

**First Reading: December 9, 2025**  
**Second Reading: December 16, 2025**

2025-0165  
Stone Creek Consulting LLC  
c/o Allen Jones  
District No. 5  
Planning Version #3

ORDINANCE NO. 14305

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED IN THE 4100 AND 4200 BLOCKS OF SHALLOWFORD ROAD, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO I-L INDUSTRIAL LIGHT ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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 in the 4100 and 4200 blocks of Shallowford Road, more particularly described herein:

Part of an unaddressed and unplatted tract of land located in the 4100 block of Shallowford Road. To find the point of beginning start at the northmost point of Tax Map 147C-E-001 thence southwest 600.6 feet along the south line of said parcel to a point, thence continuing southwest along said parcel 607.1 feet to a point, being the point of beginning thence continuing southwest along said line 1035.2 feet to a point, thence northwest 469.9 feet to a point, thence northeast 251.4 feet to a point, thence northeast 514.9 feet to a point, thence southeast 360.1 feet to a point, being the point of beginning. Said properties being the properties described as part of Property 1 and all of Property 5 in Deed Book 13813, Page 647, ROHC. Tax Map 147C-E-001 (part).

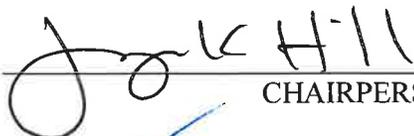
and as shown on the maps attached hereto and made a part hereof by reference, from RN-1-6 Residential Neighborhood Zone to I-L Industrial Light Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be approved subject to the following conditions:

- 1) Office, warehouse, and laydown yard uses only;
- 2) Maximum building height of forty-five feet (45'); and
- 3) A six-foot (6') tall site-obscuring fence shall be installed around the perimeter of the I-L zoned portion of Tax Map Number 147C-E-001, unless determined through permitting that fence would impede floodplain function.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

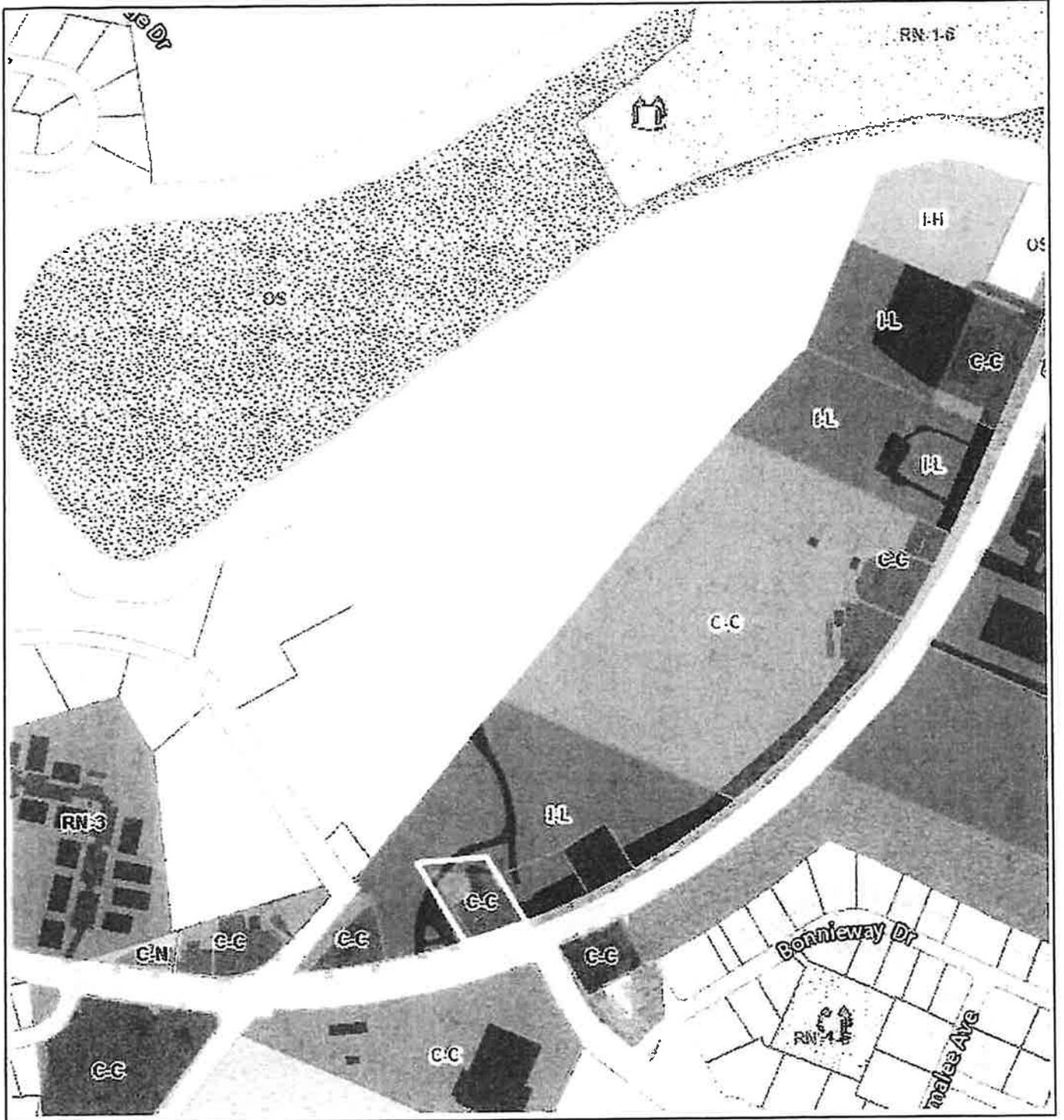
Passed on second and final reading: December 16, 2025

  
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CHAIRPERSON  
APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/v3

# 2025-0165 Rezoning from RN-1-6 & C-C to I-L



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