

First Reading: October 14, 2025
Second Reading: October 21, 2025

ORDINANCE NO. 14292

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, THE CHATTANOOGA ZONING ORDINANCE AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, TO AMEND ARTICLE XVII, SHORT TERM VACATION RENTALS BY AMENDING THE SHORT TERM VACATION RENTAL OVERLAY DISTRICT MAP AND BOUNDARIES TO INCLUDE AN ADDITIONAL AREA WITHIN CITY COUNCIL DISTRICT 5.

WHEREAS, the City of Chattanooga adopted a new zoning ordinance, Ordinance No. 14137, on July 23, 2024; and

WHEREAS, Article XVII. Short Term Vacation Rentals, or homestays are only permitted in areas included within the Short Term Vacation Rental Overlay District Map; and

WHEREAS, Article XVII. Short Term Vacation Rentals Overlay District Map is not included in Chapter 38, the Chattanooga Zoning Ordinance; and

WHEREAS, a copy of the Short-Term Vacation Rental Overlay District Map, referenced Article XVII. Short Term Vacation Rentals, is available for inspection in the offices of the City Council Clerk; and

WHEREAS, the Chattanooga City Council requested an amendment to the Short Term Vacation Rental Overlay District Map to add additional property within City Council District 5 as described in the legal description below; and

WHEREAS, the Short-Term Vacation Rental Overlay District Map, be amended to add the following additional property within City Council District 5 and as shown on the attached map:

Legal Description for Boundary Expansion

Beginning at the northeast point of 1204 Shallowford Road thence southeast some 95 feet to a point in the west line of 4225 Shawhan Road, thence northeast along said line some 54 feet to the northwest corner of said address, thence southeastwardly some 1857 feet following the north property lines of properties located on the odd side of the 4200 through 4500 blocks of Shawhan Road to a point in the northeast corner of 4529 Shawhan Road and the west line of the 1500 block of North Moore Road, thence southeast some 293 feet to the southeast corner of said address and the north line of the 4500 block of Shawhan Road, thence southwest some 60 feet crossing said road to a point in its south line and the center of the northeast curve of 4524 Shawhan Road, thence southwest some 106 feet to the southeast corner of said address, thence northwest some 140 feet along the south lines of 4524 and 4252 Shawhan Road to a point in the east line of a property located at 4520 Shawhan Road, thence following the east line of said address southwest some 330 feet to its southeast corner, thence some 161 feet northwest along the south line of said address to its southwest corner, thence northeast some 445 feet to its northwest corner and the south line of the 4500 block of Shawhan Road, thence northwest along said line some 185 feet to a point in the north line of 1435 Learning Lane, thence southeastwardly along a curve some 35 feet to the east line of said address, thence southwest some 70 feet to the southeast corner of said address, thence northwest some 168 feet along the south line of said address to its southwest corner and a point in the east line of a property located at 4446 Shawhan Road, thence southwest along said line some 70 feet to the northeast corner of an unaddressed property shown as Tax Map 147F-E-020, thence southwest some 20 feet to the southeast corner of said parcel, thence northwest some 66 feet to a curve in the cul-de-sac of the 4400 block of Woodmore Place, thence northeastwardly and northwestwardly some 177 feet along said curve and the north line of said block to the southeast corner of 4440 Shawhan Road, thence northwestwardly along the south line of said address and the south line of 1436 Woodmore Place some 353 feet to a point in the east line of the 1400 block of Woodmore Lane, thence northeast along said line some 165 feet to a point in the south line of the 4400 block of Shawhan Road, thence northwest along said line some 155 feet to the northeast corner of 1432 Shawhan Terrace, thence southwest some 116 feet along the east line of said property to its southeast corner, thence northwest some 130 feet to a point in the east line of the 1400 block of Shawhan Terrace, thence northwest some 52 feet to the west line of said terrace and the southeast corner of 1425 Shawhan Terrace, thence northwest some 217 feet along the south line of said address and 4302 Shawhan Road to the southwest corner of 4302 Shawhan Road, thence northwest some 29 feet along the west line of said property to the southeast corner of 1400 Fred Will Circle, thence northwest 129 feet along the south line of said address to the east line of the 1400 block of Fred Will Circle, thence northwest some 50 feet to the west line of said circle, thence southwest along said line some 18 feet to the southeast corner of 1401 Fred Will Circle, thence northwestwardly along the south line of said address some 211 feet to a point, thence continuing along the property line

southwest some 38 feet to a point, thence northwest some 74 feet to a point, thence southwest some 38 feet to a point, thence northwest some 172 feet to a point in the south line of the 4200 block of Shawhan Road, thence northwest along said south line some 56 feet to its intersection with the south line of the 1200 block of Shallowford Road, thence northeast along said south line some 509 feet to the northeast corner of 1204 Shallowford Road, being the point of beginning. Tax Map 147F-C-003, 147F-C-012 to 014, 147F-D-005, 147F-E-001 to 005, 147F-F-001 to 003, 007 to 018, 020 to 025, and 147K-F-021 to 023.

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 amended as follows:

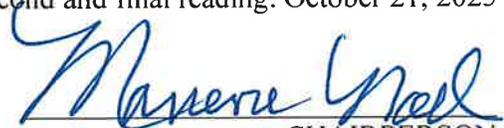
Amend the Short-Term Vacation Rental Overlay District Map, be amended to add the additional property within City Council District 5 as described above in the legal description and as shown on the attached map.

Amend Article XVII. Short Term Vacation Rentals, Section 38-85. Definitions be amended by deleting in its entirety the Editor's Note(s) including the legal description after the Editor's Note and replace with the following:

Editor's note(s): A copy of the Short-Term Vacation Rental Overlay District Map, referenced above as Exhibit A as amended from time to time, is available for inspection in the offices of the City Council Clerk. The map was amended to add an additional area within City Council District 1 effective June 11, 2024, and was amended to add an additional area with City Council District 5 effective October 21, 2025.

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

Passed on second and final reading: October 21, 2025


CHAIRPERSON

APPROVED: DISAPPROVED:


MAYOR

/mem

Proposed STVR

