

First Reading: July 12, 2016
Second Reading: July 19, 2016

2016-084
South Broad, LLC and DEW, LLC
District No. 7
Planning Version #3

ORDINANCE NO. 13082

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED IN THE 2600 BLOCKS OF LONG STREET, BROAD STREET, COWART STREET, AND WILLIAMS STREET AND THE 200 BLOCKS OF WEST 27TH STREET AND 131 WEST 27TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE, C-2 CONVENIENCE COMMERCIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, R-T/Z RESIDENTIAL TOWNHOUSE ZERO LOT LINE ZONE, AND C-3 CENTRAL BUSINESS 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 in the 2600 blocks of Long Street, Broad Street, Cowart Street, and Williams Street and the 200 blocks of West 27th Street and 131 West 27th Street, more particularly described herein:

To Be Rezoned UGC: Properties in the 2600 blocks of Long Street, Broad Street, