

2022-0150
ASA Engineering
c/o Allen Jones
District No. 6
Planning Version

ORDINANCE NO. 13876

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 6860 AND 6874 STANDIFER GAP ROAD, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE 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 properties located at 6860 and 6874 Standifer Gap Road, more particularly described herein:

Lots 4 thru 10, Block A, Plat of Part of the Property of Robin Sterchi on Lee Highway, Plat Book 15, Page 23, ROHC, Deed Book 9052, Page 847, and Deed Book 11167, Page 110, ROHC. Tax Map Numbers 139P-A-001 and 002.

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) Provide a stone or brick entry signage;
- 2) Provide street lights within the development;
- 3) Provide a landscape buffer along Standifer Gap Road to screen the stormwater facilities from the right-of-way;

- 4) Deed restriction to allow a maximum of twenty (20%) percent rental property; and
- 5) Deed restriction to restrict any Short-Term Vacation Rentals or Commercial Business (except as allowed by City Ordinance).

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 16, 2022



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem

2022-0150 Rezoning from R-1 to R-T/Z

