

**First Reading: March 24, 2026**  
**Second Reading: March 31, 2026**

2025-0190  
Stone Creek Consulting LLC  
c/o Allen Jones  
District No. 5  
Planning Version #2

ORDINANCE NO. 14346

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3886 AGAWELA DRIVE, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO RN-3 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 3886 Agawela Drive, more particularly described herein:

Lot 1, Revised Plat Lot 56 and Final Lot 1, Indian Hills, Plat Book 124, Page 80, ROHC, Deed Book 13301, Page 749, ROHC. Tax Map Number 147C-D-002.

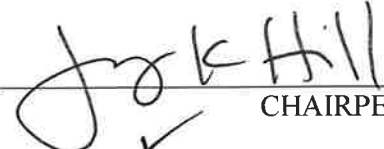
and as shown on the maps attached hereto and made a part hereof by reference, from RN-1-6 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone.

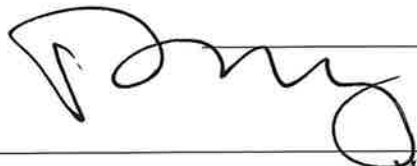
SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be approved subject to the following conditions:

- 1) Maximum of two street cuts permitted along Agawela Drive;
- 2) No more than four (4) attached units per each massed building;
- 3) No more than sixty-seven (67) units;
- 4) No parking allowed between buildings and Agawela Drive and the northern property line;
- 5) Maximum building height of thirty-five feet (35'); and
- 6) Provide a seven (7') foot privacy fence and a ten (10') foot landscape buffer along the northern property line adjacent to Parcel No. 147C-D-001.

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

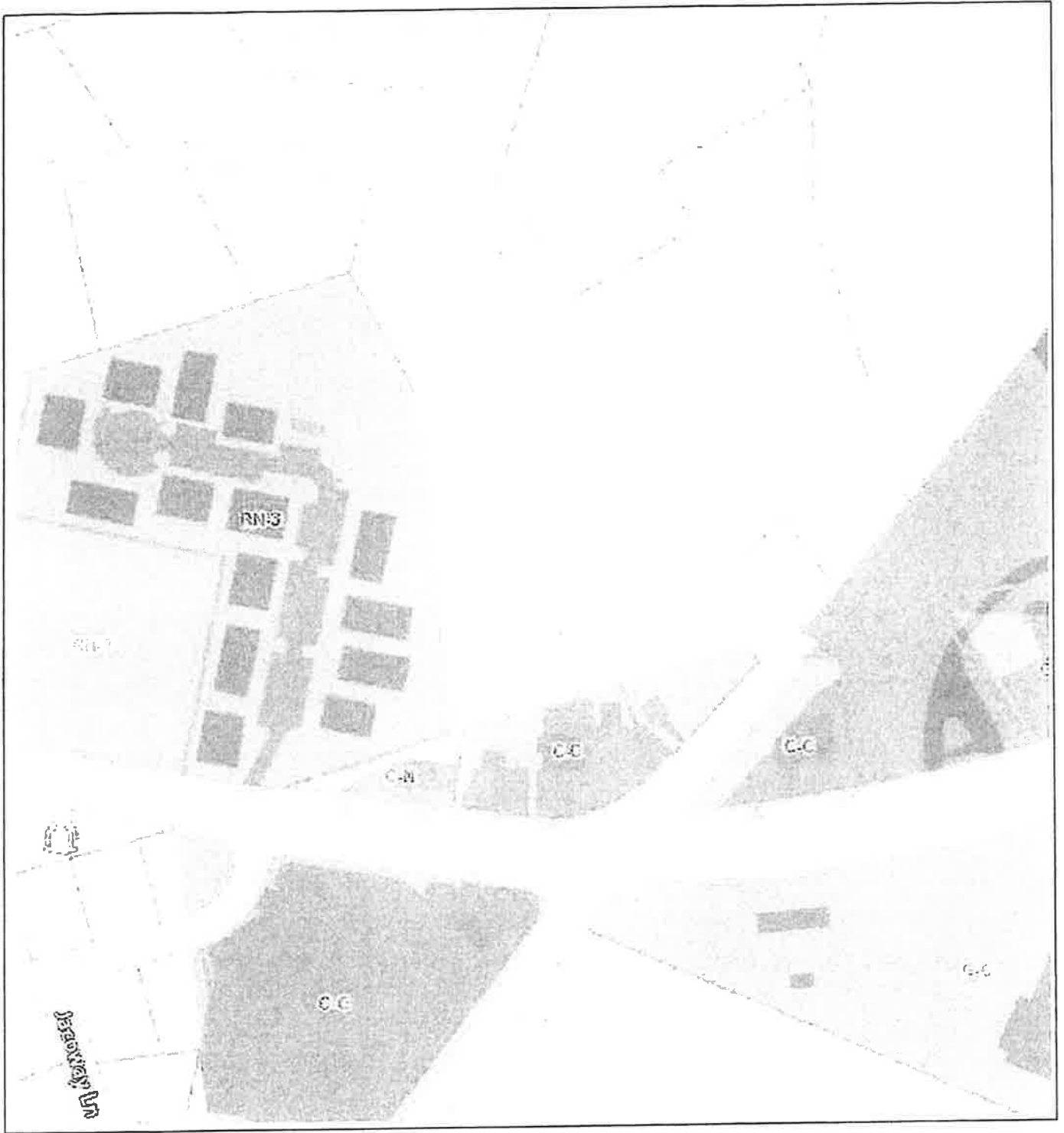
Passed on second and final reading: March 31, 2026

  
\_\_\_\_\_  
CHAIRPERSON  
APPROVED: \_\_\_ DISAPPROVED: \_\_\_

  
\_\_\_\_\_  
MAYOR

/mem/v2

2025-0190 Rezoning from RN-1-6 to RN-3



# 2025-0190 Rezoning from RN-1-6 to RN-3

