

**First Reading: May 26, 2026**  
**Second Reading: June 2, 2026**

2026-0047  
Allen Jones  
c/o Stone Creek Consulting  
District No. 6  
Alternate Version

ORDINANCE NO. 14370

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PARTS OF PROPERTIES LOCATED AT 6210, 6212, 6214, 6216, AND 6218 VANCE ROAD, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE, I-H INDUSTRIAL HEAVY ZONE AND I-L INDUSTRIAL LIGHT ZONE TO RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE AND 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 parts of properties located at 6210, 6212, 6214, 6216, and 6218 Vance Road, more particularly described herein:

An unplatted tract of land located at 6218 Vance Road, Lots 44, 46 and 48 of Dupre Subdivision Number 1, Plat Book 11, Page 12, ROHC, and parts of Lots 62 and 63, Final Unit Three Vance Road Subdivision and Resubdivision of Unit Two, Vance Road Subdivision, Plat Book 37, Page 368, ROHC, beginning at the northmost point of said Lot 62 thence southeast 126.3 feet to the northwest corner of Lot 15 of said subdivision, thence southwest 48 feet to a point, thence southwest 95.4 feet to a point, thence southeast following a curve 120 feet to a point, thence northeast 191.5 feet to a point in the east line of Lot 63, of said subdivision, thence southeast some 32 feet to the southeast corner of said lot, thence southwest 150 feet to the southwest corner of said lot, thence continuing southwest 248.14 feet to the southwest corner of

said lot, thence northwest 21.88 feet to the southeast corner of Lot 48 of said Dupre Subdivision, thence northeast 170 feet to the northeast corner of said lot, thence northwest 113 feet to a point in the north line of Lot 44 of said subdivision, thence northeast 358 feet to the northmost point of Lot 62, being the point of beginning and being the properties described as Tracts 2, 4 and 5 in Deed Book 11882, Page 224 and all of the property described in Deed Book 13043, Page 299, ROHC. Tax Map Numbers 148J-C-023 thru 026, 148J-D-028 and 028.01 and 148J-D-001.

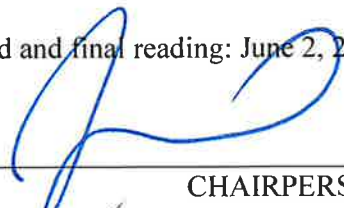
and as shown on the maps attached hereto and made a part hereof by reference, from RN-1-6 Residential Neighborhood Zone, I-H Industrial Heavy Zone and I-L Industrial Light Zone to RN-1-6 Residential Neighborhood Zone and I-L Industrial Light Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be approved subject to the following conditions for the I-L Industrial Light Zoned area:

- 1) Maximum building height of two and one-half (2½) stories or thirty-five (35') feet;
- 2) No construction traffic allowed to come from the north end of Vance Rd.; and
- 3) Provide a privacy fence along the side yard or southern boundary of 6204 Vance Rd. (Tax Map #148J-C-022).

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

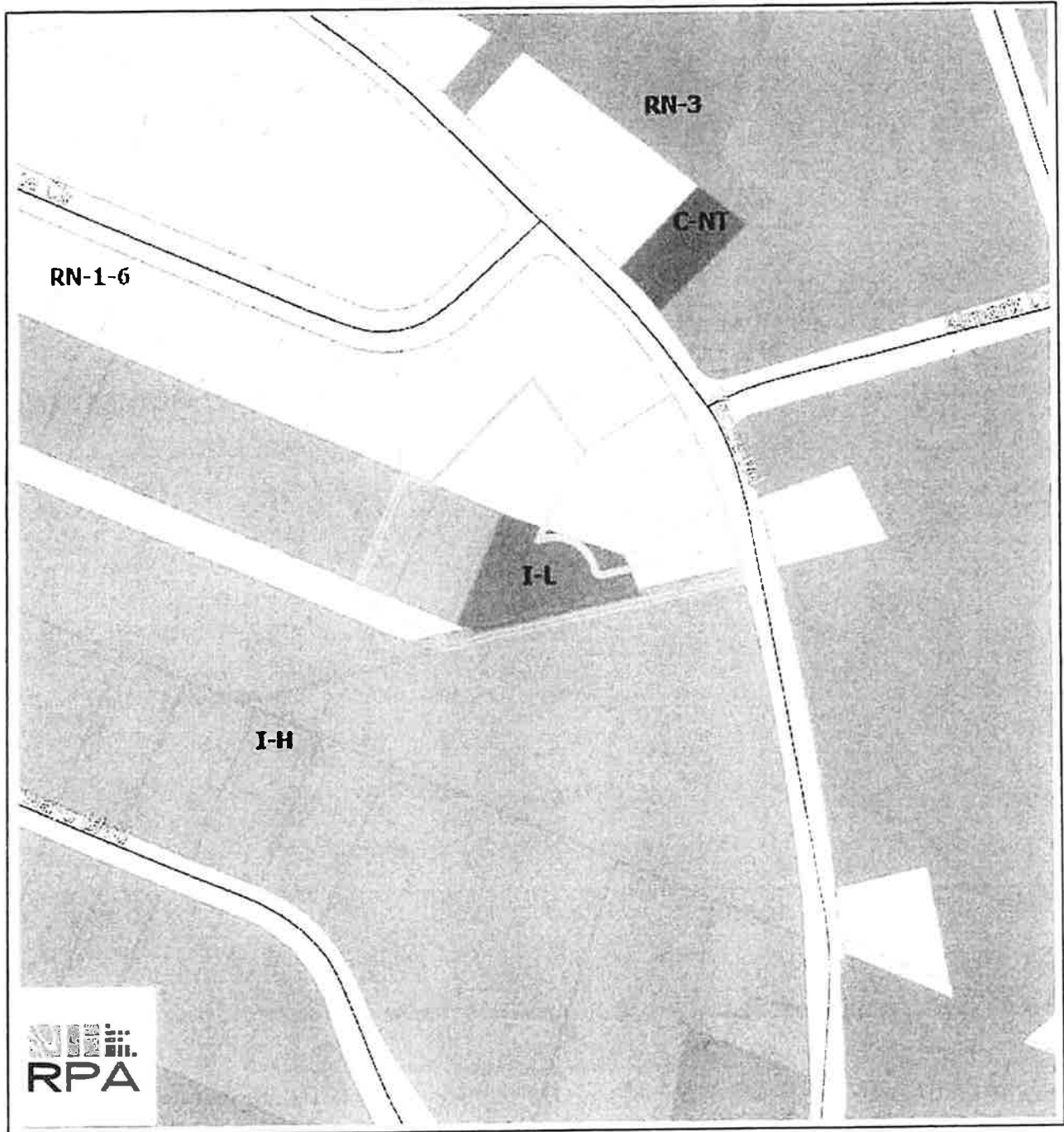
Passed on second and final reading: June 2, 2026

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
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MAYOR

2026-0047 Rezoning from RN-1-6, I-L & I-H to I-L & RN-1-6



2026-0047 Rezoning from RN-1-6, I-L & I-H to I-L & RN-1-6

