

First Reading: February 10, 2026
Second Reading: February 17, 2026

2025-0181
NANKAT, LLC
District No. 4
Planning Version #2 (Revised)

ORDINANCE NO. 14325

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1815, 1819, 1823, AND 1829 JENKINS ROAD, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-2 TRADITIONAL RESIDENTIAL NEIGHBORHOOD 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 at 1815, 1819, 1823, and 1829 Jenkins Road, more particularly described herein:

Lot 1, Final Plat of Lot 1 and 2, Hokett on Jenkins Road Subdivision Revised, Plat Book 134, Page 158, ROHC and Lots 3, 4 and 5 of the Revised Plat of Hokett on Jenkins Road Subdivision of Lots 3 through 5, Plat Book 79, Page 78, ROHC, being the properties described as Tracts 1 through 4 in Deed Book 12963, Page 829, ROHC, and Deed Book 14014, Page 297, ROHC. Tax Map Number 159G-A-003, 003.01, 003.05 and 003.06.

and as shown on the maps attached hereto and made a part hereof by reference, from RN-1-6 Residential Neighborhood Zone to TRN-2 Traditional Residential Neighborhood Zone.

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

- 1) Maximum density of forty-seven (47) units;
- 2) Dedicate right-of-way to the City of Chattanooga to achieve a minimum of thirty (30') feet from the centerline of Jenkins Road;
- 3) Install a minimum five (5') foot high vinyl-coated, chain-link fence along the southern boundary of the development from the right-of-way of Jenkins Road to the floodplain limits of Mackey Branch;
- 4) A twenty (20') foot planted buffer to be installed and maintained per City standards along and behind the new right-of-way of Jenkins Road south of the property located at 1825 Jenkins Road; and
- 5) All homes shall be setback a minimum distance of forty (40') feet from Jenkins Road right-of-way, except for any required Front Build-to-Zone Setbacks from Jenkins Road.

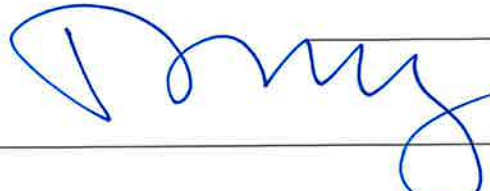
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: February 17, 2026



CHAIRPERSON

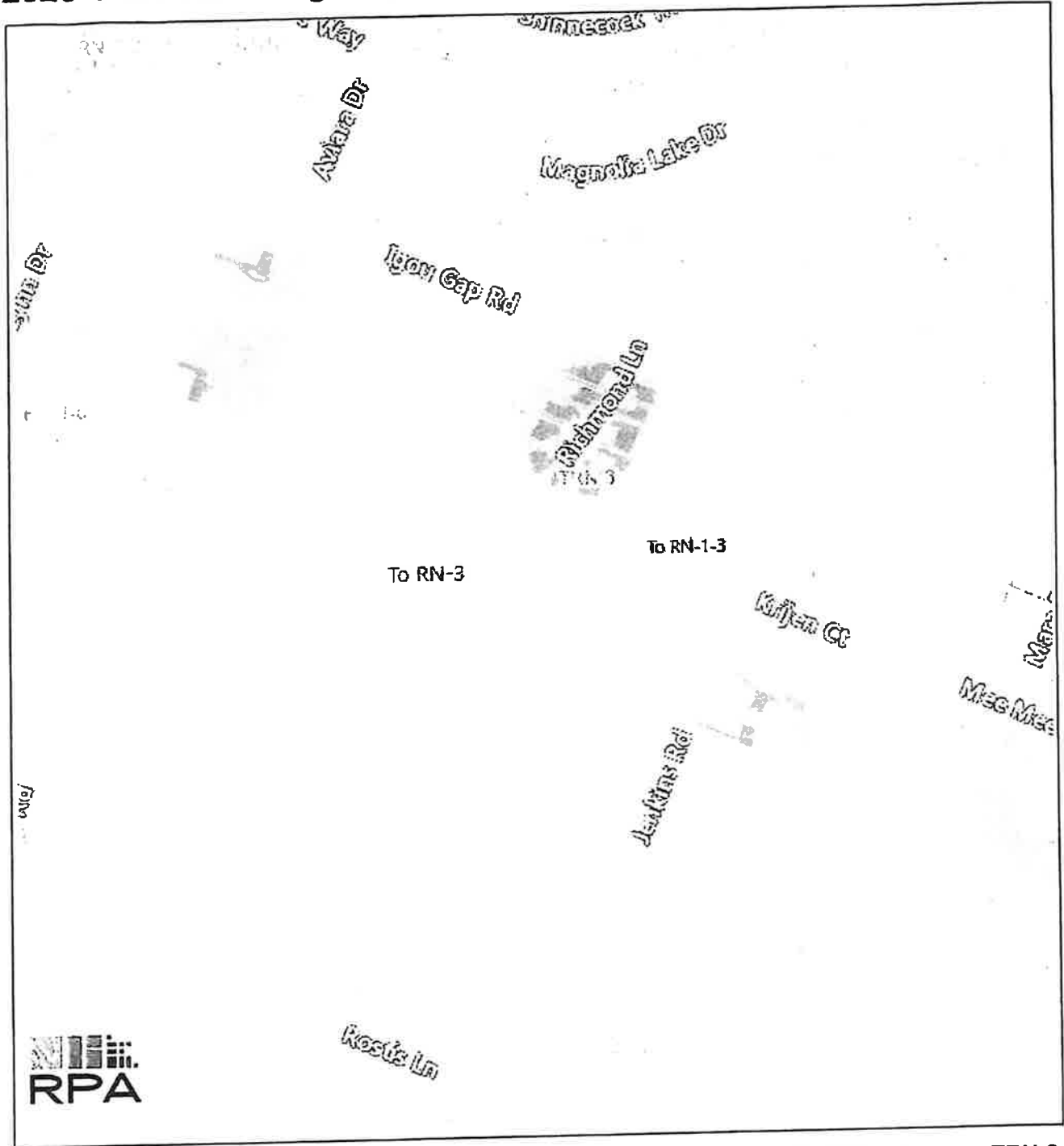
APPROVED: DISAPPROVED:



