

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

2025-0167  
Stone Creek Consulting LLC  
c/o Allen Jones  
District No. 9  
Planning Version #3

ORDINANCE NO. 14307

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1309 CHAMBERLAIN AVENUE, FROM RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-3 TRADITIONAL RESIDENTIAL NEIGHBORHOOD 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 at 1309 Chamberlain Avenue, more particularly described herein:

Lot 12 and Part of 13, Block 2, Highland Park Addition Number 1, Plat Book 2, Page 2, ROHC, Deed Book 13635, Page 980, ROHC. Tax Map Number 146J-B-009.

and as shown on the maps attached hereto and made a part hereof by reference, from RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone.

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

- 1) Maximum of four (4) units, with three (3) new additional units and the existing unit to remain;
- 2) A thirty (30') foot height limit on the structures;

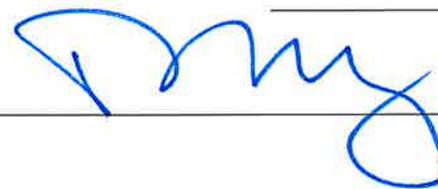
- 4) A minimum eight (8') foot setback on the west side property; and
- 5) There will be no front driveways.

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

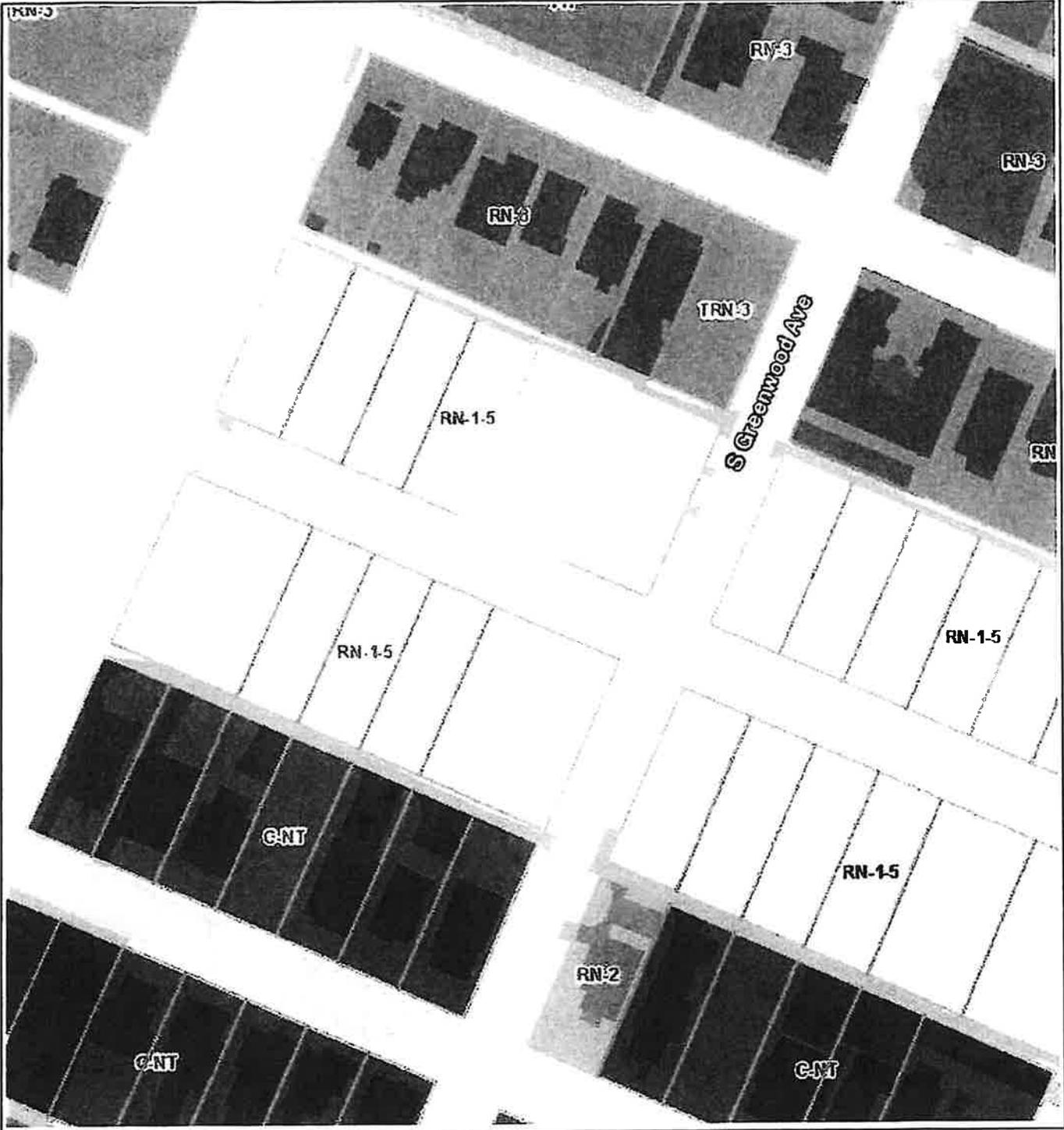
  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/v3

2025-0167 Rezoning from RN-1-5 to TRN-3 with Conditions



2025-0167 Rezoning from RN-1-5 to TRN-3 with Conditions

