

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 petition to rezone be approved:

2025-0152 East Chattanooga Development, LLC c/o KH Property Group. 2003 Wilcox Boulevard, from RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Neighborhood Residential Zone, subject to certain conditions.

2) The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied and approved for TRN-2 Zone for the following applicant:

2025-0144 Joshua A. Murphy. 2802 Curtis Street, from RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone.

3) The Chattanooga-Hamilton County Regional Planning Commission has recommended that Condition No. 1 be lifted for the following applicant:

2025-0151 Matt Stone c/o Southern Spear Properties Lucey LLC. 1305 Anderson Avenue, lift Condition No. 1 from Ordinance No. 13576 of previous Case No. 2019-0133 for property located at 1305 Anderson Avenue, subject to the following condition shall remain.

4) 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) Add clarity zoning map interpretations for right-of-way abandonments, add orientation standards for residential dwellings, and as a permitted use 1 unit attached or detached dwelling in the C-N and C-NT Zones.
- b) Amend Article II, Definitions, Article VIII, Special Purpose Zones, Section 38-38, F/W Floodway, Section 38-39, F/H Flood Hazard, and Article XVIII, Nonconformities, Section 38-98, Nonconforming Structure.

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

November 18, 2025,

at the 3:30 p.m. business meeting for the purpose of hearing from any person whose property may be affected by, or who may otherwise be interested in, said amendments. This will be a recessed meeting, open and accessible.

This the 2nd day of November 2025.

Nicole Gwyn
City Council Clerk