

September 2026

Compiled by: Hamilton County Planning
Department

PLANNING COMMISSION CASE REPORT

Chattanooga-Hamilton County Regional Planning
Commission

PLANNING COMMISSION MEETING DATE: 9.14.2026

VIII. Subdivision Plats & Variances

A. New Business

1. HCSD-26-36 – Final Plat – Pine Ridge Subdivision – Lots 1-38 – McCallie Ferry Road – Hamilton County Tax Map 027 Parcel 014.31, 014.32, and 014.33 (Hamilton County District 1)

Staff: Approve with Conditions

IX. Rezoning, Closures/Abandonments (MR's), and Special Permits

A. New Business

1. HCZA-26-4 – Frank May with Wauhatchie Woodlands LLC – 7045 Maplewood Lane – Rezone from R-2, Urban Residential District to C-1, Tourist Commercial District with limited use as STVR. (Hamilton County District 11)

Staff: Approve with Conditions

2. HCZA-26-5 – Frank May with Wauhatchie Woodlands LLC – 7041 Maplewood Lane – Rezone from R-2, Urban Residential District to C-1, Tourist Commercial District with limited use as STVR (Hamilton County District 11)

Staff: Approve with Conditions

X. Resolutions and Amendments

XI. Staff Updates

XII. Public Comments on Non-Agenda Items

XIII. Adjourn

September 2026
Subdivision Plats and
Variances

NEW BUSINESS

Chattanooga-Hamilton County Regional Planning Agency

RPA STAFF RECOMMENDATION

SUBDIVISION CASE NUMBER: HCSD-26-36		Planning Commission Date: September 14, 2026
SUBDIVISION NAME: Pine Ridge Subdivison		
Applicant Request:	Final Plat	
Property Location:	1821 McCallie Ferry Rd	
Property Owner:	RiverStone Development LLC	
Surveyor:	Greg Middleton, RGMLS	
Engineer:	Ben Berry , Berry Engineers	
Accessibility:	McCallie Ferry Rd	
Total Acreage:	5 +	
Proposed Density:	0.17	
Proposed Use:	single family homes	
Tax Map Number:	027 014.31	
Zoning:	A-1	
Subdivision Variance(s) Required:	Yes - Variance HSDV 25-4 - reduction in the minimum pavement width from 26ft to 20ft and to allow shoulders & ditches instead of curbs. Pavement at fire hydrants will be widened to meet the 26ft width. Additional comments: Private roads to be designated as utility easements. Add 10' Power & Communication easement along all new private roads.	
Staff Recommendation:	Approve with Conditions Final Plat	
Comment:	Recommendation to approve with the following conditions: 1. Show Pine Knot Lane pavement width and size of the ingress/egress easement. 2. Private Road statement needs to be added. 3. Show the required 26-foot bump outs for the fire hydrants by this variance. 4. Remove engineer statement regarding sewers	

STANDARD NOTES

All land development projects are reviewed by Hamilton County Engineering and Water Quality staff, Hamilton County Engineering staff, Hamilton County Groundwater Protection, or Hamilton County WWTa, and various other utilities and utility districts. In addition to the requirements of the Hamilton County Subdivision Regulations and Zoning Resolution, all land development is further required to comply with current development regulations, building and zoning codes, storm water/water quality regulations, and the landscape requirements.

STANDARD DEPARTMENT NOTESChattanooga-Hamilton County Regional Planning Agency

The applicant should be aware of a new USPS requirement that new subdivisions with 8 lots or more will be required to install a centralized mail delivery center in the development. This may require configuration of service area with accessible ADA parking. More details regarding this requirement can be found at <https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growthmanagement/operations-developers-and-builders-guide.pdf>.

The local postmaster is the final authority on the installation and design of these centralized mail receptacles. The mail kiosks and parking spaces are not permitted in the public ROW. The location of the mail kiosk should be shown on the plat. These centralized systems are not allowed within the ROW.

Hamilton County Engineering and Water Quality

This property is located within the Hamilton County Water Quality Program boundary; therefore, a Land Disturbing Permit from Hamilton County Water Quality Program may be required.

Hamilton County Development/Highway Department

See Hamilton County Highway Department Checklist

Hamilton County WWTa

Submit for review sewer plans to Hamilton County Groundwater Protection for review and approval of septic systems for this development.

Hamilton County Geospatial Technology

Contact Hamilton County Geospatial Technology for street addresses. Hamilton County Geospatial Technology will assign street addresses after the Final plat has been approved.

Other Utilities and Fire Department

See and adhere to the Hamilton County Fire Marshall Subdivision Checklist.

Contact utility for utility easement.

Please check with the appropriate utility provider and Fire Department for any additional comments, notes, or requirements.

OUTSTANDING COMMENTS

PLEASE NOTE: Before Final Plat can be signed, all comments must be addressed.

Who to Contact regarding questions on notes or outstanding comments:

Department	Contact	Number
Hamilton County Engineering or Water Quality	Autumn Friday	(423) 209-7821
Hamilton County Development/Highway	Tom Cassell	(423) 209-5076
Hamilton County WWTa	Caleb Casey	(423) 209-7868
Hamilton County Geospatial Technology		423) 209-7760

Reminders

1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Just as a reminder approval of the Final Plat does not constitute approval or acceptance by the public of any offer of dedication.
3. Review and approval of this Final Plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.
4. Prior to Hamilton County GEOSPATIAL TECHNOLOGY signing the Final Plat please submit the Georeferenced CAD drawing used to create this subdivision plat. If GEOSPATIAL TECHNOLOGY doesn't receive a copy of the Geo-referenced CAD drawing file GEOSPATIAL TECHNOLOGY will not sign the Final Plat.
5. The Final Plat cannot be signed or recorded until all infrastructure improvements have been completed and all required "as-builts" have been submitted for review in compliance with all codes and regulations for acceptance as public facilities.

Engineer's Certification

I hereby certify that I have reviewed or designed all drainage structures with stormwater flows in excess of the capacity of a 42" diameter concrete pipe or equivalent and all sanitary sewers as shown on this plat and that the design meets proper engineering criteria.

Ben Barry
63 Broad St. NW
Cleveland, TN 37311
(423) 790-5880

Owner's Certification

I/we adopt this as our plan of subdivision and certify that I/we are the owner/owners of the property in fee simple.

Developer: RiverstoneConstruction
6005 Century Oaks Dr
Chattanooga, TN 37416
(423) 954-7550

Surveyors Certification

I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; that the survey was done in compliance with the current Tennessee Minimum Standards of Practice and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "1" Survey.

