

NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has been proposed to the City Council of the City of Chattanooga:

1) The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

2026-0003 TWM Inc. Properties located at 1810 South Kelley Street, and unaddressed properties in the 1800 block of South Kelley Street and the 2100 block of East 19th Street, from RN-2 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone Development, subject to certain conditions.

2026-0008 Wayne Williams c/o Workshop Architecture. 2212 Bailey Avenue, from RN-2 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone.

2) The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied for the requested TRN-3 Traditional Neighborhood Residential Zone and approval for the TRN-2 Traditional Neighborhood Residential Zone with a condition:

2025-0181 NANKAT, LLC. Properties located at 1815, 1819, 1823, and 1829 Jenkins Road, from RN-1-6 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone and RN-1-3 Residential Neighborhood Zone.

3) The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied:

2025-0185 Kirby Yost and Hannah Claire Boggess (Chambliss, Bahner, and Stophel P.C. 19 Patten Parkway, from U-CX-6 Urban Commercial Mixed-Use Zone to D-CX-12 Downtown Commercial Mixed-Use Zone.

4) The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied for the requested C-C Commercial Corridor Zone and approving the C-TMU Transitional Mixed-Use Commercial Zone:

2026-0001 Ingrid Yaneth Vicente. 4412 Dodds Avenue, from RN-1-5 Residential Neighborhood Zone to C-C Commercial Corridor Zone.

5) The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied for the requested C-C Commercial Corridor Zone and approving the C-TMU Transitional Mixed-Use Commercial Zone with a condition:

2026-0013 Neil Ligon. 8476 East Brainerd Road, from RN-1-6 Residential Neighborhood Zone to C-C Commercial Corridor Zone.

6) The Chattanooga-Hamilton County Regional Planning Commission has recommended that the Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance as adopted by Ordinance No. 14137 on July 23, 2024, be amended as follows:

- a) Amending Article II, Definitions and Rules of Measurement, Section 38-9, General Definitions, related to new definitions for Flood Hazard Regulations and deleting and replacing New Manufactured Home Park or Subdivisions; and
- b) Amending Article XIV, Administrators, Section 38-69, Board of Appeals.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the City Council Assembly Room, John P. Franklin Sr. Council Building located at 1000 Lindsay Street, Chattanooga, TN 37402, on

February 10, 2026,

at 3:30 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2026.

Nicole Gwyn
Clerk to the City Council