

**First Reading: May 11, 2021**  
**Second Reading: May 18, 2021**

2021-0030  
Benjamin Phillips  
District No. 5  
Planning Version

ORDINANCE NO. 13672

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3698 AND 3710 FAITH 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 property located at 3698 and 3710 Faith Road, more particularly described herein:

Lot 1, Ridges Trace Subdivision, Plat Book 93, Page 112, ROHC, Deed Book 12167, Page 255, ROHC, and an unplatted tract of land located at 3710 Faith Road being the property described in Deed Book 11759, Page 180, ROHC. Tax Map Numbers 128N-A-002 and 002.02.

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 minimum of seven (7) acres of undisturbed open space;


- 2) A maximum density of five (5) dwelling units per acres;
- 3) Single-family residential uses only; and
- 4) Provide internal pathways throughout the development to connect to the South Chickamauga Greenway, subject to City of Chattanooga approval.

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: May 18, 2021

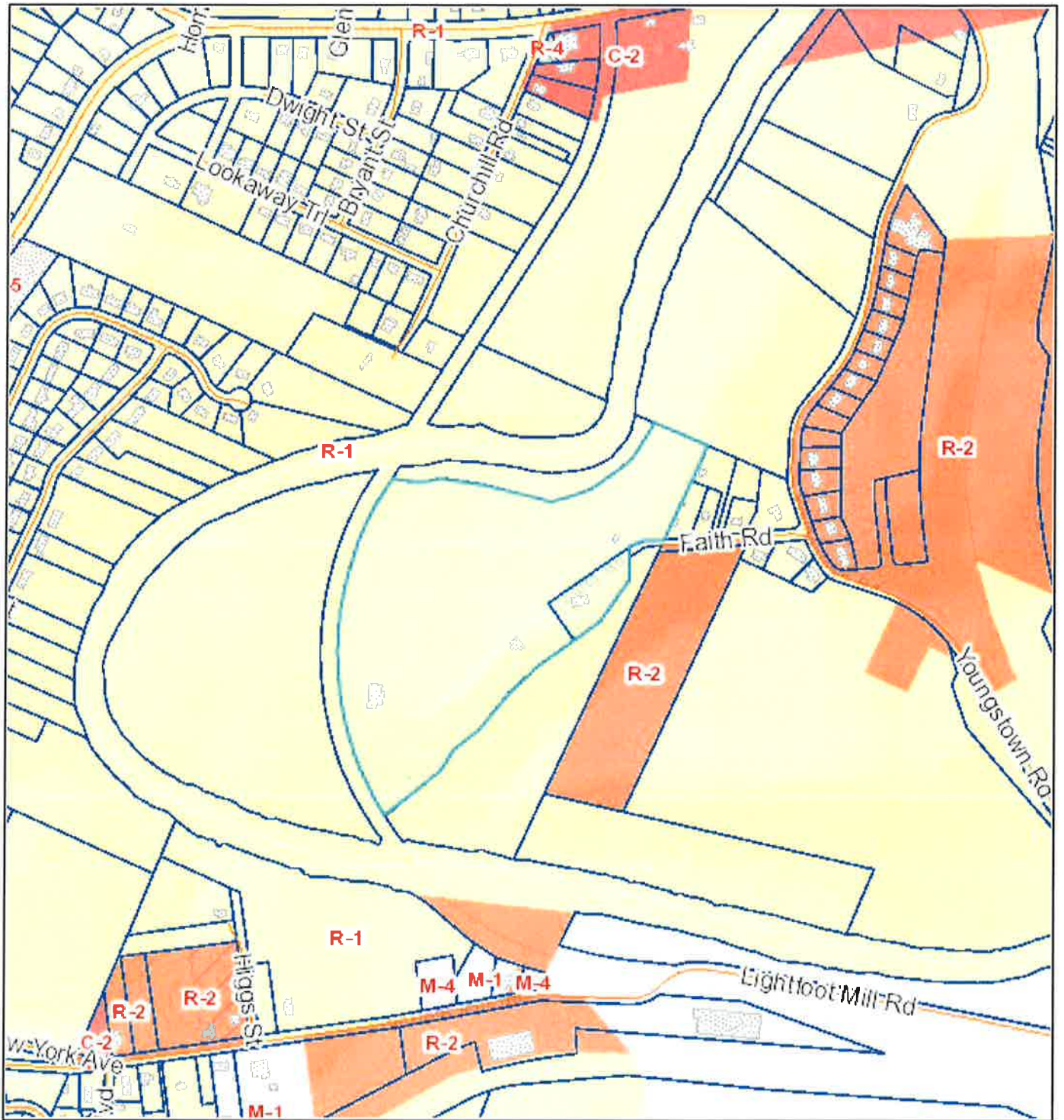
  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem

# 2021-0030 Rezoning from R-1 to R-T/Z



2021-0030 Rezoning from R-1 to R-T/Z