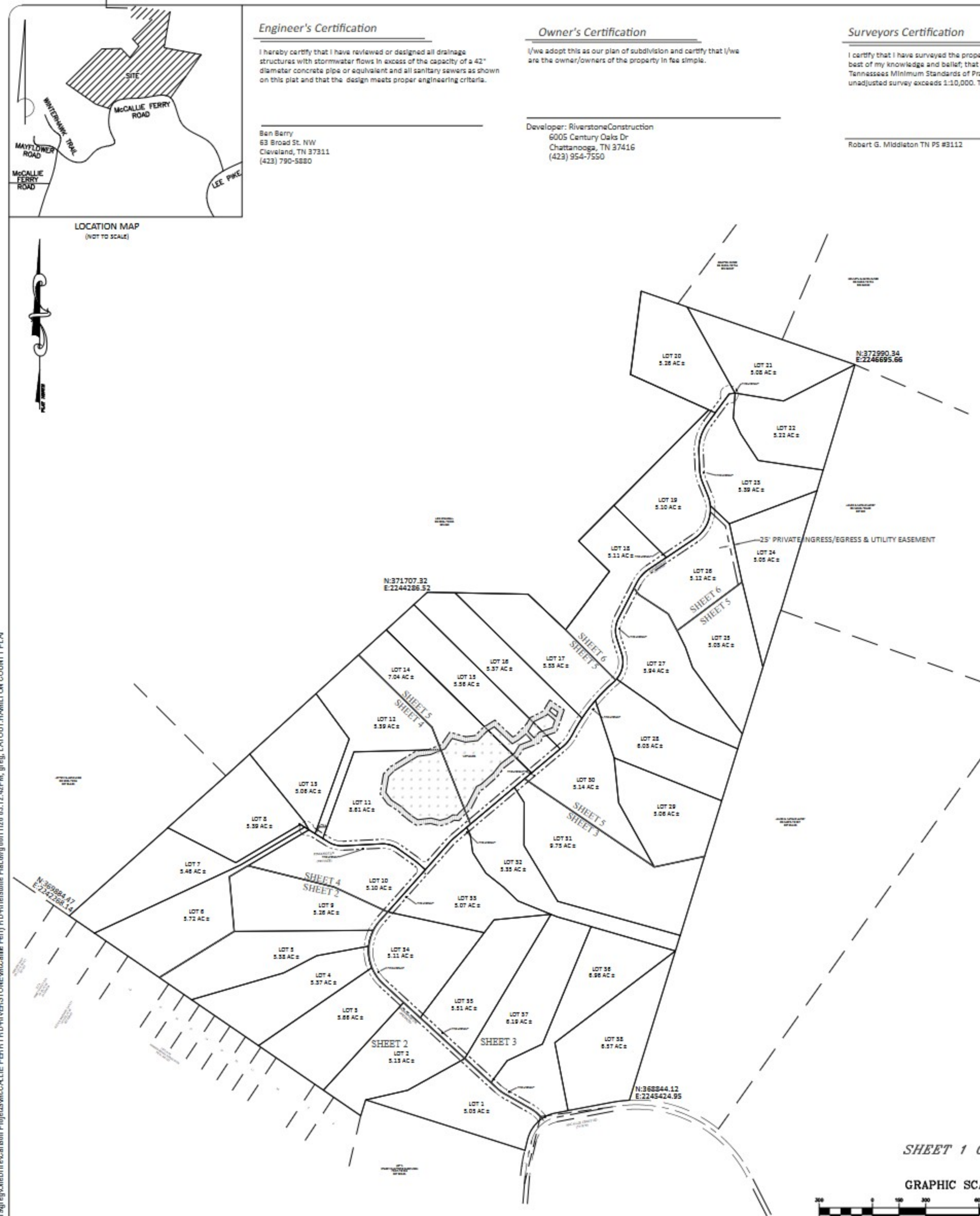
Robert G. Middleton TN PS #3112



APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY DIVISION OF
GROUNDWATER PROTECTION
DATE _____
BY _____
HAMILTON COUNTY WATER QUALITY
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATT/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____

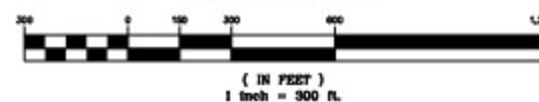
GENERAL NOTES

1. Zoned : A-1
2. Acres subdivided: 215.24 Acres ±
3. This plat subdivides: Deed Book 14094, Page 991
4. The purpose of this plat is to subdivide the property described hereon, and create lots 1-38.
5. Local government does not certify that utilities or utility connections are available.
6. This subdivision has been developed according to the design standards of the Hamilton County Subdivision Regulations.
7. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
8. Tax Map: 027-014.31
9. Hatched area is a subsurface sewage disposal system and duplication area easement. Any cutting, filling or construction within ten (10) feet of this area, twenty-five (25) feet for a basement cut, without prior written approval from the H.C.G.W.P. and recording of a corrective plat may render this lot unbuildable.
10. No pools without prior written approval from the H.C.G.W.P.
11. All notes regarding the subsurface sewage disposal system easement will become null and void if the structure is ever connected to a public sanitary sewer system.
12. Lots 1 through 39 are approved for a maximum number of 5 bedrooms with no whirlpool tubs over 40 gallons.
13. H.C.G.W.P. may require that the SSDS easement be field located by a surveyor prior to SSDS permit issuance if we are unable to verify compliance with the regulations during our site visit.
14. All corners are Iron Pins Set unless otherwise noted.
15. This property does not lie within the 100 year flood per FEMA Map No. 4706SC0130G dated 02/03/2016.
16. Hamilton County is not responsible for the maintenance of any drainage
17. Water quality easements and other drainage related facilities installed by the developer cannot be filled, altered or changed in any way without the Hamilton County Water Quality Program.
18. The owners of all lots are responsible to maintain water quality easements to the standards of the Hamilton County Water Quality Program rules and regulations.
19. The government of Hamilton County is not responsible to construct or maintain water quality easements or any drainage related facilities.
20. The Hamilton County Water Quality Program reserves the right at any time to access the water quality easements to inspect areas and facilities.
21. The Hamilton County Water Quality Program rules and regulations shall apply to any discharge of storm water from this subdivision.
22. Water company: Northwest Utility District
23. All utilities must be installed a minimum of 36" below ROW finished grade.
24. The owner/developer is to install all drainage structures and improved easements as shown. The maintenance of drainage easements is the responsibility of the property owner and not the local government.
25. Land disturbance is prohibited in Stream/Riparian Buffer: No clearing, grading, grubbing, or tree removal allowed without approval from the Hamilton County Water Quality Program.
26. HOA is responsible for the maintenance of the kiosk parking area, private drives, and access easements. Hamilton County Government is not responsible for the maintenance of the kiosk parking area, private drive/access easements or any areas beyond the public right of way.
28. This development is a Residential Neighborhood.
29. New Private Driveways shall adhere to Hamilton County Standard Drawing "HCSD-200.03 Private Driveway Entrance."
30. If sidewalks are to be installed, they must be constructed or reconstructed following the latest Department of Transportation (TDOT) Roadway Design and Guidelines for Standard Concrete Sidewalks ADA accessibility guidelines, with a minimum width of five (5) feet. It is recommended that applicants meet with engineering staff discuss the location and design of sidewalks.
31. Cul-de-sac side slopes are in compliance with the 3% maximum.
32. Site Triangles shown are per Hamilton County Regulations.



SHEET 1 OF 6

GRAPHIC SCALE



FINAL PLAT

PINE RIDGE SUBDIVISION

LOTS 1-38
ORIGINALLY RECORDED IN DEED BOOK 14094 PAGE 991
LOCATED IN THE THIRD CIVIL DISTRICT OF
HAMILTON COUNTY, TENNESSEE

Date: 06.16.2026
Scale: 1"=300'

Drawn: Tabitha Pfeiffer
Checked: RGM

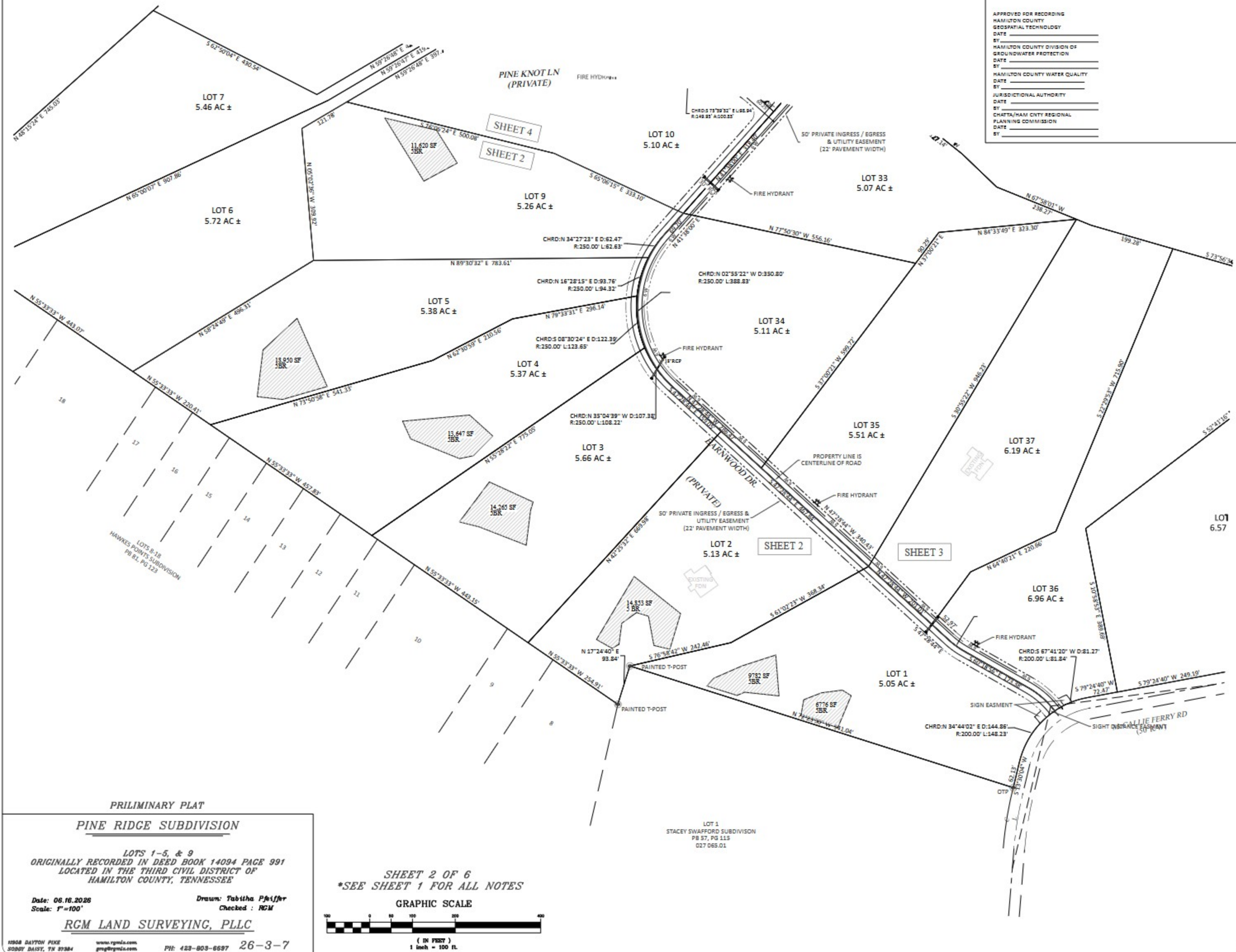
RGM LAND SURVEYING, PLLC

1908 DAYTON PIKE
SODDY DAINY, TN 37384

www.rgmls.com
greg@rgmls.com

PH: 423-803-6697 26-3-7

APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY DIVISION OF
GROUNDWATER PROTECTION
DATE _____
BY _____
HAMILTON COUNTY WATER QUALITY
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____



PRILIMINARY PLAT

PINE RIDGE SUBDIVISION

LOTS 1-5, & 9
 ORIGINALLY RECORDED IN DEED BOOK 14094 PAGE 991
 LOCATED IN THE THIRD CIVIL DISTRICT OF
 HAMILTON COUNTY, TENNESSEE

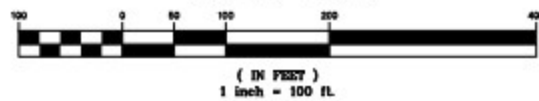
Date: 06.16.2026
Scale: 1"=100'

