

First Reading: June 9, 2026
Second Reading: June 16, 2026

2026-0069
Ben Skidmore
c/o Kimley-Horn
District No. 4
Planning Version

ORDINANCE NO. 14376

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO AMEND CONDITIONS 2 AND 3 FROM ORDINANCE NOS. 13875 AND 14144 OF PREVIOUS CASE NOS. 2022-0097 AND 2024-0107 ON PROPERTIES LOCATED AT 7514 AND 7518 STANDIFER GAP ROAD, 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 amend conditions 2 and 3 from Ordinance Nos. 13875 and 14144 of previous Case Nos. 2022-0097 and 2024-0107, on properties located at 7514 and 7518 Standifer Gap Road, more particularly described herein:

Two unplatted tracts of land located at 7514 and 7518 Standifer Gap Road being the properties described in Deed Book 13810, Pages 622 and 625, ROHC. Tax Map Number 139O-B-005 and 006.01.

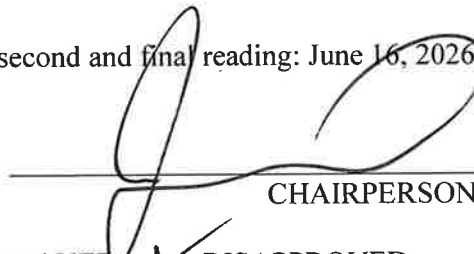
and as shown on the maps attached hereto and made a part hereof by reference.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be approved with no changes to existing condition Nos. 1 and 4 with the following new 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 Class 'M' buffer (1) along the southern property line comprised of the following zones: zero (0) to ten (10) feet from the southern property line to remain undisturbed, ten (10) to twenty (20) feet from the southern property line to include a six (6) foot privacy fence and evergreen plantings on the southern side of the fence planted per Table 38-63.1 Landscape Plant Materials Standard, and from twenty (20) to thirty (30) feet from the southern property line the city Class 'M' buffer plantings. Planting requirements to be exempt within utility easement areas where no planting is to occur;
- 3) Provide a six foot (6') 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: June 16, 2026



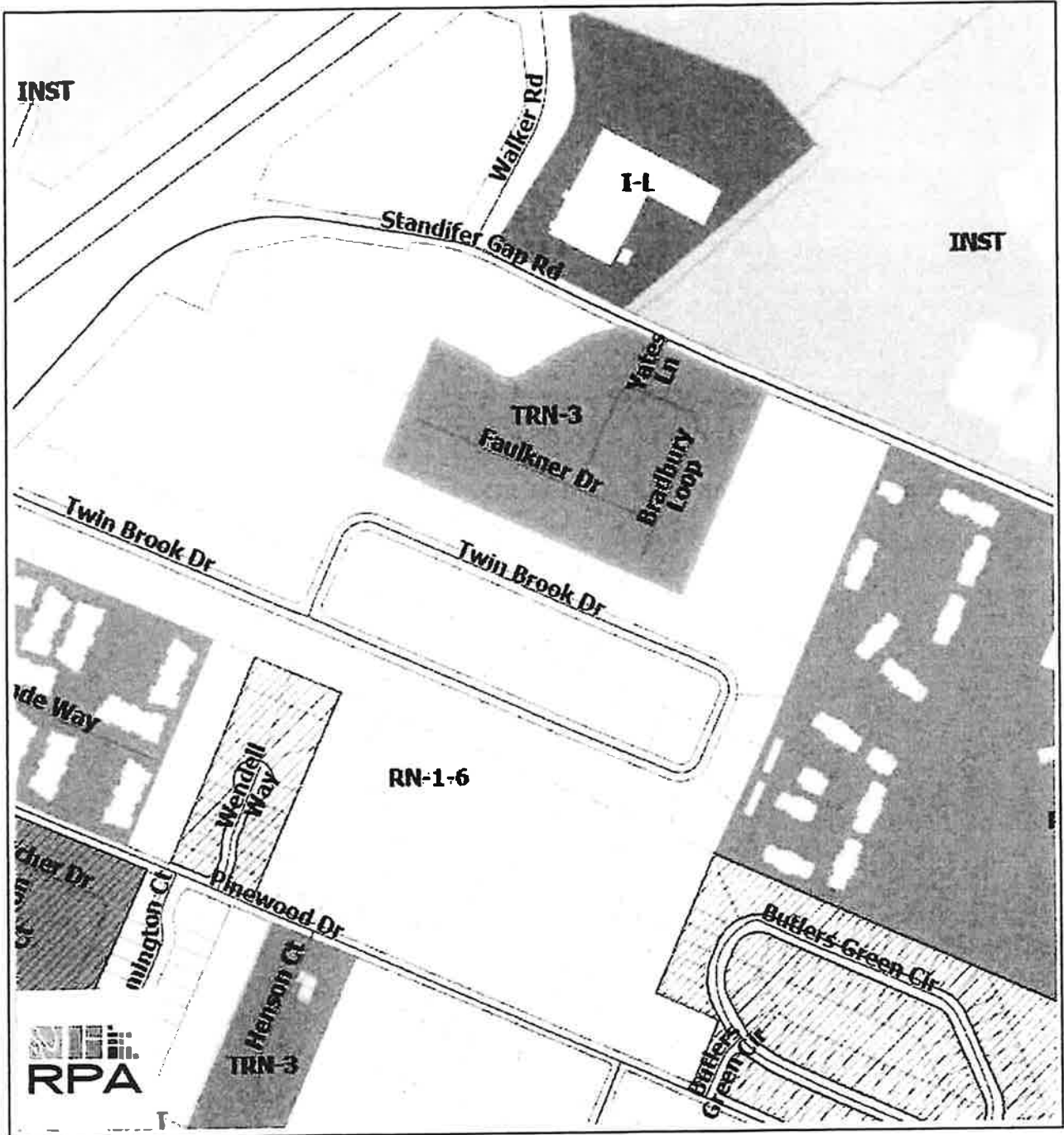
CHAIRPERSON
APPROVED: ☒ DISAPPROVED: ☐



MAYOR

/mem

2026-0069 Lift /Amend Conditions



2026-0069 Lift /Amend Conditions

