

**First Reading: February 18, 2025**  
**Second Reading: February 25, 2025**

2024-0192  
Miken Development  
c/o Michael Kenner  
District No. 9  
Alternate Version

ORDINANCE NO. 14203

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2659 GLASS STREET, FROM RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE TO C-TMU TRANSITIONAL MIXED-USE COMMERCIAL ZONE.

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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 property located at 2659 Glass Street, more particularly described herein:

Lot 40, Spring Place Addition to Sherman Heights Missionary Ridge, Plat Book 3, Page 19, ROHC, being the property described as Tract 3 in Deed Book 12679, Page 820, ROHC. Tax Map Number 137A-P-018.

and as shown on the maps attached hereto and made a part hereof by reference, from RN-1-5 Residential Neighborhood Zone to C-TMU Transitional Mixed-Use Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to the following conditions:

- 1) Hours of operation shall be within the timeframes as follows: 6:00 am- 10:00 pm (weekday) and 6:00 am-midnight (weekend);
- 2) No alcohol sales including retail package liquor stores;

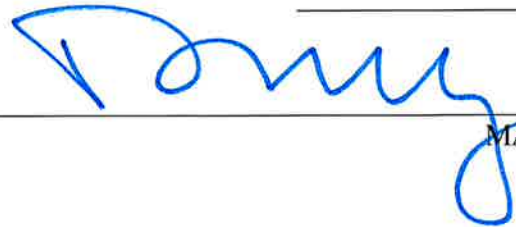
- 3) No outdoor kennel or vehicular repair uses;
- 4) No outdoor amplification of sound after 8:00 pm; and
- 5) No retail sales of age-restricted products such as alcohol and tobacco.

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: February 25, 2025

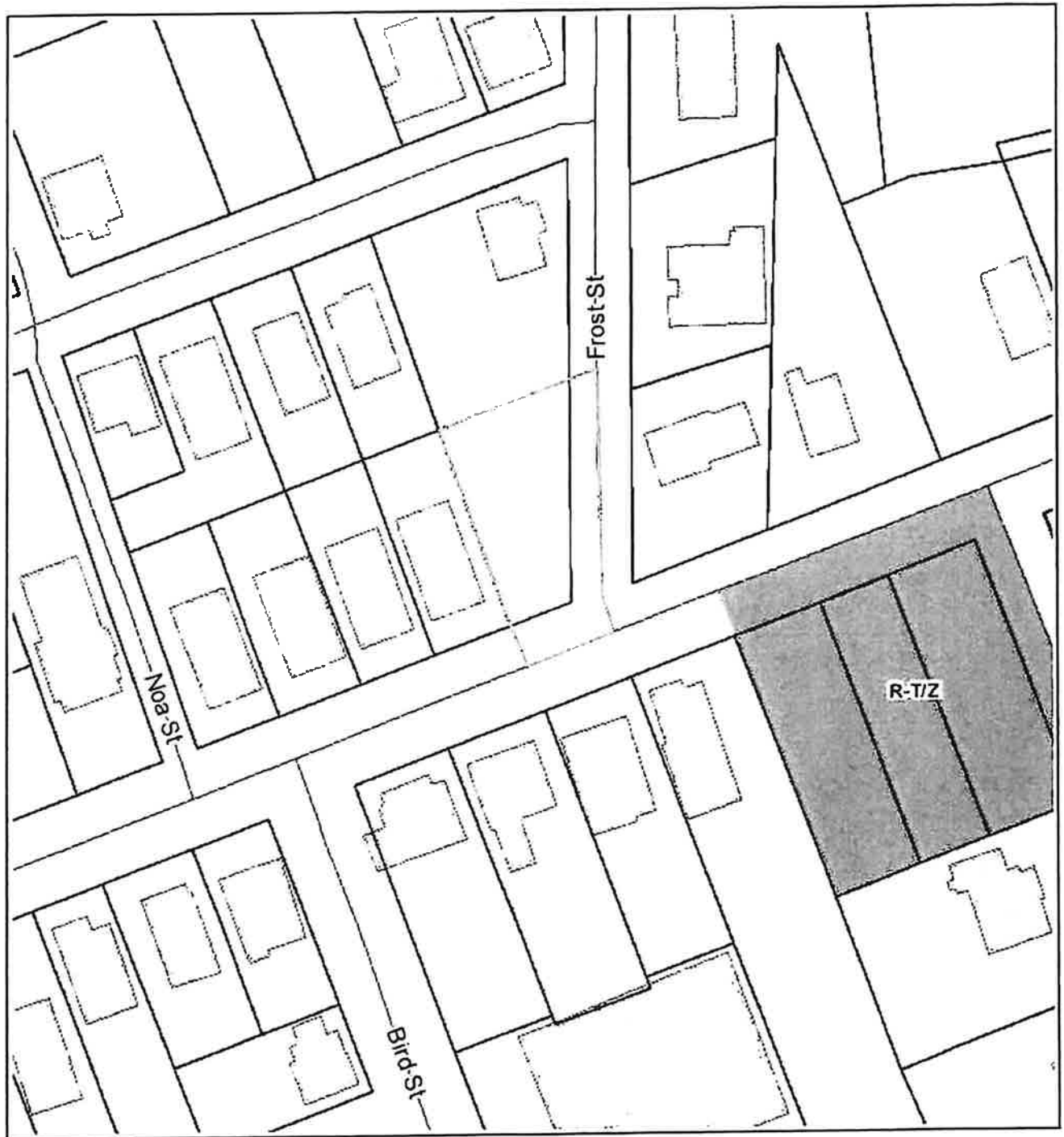
  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/Alternate Version

# 2024-0192 Rezoning from R-1 to C-TMU



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