

First Reading: April 28, 2026
Second Reading: May 5, 2026

2026-0014
Joyce Jalkh
c/o Chattanooga Engineering Group
District No. 9
Planning Version #2

ORDINANCE NO. 14357

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE TWO UNADDRESSED PROPERTIES IN THE 1000 BLOCK OF SHALLOWFORD 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 two unaddressed properties in the 1000 block of Shallowford Road, more particularly described herein:

Lots 24 and 25, Block C, a resubdivision of Vista Terrace, Plat Book 13, Page 16, ROHC, being described as part of Property 1 and all of Property 2 in Deed Book 13690, Page 695, ROHC. Tax Map Number 147G-K-012 and 013.01.

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) Limited to a maximum of four (4) residential dwellings;


- 2) A privacy fence is required along the western property line, running the full length of the neighboring home directly across from it;
- 3) Five (5') to six (6') foot vegetative screens must be installed along the rear of all homes bordering the west property line;
- 4) HOA rules shall prohibit flood lights directed toward any neighboring property;
- 5) There shall be a minimum ten (10') feet set back on the west property line; and
- 6) The developer shall adjust the neighboring property's driveway so it does not cross into the adjacent property.

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: May 5, 2026



CHAIRPERSON
APPROVED: DISAPPROVED:



MAYOR

/mem/v2

2026-0014 Rezoning from RN-1-6 to RN-3



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