Drawn: Tabitha Pfeiffer
Checked : RGM

RGM LAND SURVEYING, PLLC

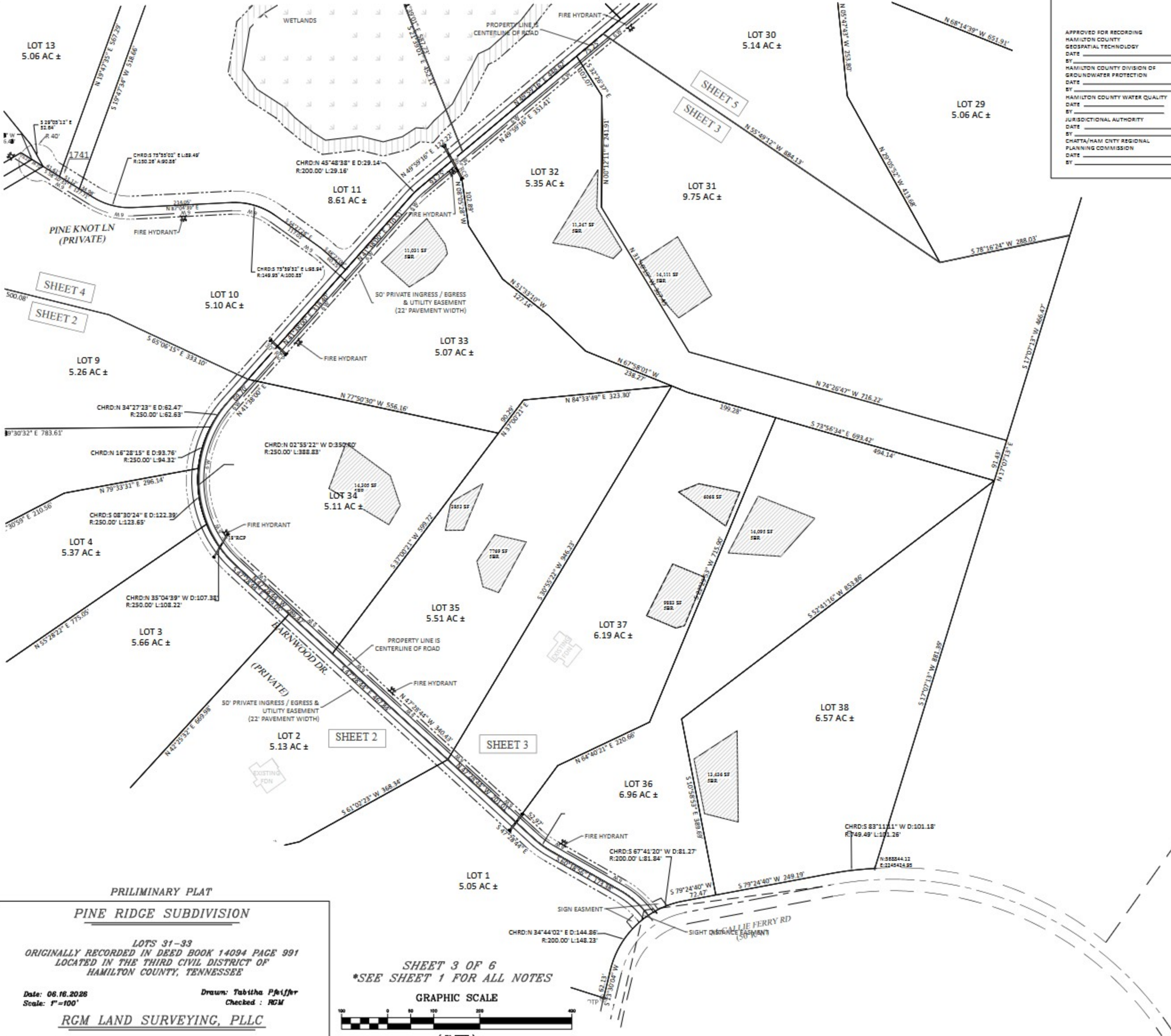
SHEET 2 OF 6
*SEE SHEET 1 FOR ALL NOTES

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY DIVISION OF
GROUNDWATER PROTECTION
DATE _____
BY _____
HAMILTON COUNTY WATER QUALITY
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATT/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____



PRILIMINARY PLAT
PINE RIDGE SUBDIVISION
LOTS 31-33
ORIGINALLY RECORDED IN DEED BOOK 14094 PAGE 991
LOCATED IN THE THIRD CIVIL DISTRICT OF
HAMILTON COUNTY, TENNESSEE
Date: 06.16.2028
Scale: 1"=100'
Drawn: Tabitha Pfeiffer
Checked: RGM
RGM LAND SURVEYING, PLLC
11908 DAYTON PIKE
50007 DAISY, TN 37384
www.rgmls.com
gmg@rgmls.com
PH: 423-803-6697 26-3-7

SHEET 3 OF 6
***SEE SHEET 1 FOR ALL NOTES**
GRAPHIC SCALE
0 100 200 300 400
(IN FEET)
1 inch = 100 ft.

JEFFERY & LORIE HYDE
DB 1389, PG 94
027 014.03

LOIS CRANDALL
DB 9984, PG 321
021 049

LOT 14
7.04 AC ±

LOT 12
5.39 AC ±

LOT 13
5.06 AC ±

LOT 8
5.39 AC ±

LOT 7
5.46 AC +

LOT 6
5.72 AC ±

LOT 5
5.38 AC ±

LOT 9
5.26 AC +

LOT 10
5.10 AC ±

LOT 32
5.35 AC +

LOT 33
5.07 AC +

LOT 34
5.11 AC ±

LOT 35
5.51 AC ±

LOT 37
6.19 AC ±

LOT 2
5.13 AC ±

SHEET 2

SHEET 3

PINE RIDGE SUBDIVISION

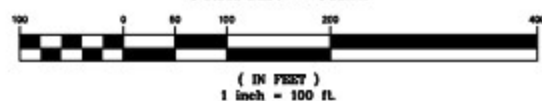
LOTS 6-8, 10-13
 ORIGINALLY RECORDED IN DEED BOOK 14094 PAGE 991
 LOCATED IN THE THIRD CIVIL DISTRICT OF
 HAMILTON COUNTY, TENNESSEE

Date: 06.16.2026
Scale: 1"=100'

Drawn: Tabitha Pfeiffer
Checked: RGM

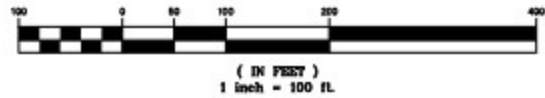
RGM LAND SURVEYING, PLLC

SHEET 4 OF 6
*SEE SHEET 1 FOR ALL NOTES
GRAPHIC SCALE



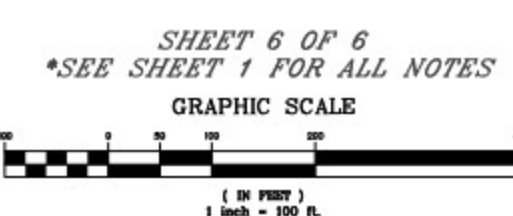
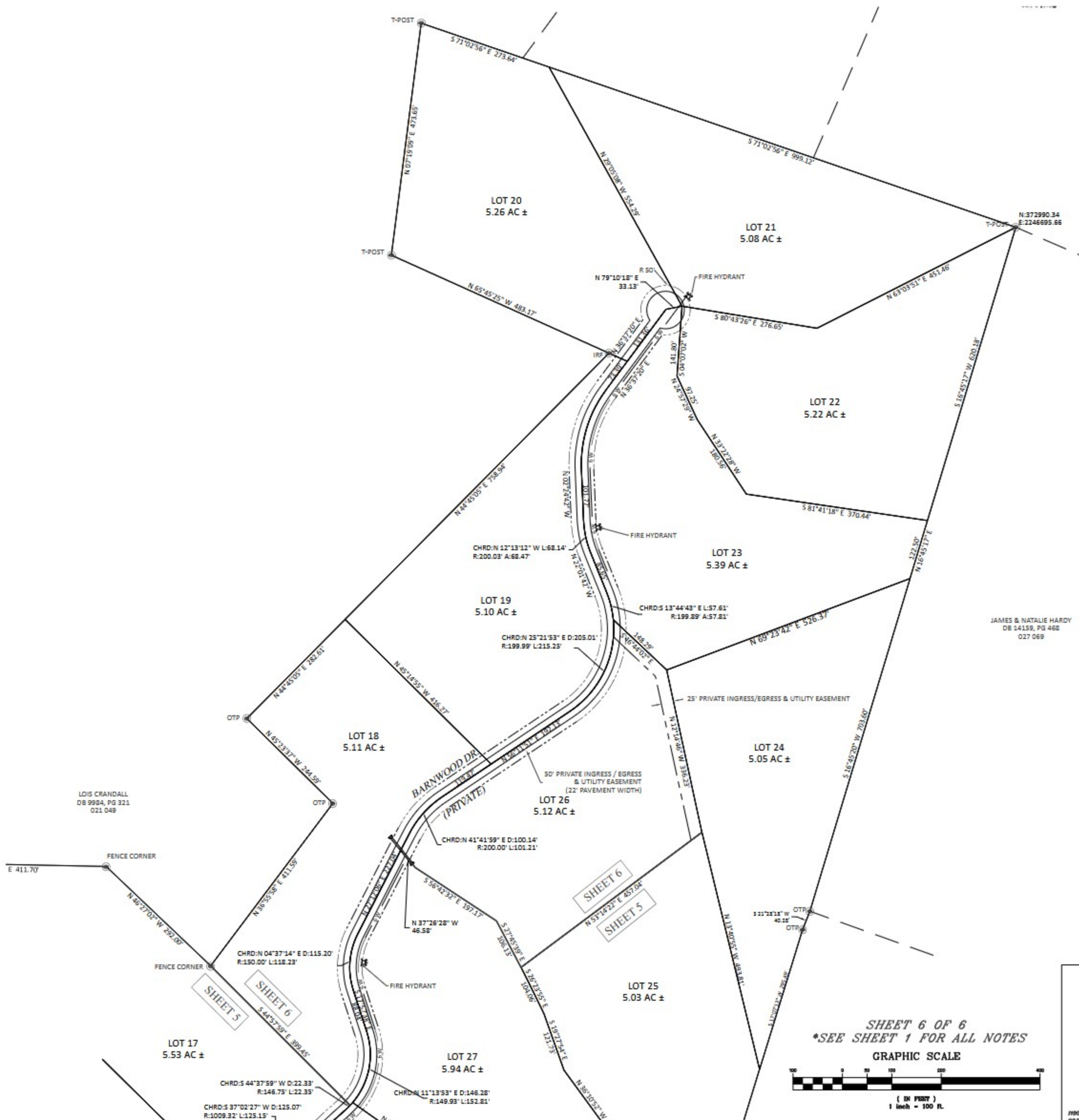
11908 DAYTON PIKE www.rymia.com 26-3-7
50007 DAISSY, TN 37384 greg@rymia.com PH: 423-803-6697

