

First Reading: March 10, 2026
Second Reading: March 17, 2026

ORDINANCE NO. 14339

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, ARTICLE XIV, ADMINISTRATORS, SECTION 38-72, NOTICE.

WHEREAS, the City of Chattanooga adopted a new zoning ordinance, Ordinance No. 14137, on July 23, 2024; and

WHEREAS, the zoning ordinance currently includes in Section 38-72 Notice a minimum of fifteen (15) days' notice for scheduled action by the City Council; and

WHEREAS, the Tennessee State Legislature in 2024 adopted Public Chapter 701 amending Tennessee Code (T.C.A) 13-7-203(a) to amend "at least fifteen (15) days' notice" to "at least twenty-one (21) calendar days' notice; and

WHEREAS, this proposed amendment amends Chapter 38 the Chattanooga Zoning Regulations, more specifically Section 38-72 Notice to comply with the minimum calendar days public notice as amended by Public Chapter 701 and T.C.A 13-7-203(a).

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 amended as follows:

Amend Article XIV. ADMINISTRATORS, by deleting in its entirety Section 38-72. Notice and substituting in lieu thereof the following:

(a) Required Notice.

Table 38-72.1: Zoning Approvals Required Notice indicates the types of notice required for zoning applications. If the specific requirements of a zoning approval process contain contradictory information to Table 38-72.1, the specific requirements of the zoning approval control.

Table 38-72.1: Zoning Approvals Required Notice			
Zoning Application	Notice Type		
	Published	Mailed	Posted On Property
Zoning Text Amendment Notice for Public Hearing	•		
Zoning Map Amendment Notice for Public Hearing	•	•	•
Special Exception Notice for Public Hearing	•	•	•
Variance Notice for Public Hearing	•	•	•
Zoning Appeals Notice for Public Hearing	•		

(b) Published Notice.

When published notice is required by Table 38-72.1, the City will publish notice in a newspaper of general circulation within the City. The notice must include the date, time, place, and purpose of such hearing/meeting, the name of the applicant, and the address of the subject property.

- (1) For the Board of Appeals, notice must be published no less than seven (7) days in advance of the scheduled action.
- (2) For the City Council, notice must be published no less than twenty-one (21) days in advance of the scheduled action.

(c) Mailed Notice.

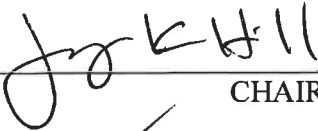
- (1) For applications to the Board of Appeals, the Board of Appeals will mail written notice at least seven days in advance of the first scheduled action to all property owners within three hundred (300') feet of the property line of the subject property. The notice must include the date, time, place, and purpose of such action, the name of the applicant, and the address of the subject property.
- (2) When a zoning map amendment is proposed by the City, notification must also be mailed to the owner of the subject property.
- (3) Mailed notice is not required for comprehensive updates to the Zoning Map, as determined by the Regional Planning Agency in consultation with the Land Development Office and the Office of the City Attorney.
- (4) Nothing in this section is intended to prevent the applicant or the City from giving additional notice.

(d) Posted Notice.

- (1) A sign furnished by the Regional Planning Agency (RPA), or the Land Development Office must be prominently posted by the applicant on the site of the subject property a minimum of fifteen (15) consecutive days prior to a Planning Commission, Form Based Code or Board of Zoning Appeals meeting. Signs must be posted no earlier than five days after the application has been accepted by the Regional Planning Agency, or the Land Development Office. The applicant must post the sign provided by the Regional Planning Agency or the Land Development Office as follows:
 - (i) Signs must be posted at the right-of-way of primary street or road on which the property fronts, and any additional areas if required by the RPA or the Land Development Office staff.
 - (ii) Signs must be mounted on flat hard surface to prevent curling or bending of sign.
 - (iii) Signs must be nailed or tied to a tree or mounted on stakes and visually free from obstruction to the primary road.
 - (2) Signs improperly displayed may be ruled as a violation to the process and may result in deferral of the meeting. The applicant is responsible for replacing signs which are damaged or lost.
 - (3) Signs must be maintained throughout the process until the City Council, Form Based Code Committee, or the Board of Appeals has taken final action on the request.
 - (4) The applicant is responsible for removing the sign after the final governmental action.
 - (5) Posted notice is not required for comprehensive updates to the Zoning Map, as determined by the Regional Planning Agency in consultation with the Land Development Office and the Office of the City Attorney.
- (e) Additional Notice.
- (1) A copy of a Regional Planning Agency (RPA) application must be forwarded to the City Council member that represents the zone where the property is located fifteen (15) days prior to the Planning Commission hearing of the application.
 - (2) For all applications to the Regional Planning Agency (RPA) that are to be reviewed by the Planning Commission, the RPA staff will notify the Neighborhood Association(s) contact person on file with the RPA and all property owners of properties that abut the area of the request no less than fifteen (15) days prior to the Planning Commission meeting by first class mail. No further notification is required.

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

Passed on second and final reading: March 17, 2026



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

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