

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

2026-0013
Neil Ligon
District No. 4
Planning Version #2 (Revised)

ORDINANCE NO. 14326

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 8476 EAST BRAINERD ROAD, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO C-TMU TRANSITIONAL MIXED-USE COMMERCIAL 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 property located at 8476 East Brainerd Road, more particularly described herein:

Lot 10, Gray's Acres, Plat Book 11, Page 32, ROHC, Deed Book 9269, Page 566, ROHC. Tax Map Number 171B-B-016.


and as shown on the maps attached hereto and made a part hereof by reference, from RN-1-6 Residential Neighborhood Zone to C-TMU Transitional Mixed-Use Commercial Zone.

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

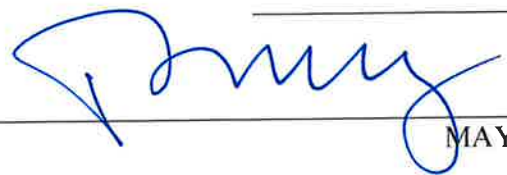
- 1) Prior to issuance of any permits, Tax Map Nos. 171B-B-016 and 171B-B-018 shall be combined through the recording of a subdivision plat; and
- 2) Provide the twenty (20') foot Type-C (Commercial) buffer on all property lines abutting any Residential Zone.

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



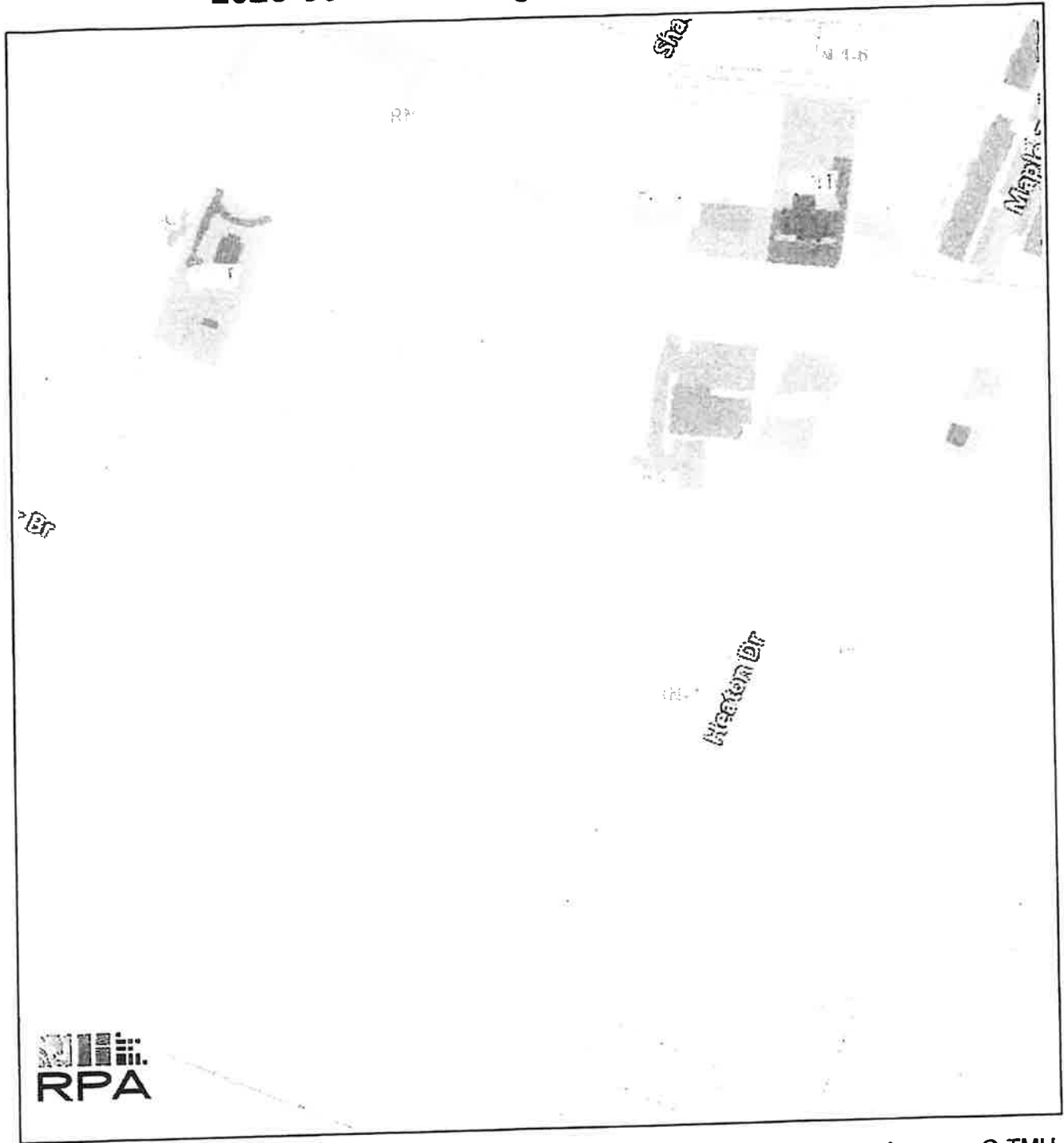
CHAIRPERSON
APPROVED: DISAPPROVED:



MAYOR

PAN/mem/v2 (Revised)

2026-0013 Rezoning from RN-1-6 to C-C



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2026-0013: Approve C-TMU Transitional Mixed-Use Commercial Zone with the condition listed in the Planning Commission Resolution.