

First Reading: September 9, 2025
Second Reading: September 16, 2025

2025-0122
Southside Gardens
District No. 7
Planning Version

ORDINANCE NO. 14274

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED IN THE 2600 BLOCKS OF LONG AND WILLIAMS STREET AND THE 100 BLOCK OF WEST 27TH STREET, FROM RN-3 RESIDENTIAL NEIGHBORHOOD ZONE AND TRN-3 TRADITIONAL RESIDENTIAL NEIGHBORHOOD ZONE TO THE CHESTNUT STREET FORM-BASED CODE CONTEXT, THE C-CX-9 COMMERCIAL MIXED USE ZONE, SUBJECT TO CERTAIN CONDITIONS.

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 properties located in the 2600 blocks of Long and Williams Street and the 100 block of West 27th Street, more particularly described herein:

Twelve unplatted tracts of land located in the 2600 blocks of Long and Williams Street and the 100 block of West 27th Street being the properties described as Property 10 in Deed Book 13454, Page 504 and as Parcels 1 through 11 in Deed Book 13724, Page 602, ROHC. Tax Map Numbers 155C-H-005 through 014, 016 and 017.

and as shown on the maps attached hereto and made a part hereof by reference, from RN-3 Residential Neighborhood Zone and TRN-3 Traditional Residential Neighborhood Zone to the Chestnut Street Form-Based Code Context, the C-CX-9 Commercial Mixed Use Zone.

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

- 1) Residential and Short-Term Vacation Rental uses only; and
- 2) Maximum building height of three (3) stories or forty feet (40').

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

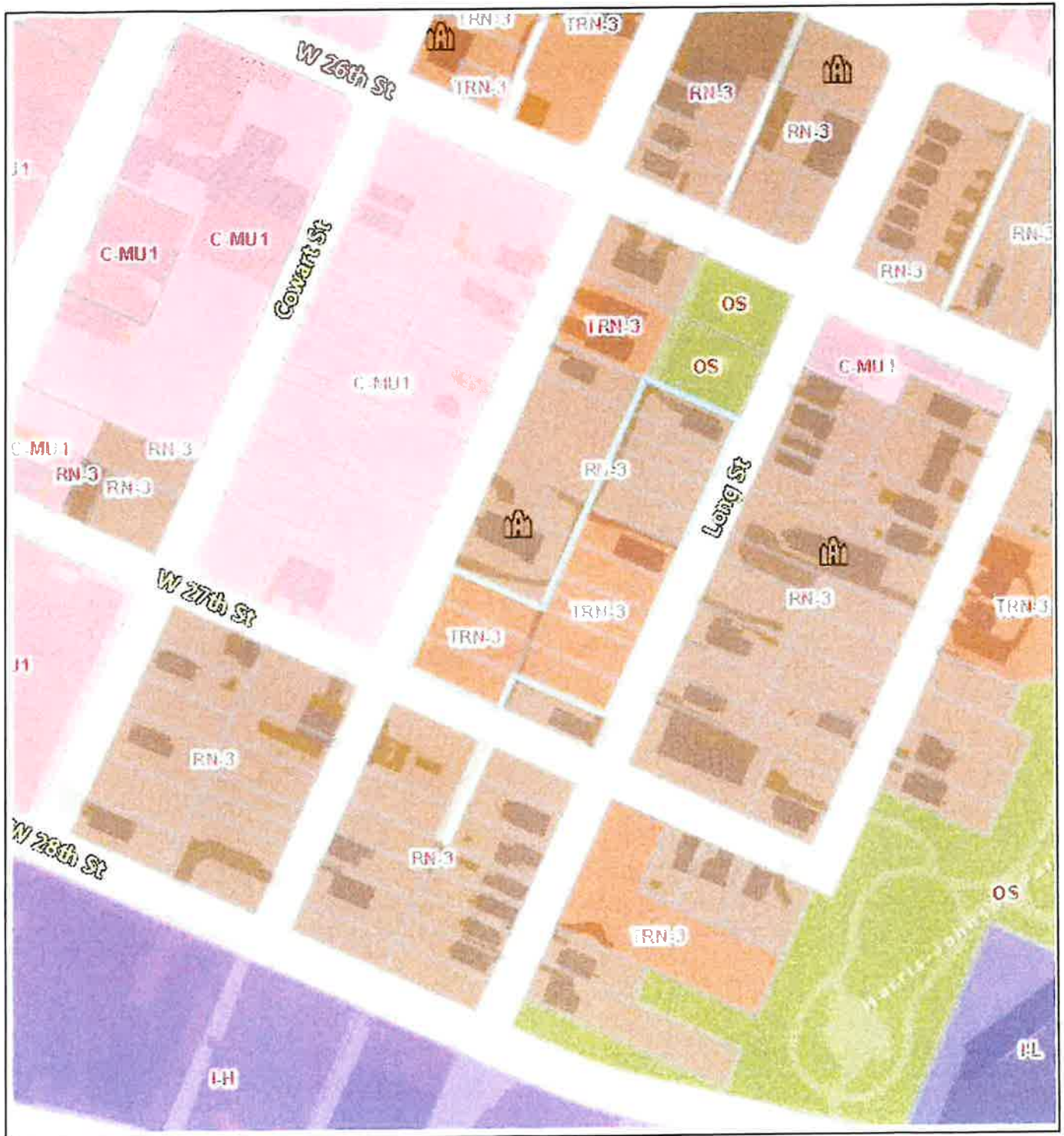
Passed on second and final reading: September 16, 2025


