

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:

2025-0124 Stone Creek Consulting, LLC c/o Allen Jones. Properties located at 3916, 3920, and 3926 Murray Hills Drive, from RN-1-6 Residential Neighborhood Zone to I-MU Industrial Mixed Use Zone, subject to certain conditions.

2025-0132 Jay Floyd c/o Ragan Smith Associates. 7406 Tyner Road, from RN-2 Residential Neighborhood Zone to C-C Commercial Corridor Zone, subject to certain conditions.

2025-0135 Jack McAfee c/o Chattanooga Metropolitan Airport. Part of a property located at 5749 Lovell Field Loop, from I-H Industrial Heavy Zone to OS Open Space Zone.

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

2025-0119 Claudine Evans c/o One A Event Parlour. 5813 Lee Highway, from C-C- Commercial Corridor Zone to C-R Regional Commercial Zone.

2025-0128 Favio Mendez Morales. 2008 East 14th Street, from RN-1-5 Residential Neighborhood Zone to C-N Neighborhood Commercial Zone.

3) The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied as the applicant requested and recommends approval of the C-NT Neighborhood Transition Commercial Zone:

2025-0134 Jason Medeiros. 5502 Dayton Boulevard, from RN-2 Residential Neighborhood Zone to C-MU1 Commercial Mixed-Use Zone.

4) The Chattanooga-Hamilton County Regional Planning Commission has recommended that Special Permits be approved for the following applicants:

2025-0129 Kronenberg Urbanists & Architects. 1813 Old Wauhatchie Pike, Special Exceptions Permit for a Residential Planned Unit Development Amendment.

2025-0138 Tiffany Farley c/o Kimley-Horn. Unaddressed property located in the 1500 block of Mercer Street and 1547 Mercer Street, Special Exceptions Permit for a Residential Planned Unit Development Amendment.

5) The Chattanooga-Hamilton County Regional Planning Commission has recommended that a Special Permit be abandoned for the following applicant:

2025-0141 Magnolia Gardens Homeowners Association.

Properties located in the 7500 through 7600 block of Magnolia Leaf Lane, abandon the Special Permit for a Residential Planned Unit Development by the adoption of previous Resolution No. 24308 (Case No. 2004-155).

6) The Chattanooga-Hamilton County Regional Planning Commission has recommended that conditions be lifted for the following applicant:

2025-0140 Magnolia Gardens Homeowners Association.

Properties located in the 7500 through 7600 block of Magnolia Leaf Lane, lifting of conditions from Ordinance No. 11615 of previous Case No. 2004-0154.

7) 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 XVII, Short Term Vacation Rentals, by amending the Short Term Vacation Rental Overlay District Map and Boundaries to include an additional area within City Council District 5.
- b) Amending Article VI, Downtown Form-Based Code, Section 38-739, and Article XIII, Landscape, to clarify additions in the Form-Based Code and refine minimum planting requirements for buffer yards.

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

October 14, 2025,

during the 2:00 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 the 28th day of September 2025.

Nicole Gwyn
City Council Clerk