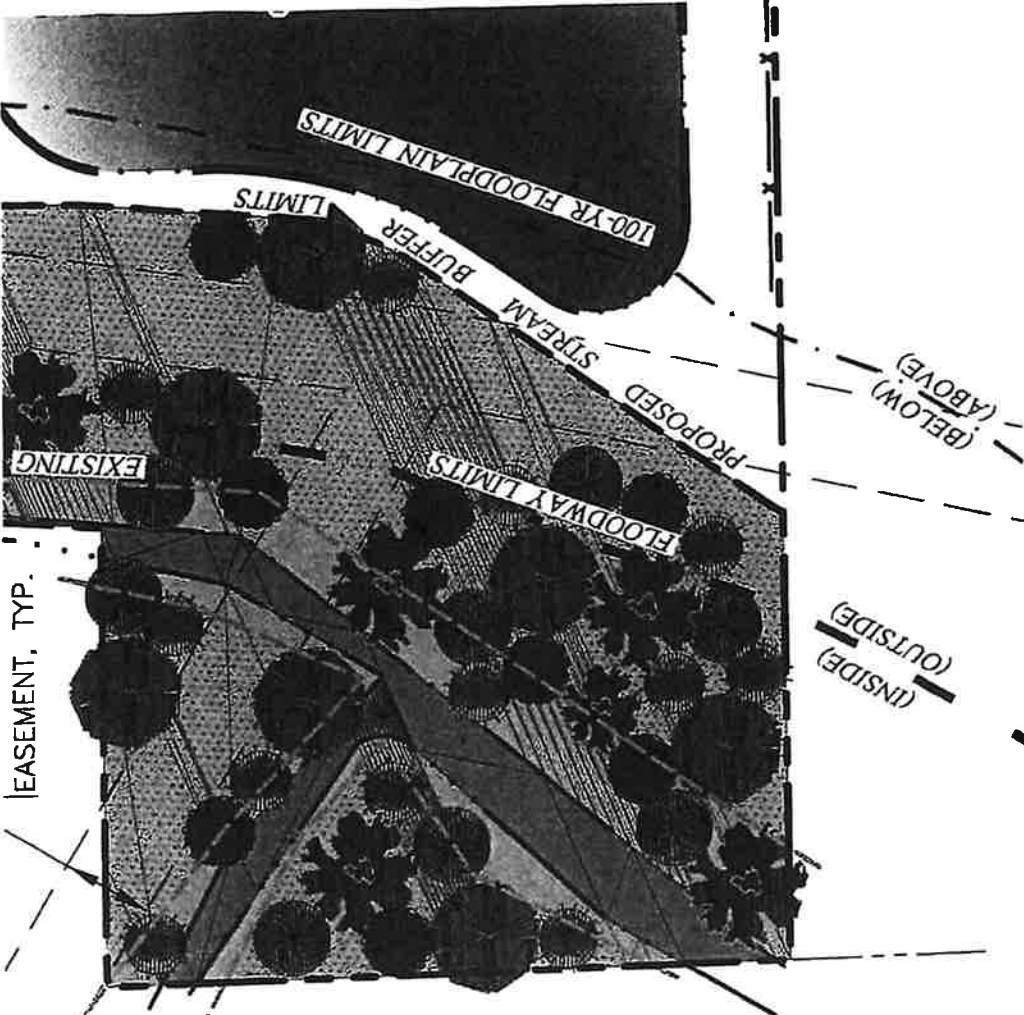
MAYOR

PAN/mem/v2 (Revised)

2025-0181 Rezoning from RN-1-6 to RN-3 & RN-1-3 with conditions



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2025-0181: Approve TRN-2 Traditional Neighborhood Residential Zone with conditions.



N/F BOWMAN,
PEGGY H TR
ZONED RN-1-6