

First Reading: December 9, 2025
Second Reading: December 16, 2025

2025-0164
Ian Blackmore
c/o Pratt and Associates
District No. 3
Planning Version

ORDINANCE NO. 14304

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 6112 AND 6118 HIXSON PIKE, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO RN-3 RESIDENTIAL NEIGHBORHOOD 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 6112 and 6118 Hixson Pike, more particularly described herein:

Lots 1 and 2, Final Plat Graham Family Subdivision, Plat Book 91, Page 126, ROHC, Deed Book 13191, Page 907, ROHC. Tax Map Number 101-022 & 022.01.

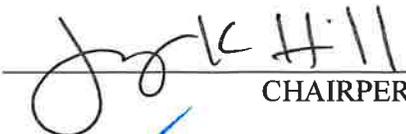
and as shown on the maps attached hereto and made a part hereof by reference, from RN-1-6 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone.

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

- 1) A maximum of forty-eight (48) units; and
- 2) In addition to landscape regulations in Article XIII – Landscape (Required on site trees), the applicant also must install one row of evergreen trees for the entire length of property frontage along Hixson Pike.

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: December 16, 2025



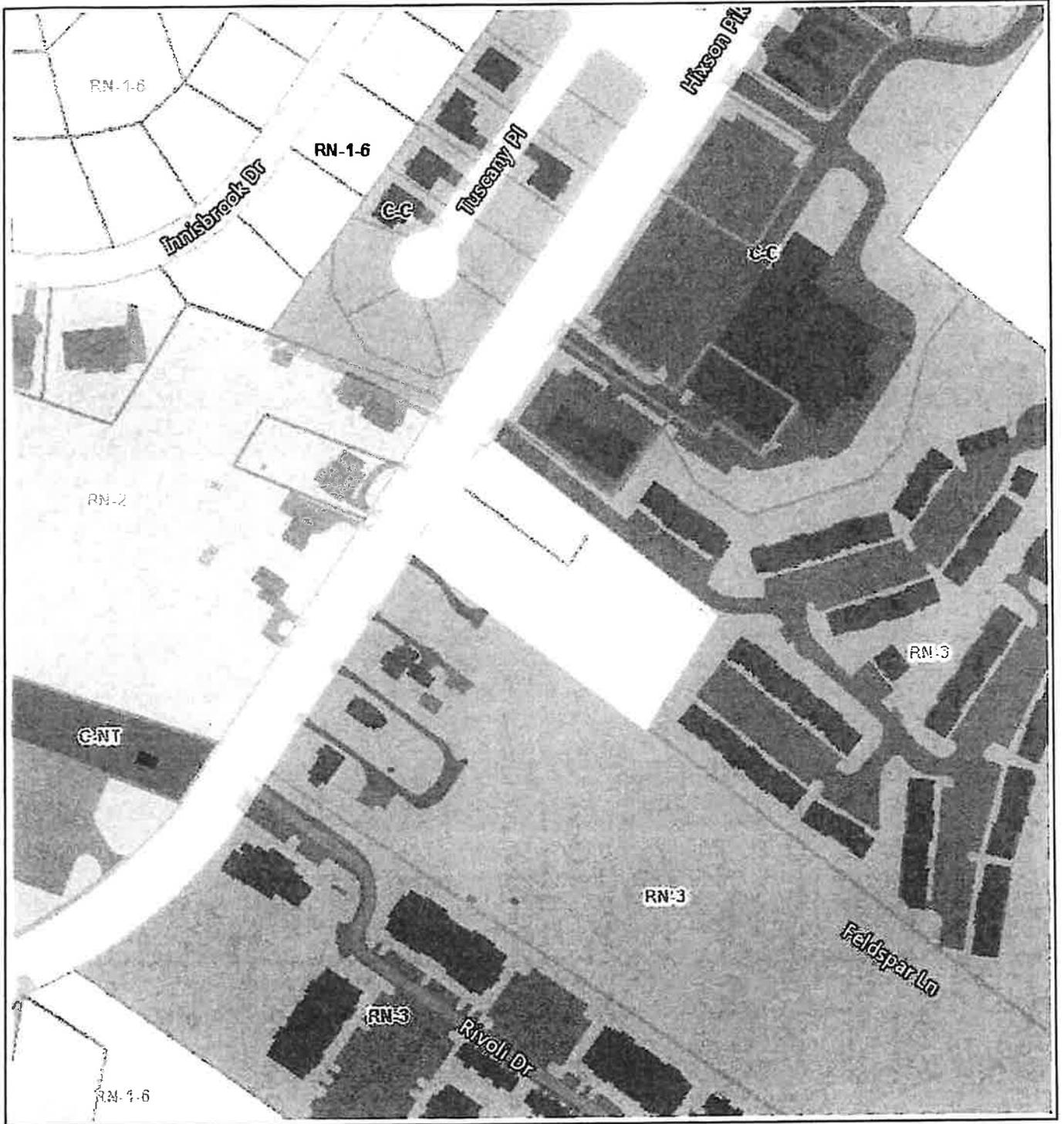
CHAIRPERSON
APPROVED: DISAPPROVED:



MAYOR

/mem

2025-0164 Rezoning from RN-1-6 to RN-3 with conditions



2025-0164 Rezoning from RN-1-6 to RN-3 with conditions

