

## NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

**2024-0088 Stone Creek Consulting LLC c/o Allen Jones.**

Unaddressed property in the 4100 block of 12<sup>th</sup> Avenue, from R-1 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

**2024-0095 Hixson Apartments LLC.**

Properties located at 5126, 5132, 5138, 5144, 5150, and 5157 Strickland Circle, from R-2 Residential Zone to R-3 Residential Zone.

**2024-0097 Stone Creek Consulting LLC c/o Allen Jones.**

Properties located at 2602, 2604, 2668, and 2682 Dodds Avenue, from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

**2024-0098 420 E. 16<sup>th</sup> LLC.**

Properties located at 420 and 422 East 16<sup>th</sup> Street, from U-RM-3 Urban Multi-Unit Residential Zone to U-CX-4 Urban Commercial Mixed-Use Zone, subject to certain conditions.

**2024-0100 Stone Creek Consulting LLC c/o Allen Jones.**

Properties located at 2700, 2704, and 2706 Long Street, from R-3 Residential Zone to UGC Urban General Commercial Zone, subject to certain conditions.

**2024-0103 Maple Leaf Holdings LLC.**

905 Glenwood Drive and an unaddressed property in the 900 block of Glenwood Drive, from R-1 Residential Zone to UGC Urban General Commercial Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied for C-2 Convenience Commercial Zone and approved for R-3 Residential Zone:

**2024-0102 Scenic City Development.**

Parts of properties located at 5848 Highway 153 and 6109 Wilder Road, from R-2 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended denial of conditions being lifted per Applicant's request to lift original Condition No. 5 which completely lifts the use conditions and recommends to amend Condition No. 4, and to add a new condition limiting the number of curb cuts and to lift original Condition No. 1 for the following:

**2024-0091 Ben Van Gaasbeek.** 6684 East Brainerd Road, lifting conditions from Ordinance No. 13132 of previous Case No. 2016-0165, subject to certain conditions.

4. The Chattanooga-Hamilton County Regional Planning Commission has recommended approval of conditions being lifted on Condition Nos. 2 thru 4 and recommending to amend Condition 1 for the following:

**2024-0094 Hixson Apartments LLC.** 5431 Hixson Pike, lifting conditions from Ordinance No. 9135 of previous Case No. 1989-0046, subject to certain conditions.

5. The Chattanooga-Hamilton County Regional Planning Commission has recommended that a Special Permit for a Residential Planned Unit Development be approved for the following:

**2024-0104 Legacy South LLC.** Properties located at 1277, 1283, and 1291 North Moore Road, subject to certain conditions.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the City Council Assembly Room, John P. Franklin Sr. Council Building located at 1000 Lindsay Street, Chattanooga, TN 37402, on

**July 9, 2024,**

at 3:30 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments. This will be a recessed meeting; therefore, the hearing will take place after the Council has taken a recess and reconvened the meeting.

This the 23<sup>rd</sup> day of June 2024.

**Nicole Gwyn  
City Council Clerk**