JAMES & NATALIE HARDY
DB 14078, PG 257
027 014.30



(IN FEET)
1 inch = 100 ft.

APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY DIVISION OF
GROUNDWATER PROTECTION
DATE _____
BY _____
HAMILTON COUNTY WATER QUALITY
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____



FINAL PLAT
PINE RIDGE SUBDIVISION

LOTS 19-24, 26, 28
ORIGINALLY RECORDED IN DEED BOOK 14094 PAGE 991
LOCATED IN THE THIRD CIVIL DISTRICT OF
HAMILTON COUNTY, TENNESSEE

Date: 06.16.2026
Scale: 1"=100'

Drawn: Tabitha Pfeiffer
Checked: RGM

RGM LAND SURVEYING, PLLC

7908 DAYTON PIKE
SODDY DAISSY, TN 37384
www.rgmla.com
greg@rgmla.com
PH: 423-803-6697 26-3-7

September 2026
**Rezoning, Closures/
Abandonments (MR's), and
Special Permits**

NEW BUSINESS

HAMILTON COUNTY PLANNING DEPARTMENT 1250 Market Street, Suite 3046 Chattanooga, TN 37402 423-209-7970		
STAFF RECOMMENDATION REPORT		
ZONING CASE NUMBER: HCZA-26-4	Date Submitted: July 9, 2026	PLANNING COMMISSION DATE: September 14, 2026
Applicant Request :Zoning		
Rezone From: R-1		Total Acres in Request: 0.24
Rezone To: C-1		
Applicant Proposing Conditions:Yes		
Applicant Requested Conditions: Limited to use as STVR along with the other unit on the same driveway beside the commercial property on Cummings Highway.		
Property Information		
Address: 7045 MAPLEWOOD LN, CHATTANOOGA, TN, 37419		
Property Tax Number: 154E B 001		
Applicant Information		
Name: Frank May		
Address: 5515 Alford Hill Drive	City: Chattanooga	State: TN
Proposed Development		
Reason for the request: To operate these two homes at the base of lookout that are not at all positioned well for full time residential in part because they sit on the same drive and share a yard. There is an old hotel further up Maplewood as well as the Timberroot offices. Our Wauhatchie Woodlands is about .5 miles away. The other home on the property was an STVR just a month ago before we purchased it.		
Current Use: Rental		
Adjacent Uses: West - R-2 Urban Residential and R-5 Single wide manufactured home North - City of Chattanooga - Light industrial East - C-1 Tourist Commercial and C-2 Local Business Commercial, R-2 Urban Residential and R-3 Multi-family Residential South - R-2 Urban Residential and R-5 Single wide manufactured home		
Staff Recommendation		
Staff Recommendation: Approve w/ Conditions		
Notes: Recommending approval under the following conditions; 1. Limit uses to a. Short-Term Vacation Rental b. Single-Family Dwelling Unit c. Double-Wide manufactured homes d. Home occupations		

Applicant Signature: Frank C May

Maplewood Property Zoning Application

Wauhatchie Woodlands LLC

Wauhatchie Woodlands LLC respectfully requests the rezoning of the Maplewood Property to allow for continued operation as a short-term lodging property consistent with its historic use and the property's unique characteristics.

Existing Conditions and Current Zoning

The property is currently zoned for residential use; however, the existing zoning designation does not accurately reflect the property's historical use, physical characteristics, or practical suitability for traditional residential occupancy.

Prior to its acquisition by Wauhatchie Woodlands LLC, the property operated as a grandfathered short-term vacation rental. The property has a demonstrated history of serving visitors to the Chattanooga and Lookout Mountain area and has functioned successfully as a lodging accommodation without adverse impacts to the surrounding community.

While residential zoning may have been appropriate at one time, the property's layout, location, and parking configuration make it less conducive to long-term residential living than to transient lodging use. The property's design, access, and established pattern of use are more consistent with hospitality-oriented occupancy than with traditional single-family residential use.

Compatibility of the Proposed Zoning

The requested rezoning would bring the property's zoning classification into alignment with both its historic use and its highest and best use. The proposed zoning would allow the property to continue serving visitors while remaining compatible with the surrounding area.

The property is professionally managed and maintained and will continue to operate in a manner that respects neighboring properties. The proposed use does not involve significant changes to the physical site, increased density, or large-scale commercial development. Rather, the rezoning would recognize and formalize a use that has historically existed on the property.

Furthermore, visitors staying at the property support local restaurants, retailers, attractions, and service providers, contributing to the local economy while generating minimal demands on public infrastructure.

Proposed Use

The property will continue to operate as a professionally managed short-term lodging accommodation for visitors to the Chattanooga area.

The proposed use includes:

- Short-term vacation lodging accommodations.
- Professional property management and oversight.
- Compliance with all applicable licensing, safety, occupancy, and operational requirements.
- Ongoing maintenance and investment in the property.
- Responsible guest management practices designed to minimize impacts on neighboring properties.

Community Benefits

Approval of this rezoning request will provide several benefits to the community, including:

