

**First Reading: August 13, 2024**  
**Second Reading: August 20, 2024**

2024-0107  
Barry Payne Development, LLC  
c/o Barry Payne  
District No. 4  
Planning Version

ORDINANCE NO. 14144

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7518 STANDIFER GAP ROAD, FROM M-3 WAREHOUSE AND WHOLESALE 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 property located at 7518 Standifer Gap Road, more particularly described herein:

An unplatted tract of land located at 7518 Standifer Gap Road being the property described in Deed Book 13128, Page 91, ROHC. Tax Map Number 139O-B-006.01.

and as shown on the maps attached hereto and made a part hereof by reference, from M-3 Warehouse and Wholesale 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-foot (30') type 'A' landscape buffer along the southern property line, of which twenty feet (20') shall remain undisturbed;
- 3) Provide a seven foot (7') 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.

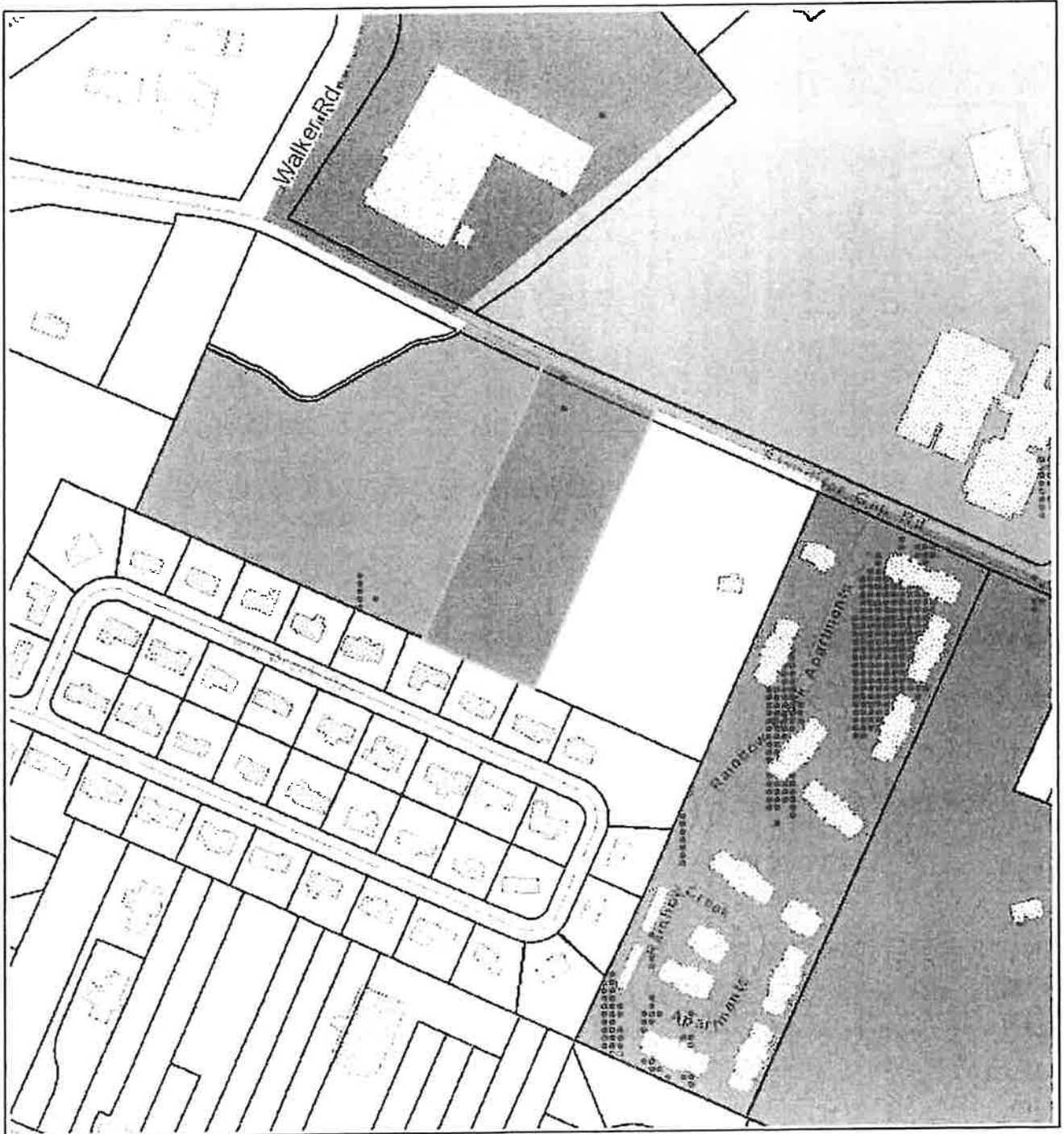
Passed on second and final reading: August 20, 2024

  
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CHAIRPERSON  
APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem

# 2024-0107 Rezoning from M-3 to R-T/Z



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