 1) Buildings along the southern property line are restricted to no more than four (4) units per massed building;
- 2) Provide a thirty (30') foot type, Type A landscape buffer along the southern property line, of which twenty (20') feet shall remain undisturbed;

- 3) Provide a seven (7') foot high privacy fence on the development side of the buffer along the southern property line; and
- 4) Buildings along the southern property line are restricted to no more than two (2) stories in height.

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: August 9, 2022

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/v2