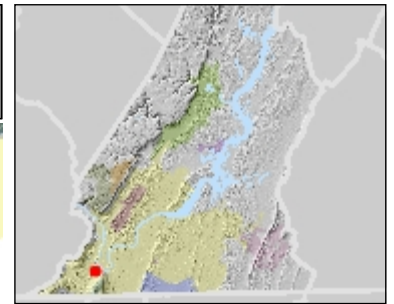
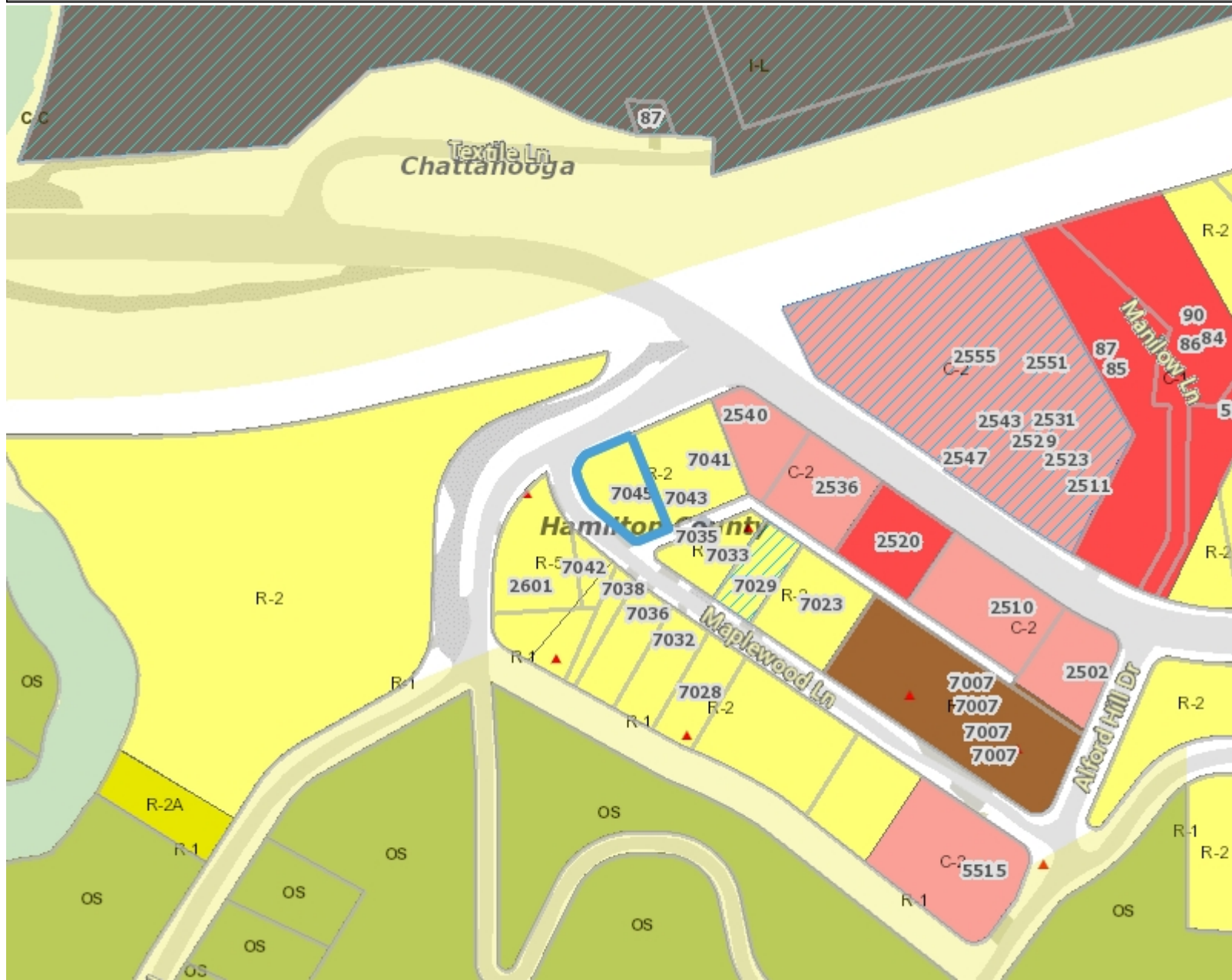
- Preservation and continued productive use of an existing property.
- Increased tourism-related economic activity benefiting local businesses.
- Continued investment in property maintenance and improvements.
- Formal recognition of a use that has historically existed on the site.
- Enhanced regulatory consistency between the property's use and zoning designation.

Conclusion

The requested rezoning represents a reasonable and logical adjustment that better reflects the property's historic use, physical characteristics, and practical suitability. The property has successfully operated as a short-term vacation rental in the past and is uniquely positioned to continue serving visitors to the area in a professionally managed and responsible manner.

For these reasons, Wauhatchie Woodlands LLC respectfully requests approval of this rezoning application.

GISMO 5



Legend

- Address Labels
- Parcels
- Municipalities
 - Chattanooga
 - Collegedale
 - East Ridge
 - Lakesite
 - Lookout Mountain
 - Red Bank
 - Ridgeside
 - Signal Mountain
 - Soddy Daisy
 - Walden
- Cases Before 2002 - RPA
- PUD / Special Permits - RPA
- Zoning Cases - RPA
- Zoning - RPA
 - <all other values>
 - <Null>
 - A-1
 - B-CX-12
 - B-CX-20
 - B-PK
 - C-1
 - C-2
 - C-3
 - C-4
 - C-5
 - C-6
 - C-C
 - C-CIV
 - C-CX-12
 - C-CX-9
 - C-MU1
 - C-MU2
 - C-N
 - C-NT
 - C-PK
 - C-R
 - C-TMU
 - Collegedale
 - D-CIV-4
 - D-CX-12
 - D-CX-20
 - D-CX-6
 - D-CX-8

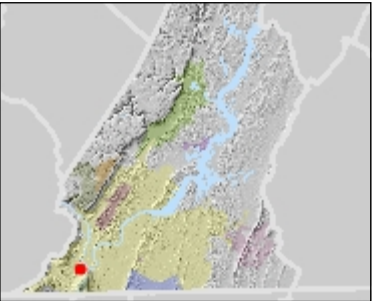
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GISMO 5



Legend

- Address Labels
- Parcels
- Municipalities
 - Chattanooga
 - Collegedale
 - East Ridge
 - Lakesite
 - Lookout Mountain
 - Red Bank
 - Ridgeside
 - Signal Mountain
 - Soddy Daisy
 - Walden

0 200.00 400.0 Feet

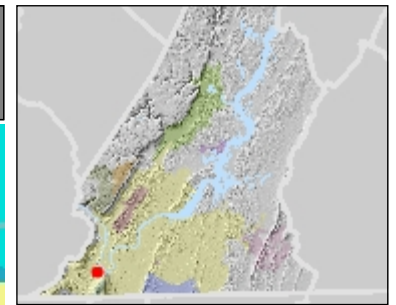
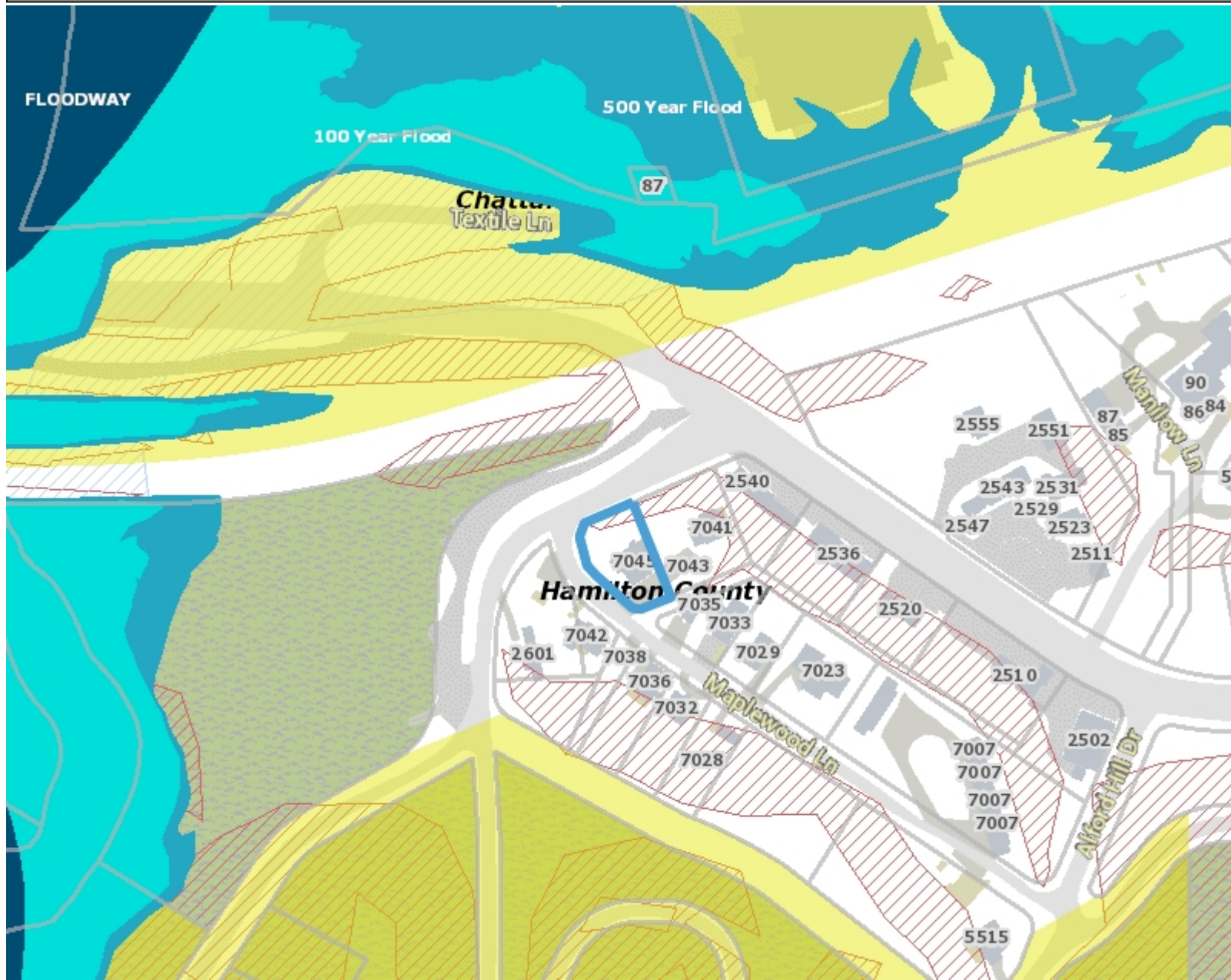
NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet

