

First Reading: August 12, 2025
Second Reading: August 19, 2025

2025-0112
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c/o Wilkins Partners, LP
District No. 4
Planning Version

ORDINANCE NO. 14264

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1721, 1723, 1725, AND 1735 JOINER ROAD, FROM C-NT NEIGHBORHOOD TRANSITION COMMERCIAL ZONE AND 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 1721, 1723, 1725, and 1735 Joiner Road, more particularly described herein:

Part of Tract 3, Re-subdivision of Pinewood Acres, Plat Book 15, Page 70. ROHC; Lot 6, Final Plat of Pinewood Acres, Lots 5 & 6, Plat Book 49, Page 210, ROHC; Lot 7, Final Plat of Pinewood Acres, Lots 7 & 8 and Re-sub of Lot 5, Plat Book 53, Page 279; and Lot 2, Revised Plat of Ziegler Townhomes & Lots 2 & 8, Pinewood Acres Subdivision, Plat Book 131, Page 197, ROHC and being the properties described in Deed Book 9485, Page 147, ROHC, Deed Book 6388, Page 781, ROHC, and as Tracts 5 and 6 in Deed Book 7503, Page 887, ROHC. Tax Map Numbers 159H-B-008, 009, 009.01 and 010.

and as shown on the maps attached hereto and made a part hereof by reference, from C-NT

Neighborhood Transition Commercial Zone and 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 condition:

- 1) Proposed roadway improvements to Joiner Road adjacent to the development to include widening of the pavement to twenty-six (26') feet minimum, dedication of a thirty (30') foot by fifty (50') foot area to the City of Chattanooga as right-of-way, and expansion of the existing turn around.

