

PUBLIC HEARING NOTICE

The Chattanooga-Hamilton County Regional Planning Commission has recommended that Chattanooga City Council approve adoption of the new Official Zoning Map utilizing the zoning districts as adopted by the new City of Chattanooga Zoning Ordinance (City Code Ch. 38) Ordinance No. 14137 as detailed in the map below and the repeal of the current City of Chattanooga Zoning Map. The City Council of the City of Chattanooga, Tennessee will hold a public hearing on Tuesday, December 10, 2024, during its 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 these zoning map changes. The hearing will take place in the Assembly Room of the John P. Franklin, Sr. City Council Building, located at 1000 Lindsay Street, Chattanooga, TN 37402.

The draft map is available online at www.chcrpa.org. Copies are available for inspection at the Administrative Office of the Chattanooga City Council. The meeting and hearing are open and accessible.

Nicole S. Gwyn
City Council Clerk

Zoning shapes the City of Chattanooga. Through zoning, the City is divided into districts or zones which regulate building size, location, number of dwelling units, and the way land is used.

Zoning regulations consist of two elements: the text of the zoning ordinance and the zoning map:

Text: The City of Chattanooga has a new zoning ordinance. It was adopted by Chattanooga City Council in July 2024 to replace the decades old, outdated zoning ordinance.

Map: The new zoning map was developed to apply the new zones; thereby replacing the existing zones. The new zoning map will transition property from old to new zoning regulations. The intent is to apply the new zoning categories to property with the zone most similar to the zone currently in place.

The Zoning Map contains the zones, Special Exceptions Permits and information related to prior conditions. Conditions have been added to zoning requests by Chattanooga Council through the rezoning process and are still effective/active on the equivalent zone.

The Official Zoning Map includes the Form-based Code (FBC) but no changes were made to the FBC zones through development of the equivalent zoning map and no Form-based Code map changes have been made.

The purpose of this public hearing is to adopt the new Official Zoning Map and repeal the current City of Chattanooga Zoning Map.

The map below depicts the new proposed Official Zoning Map.

The proposed new zoning map may be accessed online at <https://tinyurl.com/45f9ufbk> or through www.chcrpa.org.