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GISMO 5



Legend

- Address Labels
- Parcels
- Floodway
- 100 Year Flood
- 500 Year Flood
- Municipalities
 - Chattanooga
 - Collegedale
 - East Ridge
 - Lakesite
 - Lookout Mountain
 - Red Bank
 - Ridgeside
 - Signal Mountain
 - Soddy Daisy
 - Walden
- Rural Corridor Overlay
- Emerging Place Types
 - <all other values>
 - RR-A
 - RR-B
- Natural Resources
 - 100 Year Flood
 - Slope ≥ 25%
- Place Types
 - Campus
 - Countryside Residential
 - Industrial
 - Maker District
 - Mixed Residential
 - McDonald Farm
 - Neighborhood Node
 - Preserve
 - Rural Commercial
 - Resort Recreation - A
 - Resort Recreation - B
 - Suburban Residential
 - Urban Residential
 - Village Center
 - Crossroads
- Road Paved Surface
- County Boundary
- Recycling Centers
- Healthcare Facilities

0 200.00 400.0 Feet

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
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Approved S
7041 Main Street
Mitch Carlson
423-954-0000

HAMILTON COUNTY PLANNING DEPARTMENT 1250 Market Street, Suite 3046 Chattanooga, TN 37402 423-209-7970		
STAFF RECOMMENDATION REPORT		
ZONING CASE NUMBER: HCZA-26-5	Date Submitted: July 9, 2026	PLANNING COMMISSION DATE: September 14, 2026
Applicant Request :Zoning		
Rezone From: R-1		Total Acres in Request: 0.34
Rezone To: C-1		
Applicant Proposing Conditions: Yes		
Applicant Requested Conditions: Limited to use with other home on property as STVR.		
Property Information		
Address: 7041 MAPLEWOOD LN, CHATTANOOGA, TN, 37419		
Property Tax Number: 154E B 002		
Applicant Information		
Name: Frank May		
Address: 5515 Alford Hill Drive	City: Chattanooga	State: TN
Proposed Development		
Reason for the request: We purchased two properties side by side over commercial on Cummings. One was run as an STR with the other was long term. They share a yard and a drive and the old cabin does not work as a primary home well but does as an STR as it was with prior owner. We would like to operate both as short term rentals by Timberroot Rustic Retreats.		
Current Use: STR and Rental		
Adjacent Uses: West - R-2 Urban Residential and R-5 Single wide manufactured home North - City of Chattanooga - Light industrial East - C-1 Tourist Commercial and C-2 Local Business Commercial, R-2 Urban Residential and R-3 Multi-family Residential South - R-2 Urban Residential and R-5 Single wide manufactured home		
Staff Recommendation		
Staff Recommendation: Approve w/ Conditions		
Notes:		
Recommending approval under the following conditions;		
1. Limit uses to		
a. Short-Term Vacation Rental		
b. Single-Family Dwelling Unit		
c. Double-Wide manufactured homes		
d. Home occupations		

Applicant Signature: Frank C May

Maplewood Property Zoning Application

Wauhatchie Woodlands LLC

Wauhatchie Woodlands LLC respectfully requests the rezoning of the Maplewood Property to allow for continued operation as a short-term lodging property consistent with its historic use and the property's unique characteristics.

Existing Conditions and Current Zoning

The property is currently zoned for residential use; however, the existing zoning designation does not accurately reflect the property's historical use, physical characteristics, or practical suitability for traditional residential occupancy.

Prior to its acquisition by Wauhatchie Woodlands LLC, the property operated as a grandfathered short-term vacation rental. The property has a demonstrated history of serving visitors to the Chattanooga and Lookout Mountain area and has functioned successfully as a lodging accommodation without adverse impacts to the surrounding community.

While residential zoning may have been appropriate at one time, the property's layout, location, and parking configuration make it less conducive to long-term residential living than to transient lodging use. The property's design, access, and established pattern of use are more consistent with hospitality-oriented occupancy than with traditional single-family residential use.

Compatibility of the Proposed Zoning

The requested rezoning would bring the property's zoning classification into alignment with both its historic use and its highest and best use. The proposed zoning would allow the property to continue serving visitors while remaining compatible with the surrounding area.

The property is professionally managed and maintained and will continue to operate in a manner that respects neighboring properties. The proposed use does not involve significant changes to the physical site, increased density, or large-scale commercial development. Rather, the rezoning would recognize and formalize a use that has historically existed on the property.

Furthermore, visitors staying at the property support local restaurants, retailers, attractions, and service providers, contributing to the local economy while generating minimal demands on public infrastructure.

Proposed Use

The property will continue to operate as a professionally managed short-term lodging accommodation for visitors to the Chattanooga area.

The proposed use includes:

- Short-term vacation lodging accommodations.
- Professional property management and oversight.
- Compliance with all applicable licensing, safety, occupancy, and operational requirements.
- Ongoing maintenance and investment in the property.
- Responsible guest management practices designed to minimize impacts on neighboring properties.

Community Benefits

Approval of this rezoning request will provide several benefits to the community, including:

- Preservation and continued productive use of an existing property.
- Increased tourism-related economic activity benefiting local businesses.
- Continued investment in property maintenance and improvements.
- Formal recognition of a use that has historically existed on the site.
- Enhanced regulatory consistency between the property's use and zoning designation.

