

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

2026-0003
TWM Inc.
District No. 9
Planning Version

ORDINANCE NO. 14328

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1810 SOUTH KELLEY STREET, AND UNADDRESSED PROPERTIES IN THE 1800 BLOCK OF SOUTH KELLEY STREET AND THE 2100 BLOCK OF EAST 19TH STREET, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-3 TRADITIONAL RESIDENTIAL NEIGHBORHOOD ZONE DEVELOPMENT, 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 1810 South Kelley Street, and unaddressed properties in the 1800 block of South Kelley Street and the 2100 block of East 19th Street, more particularly described herein:

Lots 20, 21, 22, 43, 44 and 45, Fairfield Subdivision, Plat Book 6, Page 38, ROHC, Deed Book 13749, Page 191, ROHC. Tax Map Number 156G-E-021, 022, 023 and 024.01.


and as shown on the maps attached hereto and made a part hereof by reference, from RN-2 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone Development.

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

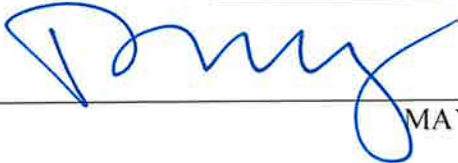
- 1) Height limited to a maximum of three (3) stories;
- 2) No parking from the front (facing S. Kelley Street) of the building to South Kelley; and
- 3) Residential uses only.

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



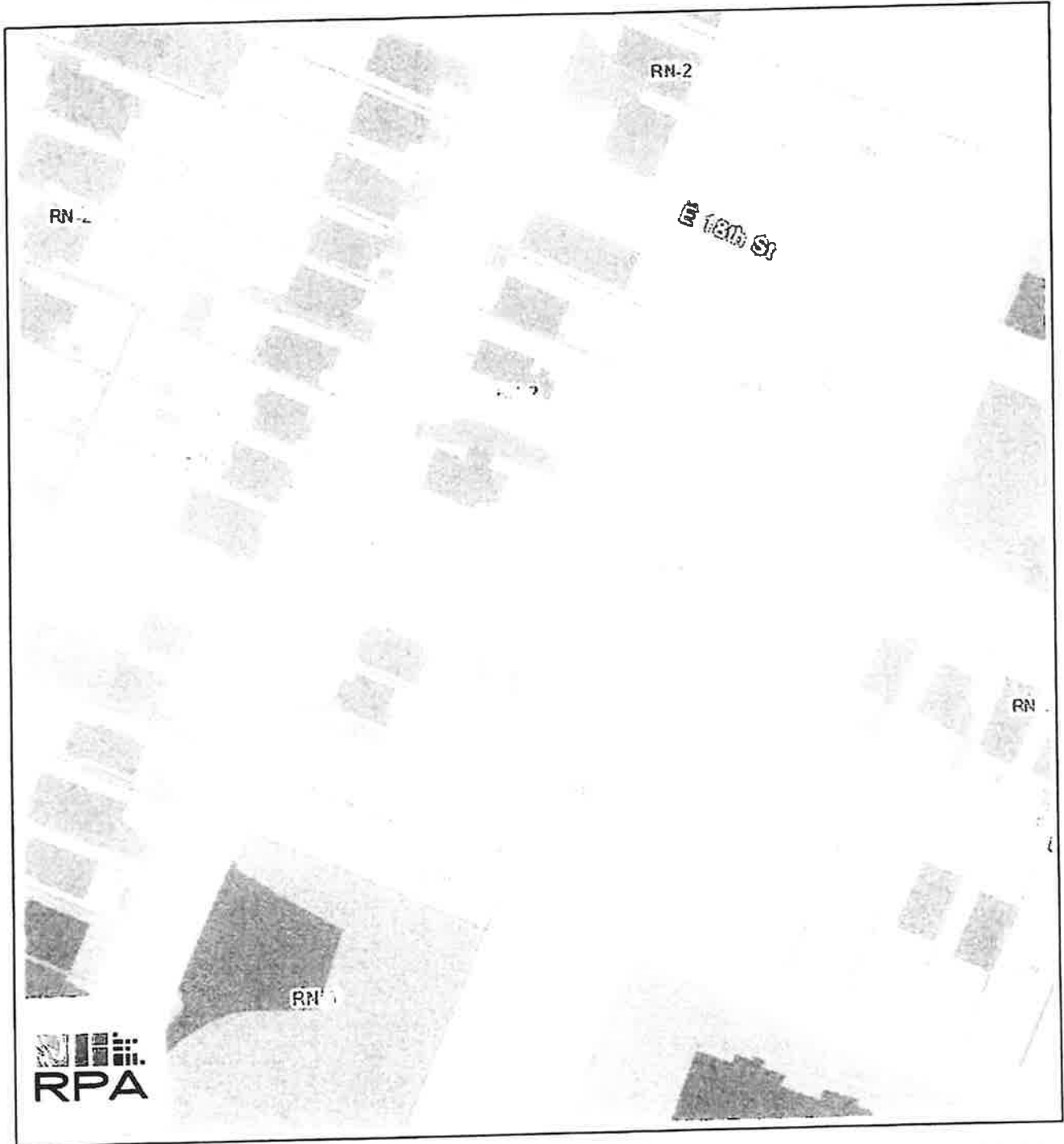
CHAIRPERSON
APPROVED: DISAPPROVED:



MAYOR

/mem

2026-0003 Rezoning from RN-2 to TRN-3



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2026-0003: Approve, subject to the conditions in the Planning Commission Resolution.

