

Land Changes/ April 2009

A brief summary of monthly zoning and subdivision approvals prepared by the Chattanooga-Hamilton County Regional Planning Agency
Development Services Division

City of Chattanooga Zoning



Commercial- Case 2009-020: 1908 Cowart Street rezoned to C3 with conditions for expansion of existing business.
(Downtown- Council District 8)



Commercial- Case 2009-036: 2123 Hamill Road rezoned to O1 for offices.
(Hixson- Council District 3)



Residential- Case 2009-026: 328 Browns Ferry Road rezoned to R2 for a duplex.
(Lookout Valley- Council District 1)



Residential- Case 2009-029: 200 East 37th Street rezoned to R4 for re-using former middle school as office/training center and health services.
(Alton Park- Council District 7)



Special Permit- Case 2009-027: 400 Garden Road- Heritage Educational Facility Special Permit for the Chattanooga Nature Center to construct an elevated cabin on the creek for overnight rental. (Lookout Valley- Council District 1)

Amendments- The Chattanooga Zoning Regulations were amended to clarify the definition of “Bed & Breakfast” and “Boarding House” and to provide the same lot requirements for each. An amendment was made to define Short-Term Vacation Rental and permit them in R3 and R4 Zones. An amendment was also made allowing “Heritage Educational Facilities” by Special Permit in all zones **except** MXU, UGC, O1, C5, C7, M2, M3, and M4.

City of Chattanooga Subdivisions

No major subdivisions this month.

Hamilton County Zoning

No rezoning approved this month.

Amendment- The Hamilton County Zoning Regulations were amended to define Short-Term Vacation Rental and permit them “by right” in the R3 District and by Special Permit in A1, R2, and R2A.

Hamilton County Subdivisions

No major subdivisions this month.