

## 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:

**2024-0155 1265 E. 13<sup>th</sup> LLC.** Part of 1265 East 13<sup>th</sup> Street, from M-1 Manufacturing Zone to TRN-3 Traditional Residential Neighborhood Zone.

**2024-0161 Wise Properties, LLC.** Unaddressed property located in the 2300 block of Dodds Avenue, from R-2 Residential Zone to C-C Commercial Corridor Zone.

**2024-0162 Stone Creek Consulting, LLC.** 5919 Hixson Pike, from R-2 Residential Zone and C-2 Convenience Commercial Zone to RN-3 Residential Neighborhood Zone, subject to certain conditions.

**2024-0163 Honey and Vinegar, LLC.** 3580 Jenkins Road, from R-3 Residential Zone to C-C Commercial Corridor Zone.

**2024-0165 Scenic City Home Builders, LLC.** 4821 Webb Road, from R-1 Residential Zone to RN-1-3 Residential Zone, subject to certain conditions.

**2024-0183 Chattanooga Engineering Group c/o Rocky Chambers.** 1733 Mitchell Avenue, from U-RD-2 Urban Residential Detached Zone to U-RA-3 Urban Residential Attached Zone.

**2024-0191 Miken Development c/o Michael Kenner.** 2315, 2317, and 2401 Glass Street, from R-2 Residential Zone to C-TMU Transitional Mixed-Use Commercial Zone.

2) The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied:

**2024-0159 Stone Creek Consulting, LLC c/o Allen Jones.** Parts of properties located at 3511 Parkway Drive and 3745 Bonny Oaks Drive, from R-1 Residential Zone to RN-1-3 Residential Neighborhood Zone.

3) The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be denied and recommends approval for RN-1-5 Residential Neighborhood Zone, subject to certain conditions, for the following applicants:

**2024-0184 Stone Creek Consulting, LLC c/o Allen Jones.** 8113 Graham Road, from R-1 Residential Zone to RN-2 Residential Neighborhood Zone.

**2024-0185 Cornerstone Apostolic Church c/o Raymond Sloan.** 1729 Gray Road, from R-1 Residential Zone to RN-1-3 Residential Neighborhood Zone, with conditions.

4) The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied for the C-MU1 Commercial Mixed-Use Zone and recommends approval for the C-TMU Transitional Mixed-Use Commercial Zone for the following applicant:

**2024-0181 Stone Creek Consulting, LLC c/o Allen Jones.** 803 Dodds Avenue, from C-2 Convenience Commercial Zone and R-2 Residential Zone to C-MU-1 Commercial Mixed-Use Zone.

5) The Chattanooga-Hamilton County Regional Planning Commission has recommended that the petition be denied for applicant's request to lift Condition #1 from Ordinance No. 13337 of previous Case No. 2018-106 from the property located at 109 Guild Street, and to amend Condition #1 for the following applicant:

**2024-0182 Austin Renegar.** 109 Guild Street, lifting condition #1 from Ordinance No. 13337 of previous Case No. 2018-106.

6) The Chattanooga-Hamilton County Regional Planning Commission has recommended that two sets of amendments be made to Ordinance No. 14137 for the Chattanooga City Code, Part II, Chapter 38, known as the new Chattanooga Zoning Ordinance, which is intended to streamline processes, promote objective standards, clarify permitted land uses, remove zone references and language that was modified during the development and adoption process, and add new standards as requested by Chattanooga City Council.

7) The Chattanooga-Hamilton County Regional Planning Commission has recommended to approve the adoption of the new official zoning map utilizing the Zoning Districts as adopted by the new City of Chattanooga Zoning Ordinance (City Code Chapter 38), Ordinance No. 14137 and the repeal of the current City of Chattanooga Zoning Map.

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

**December 10, 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.

This the 24th day of November 2024.

Nicole S. Gwyn  
City Council Clerk