

## **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:

**2025-0176 Amalia Jacinto Ramirez.** 3014 Dodds Avenue, from I-H Heavy Industrial Zone to C-C Commercial Corridor Zone.

**2025-0177 Blake Campbell.** 2420 East 12<sup>th</sup> Street, from RN-2 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone, subject to certain conditions.

**2025-0179 Mark Richmond c/o MMECJL LLC Series 1.** 5601 Tennessee Avenue, from I-H Heavy Industrial Zone to RN-1-3 Residential Neighborhood Zone.

**2025-0183 Wayne Williams c/o Workshop Architecture.** 511 Rosewood Street, from RN-1-5 Residential Neighborhood Zone to TRN-1 Traditional Neighborhood Residential Zone, subject to certain conditions.

**2025-0186 Honest Street Holdings.** 5920 Pine Grove Trail, from RN-3 Residential Neighborhood Zone to I-L Industrial Light Zone, subject to certain conditions.

**2025-0192 Jarod Dotson c/o Skapa Development.** 1513 Chamberlain Avenue, from RN-1-5 Residential Neighborhood Zone to RN-1-3 Residential Neighborhood Zone.

2) The Chattanooga-Hamilton County Regional Planning Commission has recommended to lift conditions for the following applicants:

**2025-0178 Clecia Joi Mason c/o Townsend Street Wine LLC.** 2409 East Main Street, lift Condition No. 1 from Ordinance No. 14048 of previous Case No. 2023-0130, subject to certain conditions.

**2025-0182 Erlanger Health c/o Tripp Stephens.** Properties located at 1747 Gunbarrel Road and 7233 Crane Road, lift conditions from Ordinance Nos. 8943, 9649, and 10108 of previous Case Nos. 1988-0121, 1991-0189, and 1994-0170.

3) The Chattanooga-Hamilton County Regional Planning Commission has recommended to grant Special Permit for a Residential Planned Unit Development Amendment for the following applicant:

**2025-0193 Joseph Ingram c/o Ingram, Gore & Associates.**

Properties located in the 1000 and 1100 blocks of Meroney Street and part of a property located in the 1400 block of Hamilton Avenue, granting a Special Permit for a Residential Planned Unit Development Amendment.

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) Amend Article II, Definitions, Section 38-10, Rules of Measurement to add graphics for irregular shaped lots;
- b) Amend Article VI, Downtown Form-Based Code, Division 3, Rules for all Zones, Section 38-698, Measurements and Exceptions, (4) Height and Mass, (a) Building Height to replace the graphic for Item 2; and
- c) Amend Article XV, Application Process, Section 38-73, Vesting to Align with recent state law changes per Tennessee Code Annotated Section 13-4-310.

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

**January 13, 2026,**

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

This the 28<sup>th</sup> day of December 2025.

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Nicole Gwyn  
Clerk to the City Council