Conclusion

The requested rezoning represents a reasonable and logical adjustment that better reflects the property's historic use, physical characteristics, and practical suitability. The property has successfully operated as a short-term vacation rental in the past and is uniquely positioned to continue serving visitors to the area in a professionally managed and responsible manner.

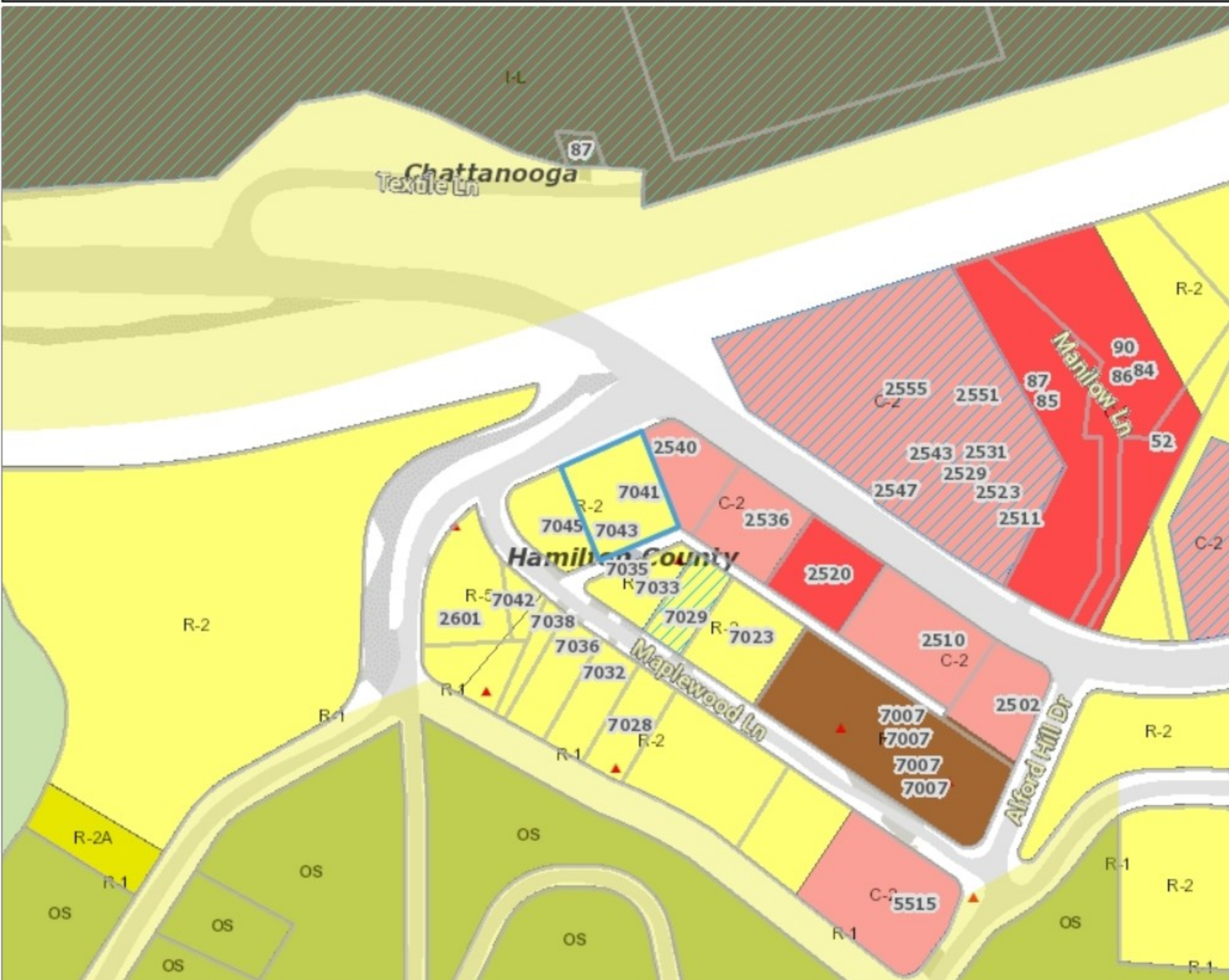
For these reasons, Wauhatchie Woodlands LLC respectfully requests approval of this rezoning application.

GISMO 5



Legend

- Address Labels
- Parcels
- Municipalities
 - Chattanooga
 - Collegedale
 - East Ridge
 - Lakesite
 - Lookout Mountain
 - Red Bank
 - Ridgeside
 - Signal Mountain
 - Soddy Daisy
 - Walden
- Cases Before 2002 - RPA
- PUD / Special Permits - RPA
- Zoning Cases - RPA
- Zoning - RPA
 - <all other values>
 - <Null>
 - A-1
 - B-CX-12
 - B-CX-20
 - B-PK
 - C-1
 - C-2
 - C-3
 - C-4
 - C-5
 - C-6
 - C-C
 - C-CIV
 - C-CX-12
 - C-CX-9
 - C-MU1
 - C-MU2
 - C-N
 - C-NT
 - C-PK
 - C-R
 - C-TMU
 - Collegedale
 - D-CIV-4
 - D-CX-12
 - D-CX-20
 - D-CX-6
 - D-CX-8



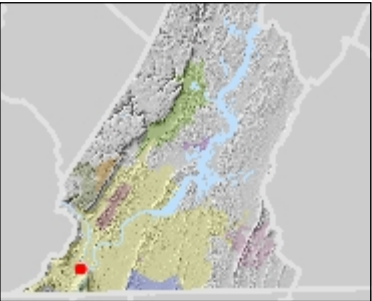
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GISMO 5



Legend

- Address Labels
- Parcels
- Municipalities
 - Chattanooga
 - Collegedale
 - East Ridge
 - Lakesite
 - Lookout Mountain
 - Red Bank
 - Ridgeside
 - Signal Mountain
 - Soddy Daisy
 - Walden

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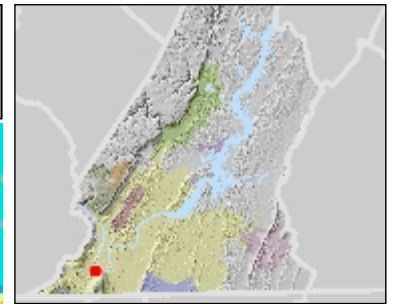
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GISMO 5



Legend

- Address Labels
- Parcels
- Floodway
- 100 Year Flood
- 500 Year Flood
- Municipalities
 - Chattanooga
 - Collegedale
 - East Ridge
 - Lakesite
 - Lookout Mountain
 - Red Bank
 - Ridgeside
 - Signal Mountain
 - Soddy Daisy
 - Walden
- Rural Corridor Overlay
- Emerging Place Types
 - <all other values>
 - RR-A
 - RR-B
- Natural Resources
 - 100 Year Flood
 - Slope ≥ 25%
- Place Types
 - Campus
 - Countryside Residential
 - Industrial
 - Maker District
 - Mixed Residential
 - McDonald Farm
 - Neighborhood Node
 - Preserve
 - Rural Commercial
 - Resort Recreation - A
 - Resort Recreation - B
 - Suburban Residential
 - Urban Residential
 - Village Center
 - Crossroads
- Road Paved Surface
- County Boundary
- Recycling Centers
- Healthcare Facilities

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Approved S
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Mitch Carlson
423-954-0000