CHAIRPERSON
APPROVED: ☒ DISAPPROVED: ☐

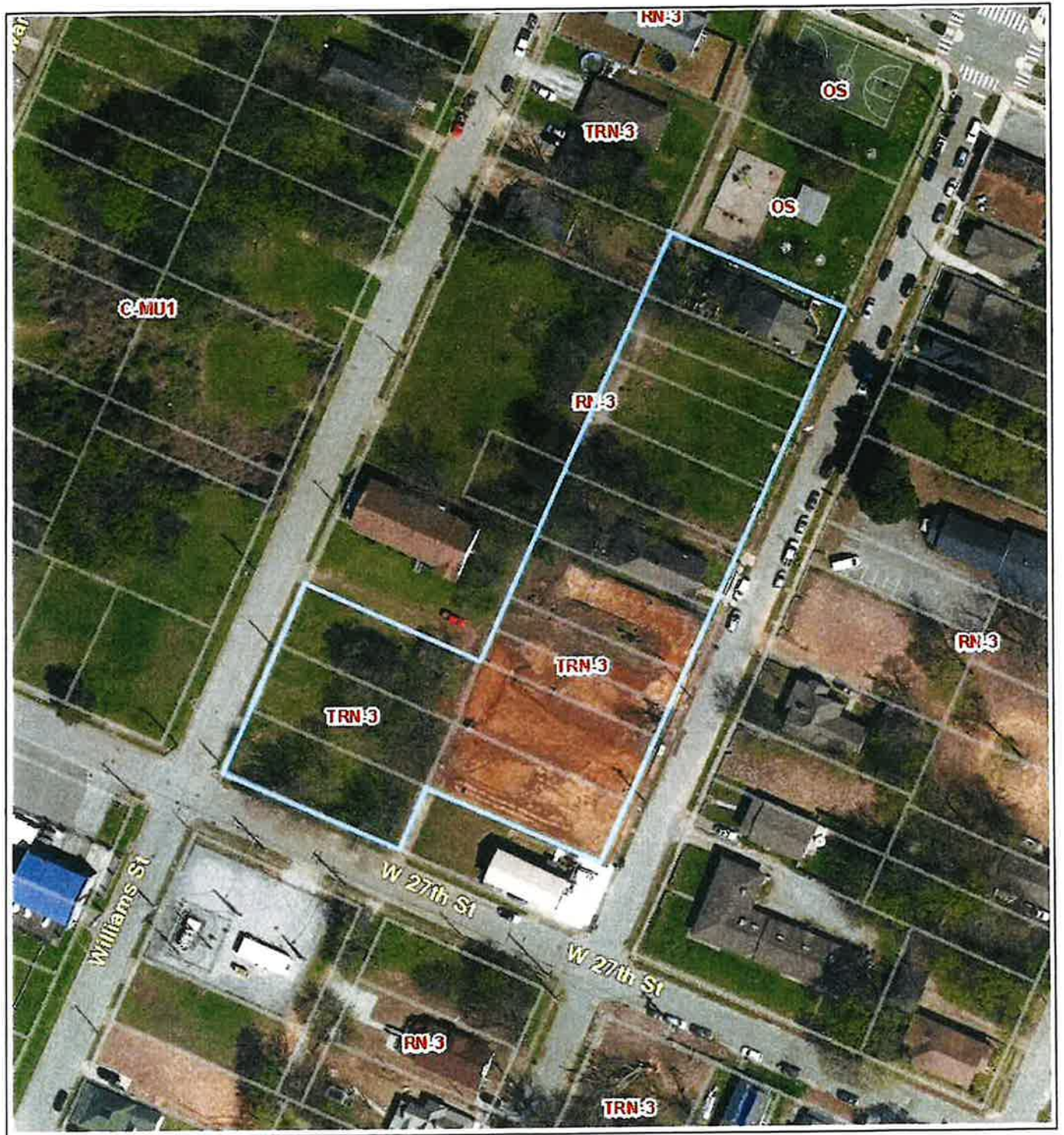

MAYOR

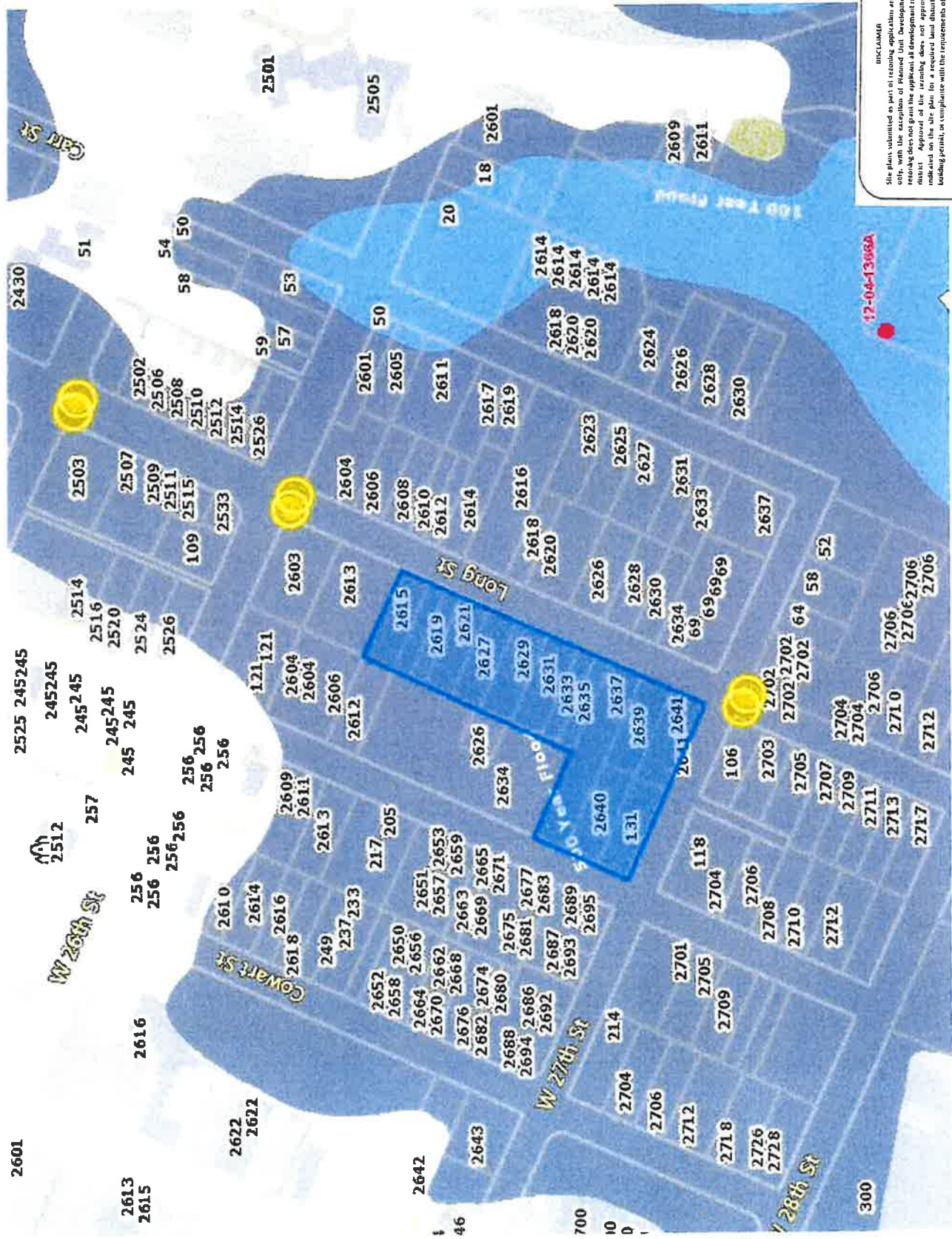
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2025-0122 Rezoning from TRN-3 & RN-3 to C-CX-9



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DISCLAIMER

Site plan submitted as part of rezoning application are for informational purposes only, with the exception of Planned Unit Development Plans. Approval of the rezoning does not grant the applicant all development rights prescribed in the zoning code. Approval of the rezoning does not approve the development layout, including but not limited to, lot lines, building footprint, grading, parking, loading, or other features, as compliance with the requirements of the zoning regulations. Subsequent permitting, preliminary site plan and final review, and final plan review may limit the ability to construct allowable land uses as well as construct allowable land uses to the maximum intensity and/or density of the approved zoning district.