

**First Reading: July 9, 2024**  
**Second Reading: July 16, 2024**

2024-0102  
Scenic City Development  
District No. 1  
Planning Version

ORDINANCE NO. 14127

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PARTS OF PROPERTIES LOCATED AT 5848 HIGHWAY 153 AND 6109 WILDER ROAD, FROM R-2 RESIDENTIAL ZONE TO R-3 RESIDENTIAL 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 parts of properties located at 5848 Highway 153 and 6109 Wilder Road, more particularly described herein:

All those parts of Lot 5, Plan of Jesse Evans Tract Subdivision as shown in Book 806, Page 303 and an unplatted tract of land located at 6109 Wilder Road being zoned R-2 and being parts of the properties described in Deed Book 12150, Page 843 and Deed Book 13044, Page 203, ROHC. Tax Map Numbers 091P-B-010 (part) and 011 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone to R-3 Residential Zone.

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

- 1) A twenty-five (25') foot Type A landscape buffer is required along the Wilder Road right-of-way except for ingress and egress; and

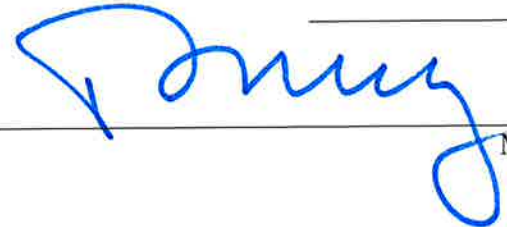
- 2) No more than eight (8) attached units per each massed building.

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: July 16, 2024

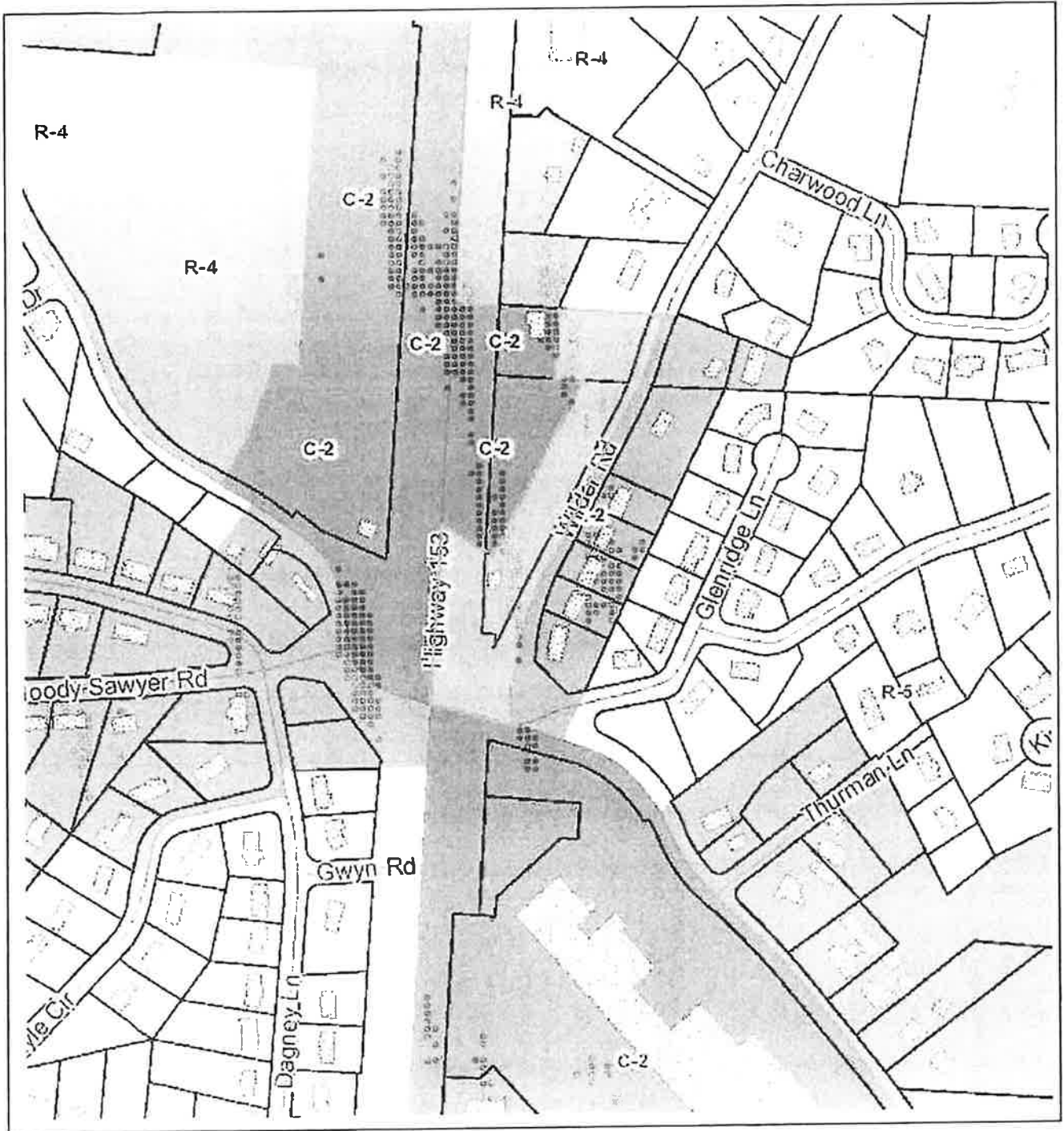
  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem

# 2024-0102 Rezoning from R-2 to C-2



2024-0102 Rezoning from R-2 to C-2