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: August 19, 2025

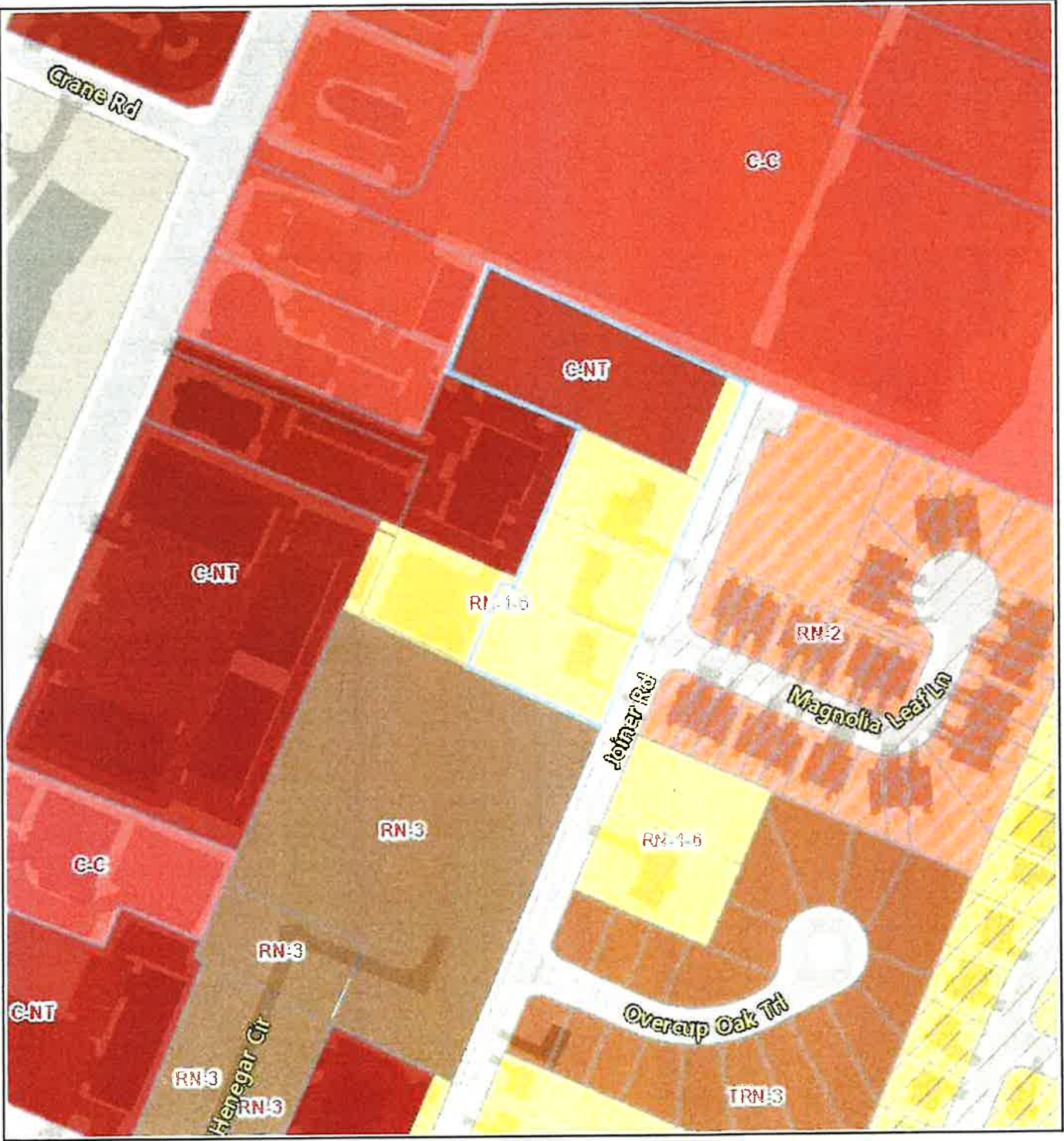

CHAIRPERSON

APPROVED: ☒ DISAPPROVED: ☐


MAYOR

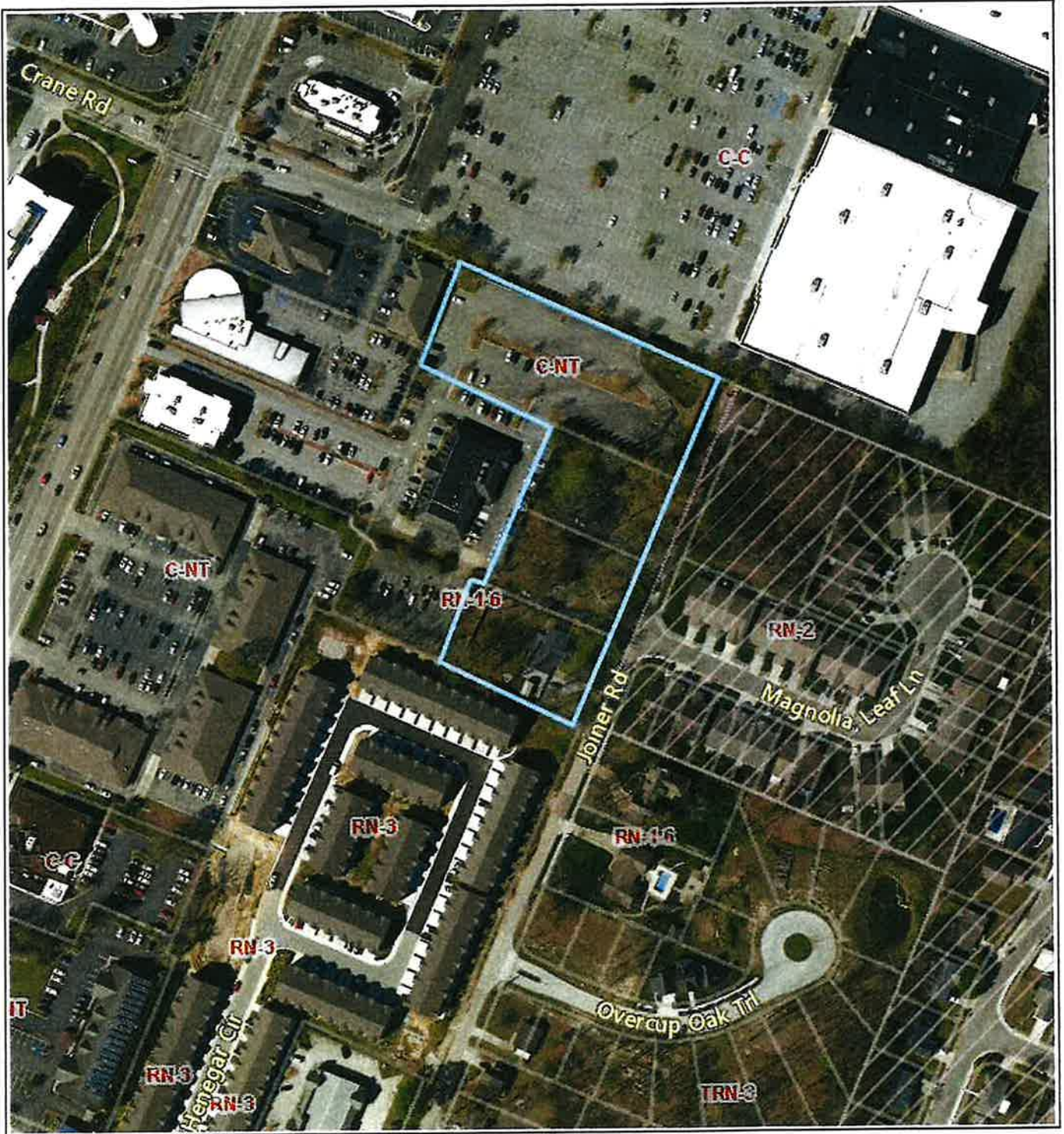
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2025-0112 Rezoning from C-NT & RN-1-6 to RN-3



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