

First Reading: May 12, 2026
Second Reading: May 19, 2026

2026-0034
Tiffany Walker
c/o Weigel's Stores
District No. 4
Alternate Version

ORDINANCE NO. 14360

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PARTS OF PROPERTIES LOCATED AT 7810 AND 7816 SHALLOWFORD ROAD AND PARTS OF PROPERTIES LOCATED AT 2237 AND 2241 JENKINS ROAD, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO C-C COMMERCIAL CORRIDOR ZONE FOR PART OF THE SITE, 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 parts of properties located at 7810 and 7816 Shallowford Road and parts of properties located at 2237 and 2241 Jenkins Road, more particularly described herein:

To find the point of beginning start at the northwest corner of Tax Map Number 149J-E-013 thence southeast 115.48 feet to a point separating the C-C from RN-2 zones on said tax map, thence continuing to follow said line southwest 227.13 feet to a point, thence following said zoning line southeast 234.34 feet to a point in the south line of Tax Map Number 149J-E-015, thence continuing to follow said zoning line southwest 221.50 feet to the northeast corner of 149J-E-019, thence continuing to follow said line southwest 19.46 feet to a point, thence following a curve northwestwardly 37.05 feet to a point in the south line of Tax Map Number 149J-E-017, thence following another curve northwestwardly and northeastwardly some 144.58 feet to a point, thence northwest 231.34 feet to a point in the west line of said tax map, thence northwestwardly 98.26 the northwest corner of said

tax map , thence northwest 134.67 feet to the southwest corner of Tax Map Number 149J-E-013, thence 248.06 along the west line of said tax map to its northwest corner being the point of beginning and being parts of Lots 2 through 4, Final Plat of GVH Shall-Jen Subdivision, Plat Book 89, Page 7, ROHC and Lot 1, Sarah Davidson Estate as shown in Book Z, Volume 6, Page 509, ROHC, which are currently zoned RN-2 and being part of the properties described as Tracts 1 and 2 in Deed Book 10538, Page 418, ROHC. Tax Map Numbers 149J-E-013, 015, 0017 and 019 (parts).

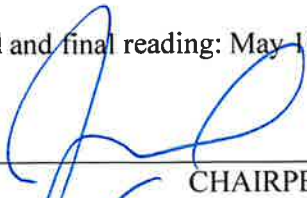
and as shown on the maps attached hereto and made a part hereof by reference, from RN-2 Residential Neighborhood Zone to C-C Commercial Corridor Zone for part of the site.

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

- 1) Animal care facilities with outdoor areas, hotels, live entertainment-secondary uses, and nightclubs are prohibited. Car wash buildings and vacuum areas are prohibited within fifty (50') feet of the shared property line with 2338 Grider Way, Tax Map No. 149J-E-012; and
- 2) Add an eastbound right-turn bypass lane on Shallowford Road with an acceleration lane on Jenkins Road, widen Shallowford Road to accommodate the right-turn bypass lane, widen Jenkins Road to accommodate the acceleration lane, and install STOP signs at the unsignalized site access points on both Shallowford Road and Jenkins Road unless otherwise directed by Public Works-Transportation and their review of a traffic study or as needed to accommodate access to the adjoining property.

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: May 19, 2026

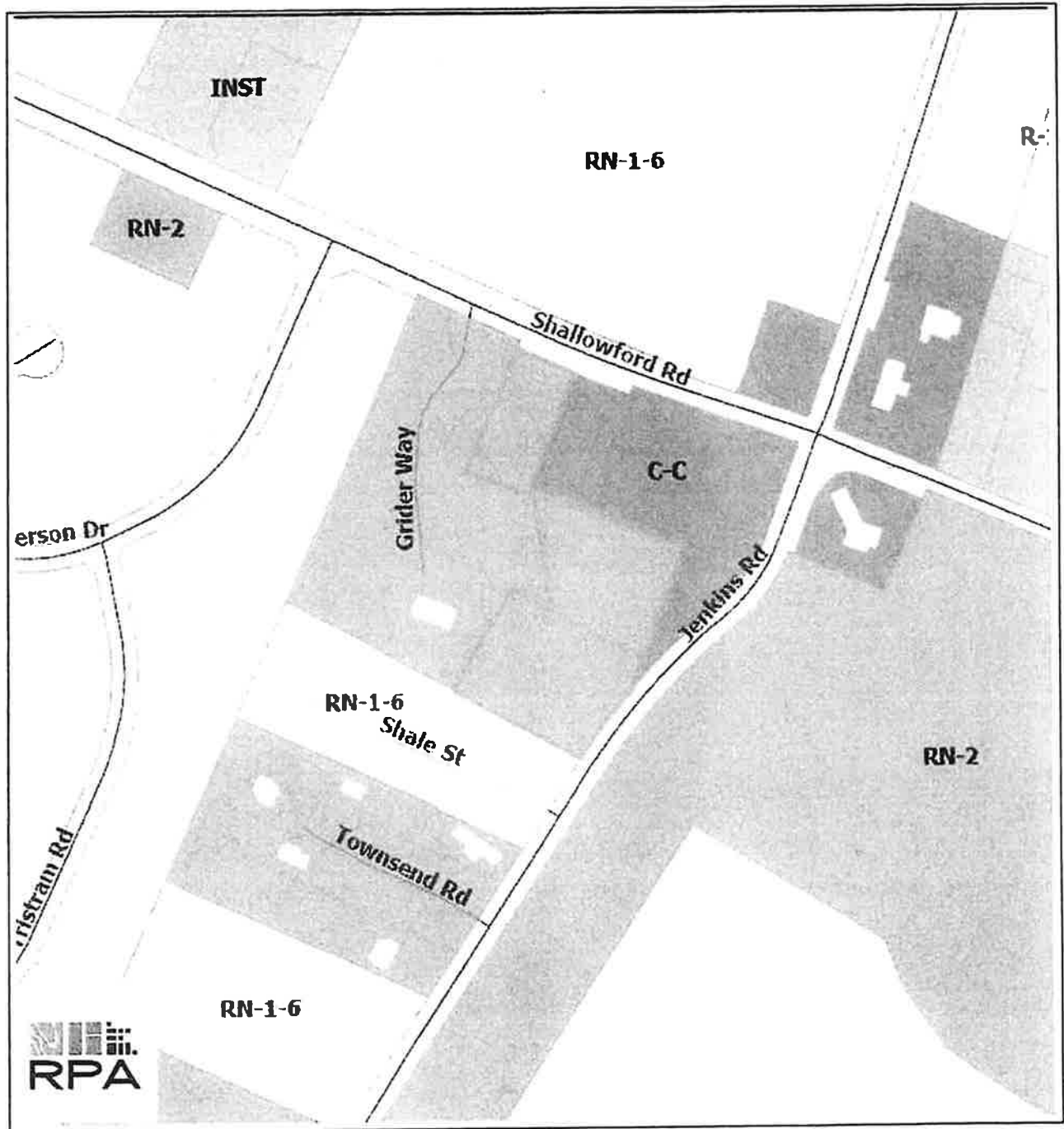

_____ CHAIRPERSON

APPROVED: ✓ DISAPPROVED:


_____ MAYOR

/mem/Alternate Version

2026-0034 Rezoning from RN-2 to C-C



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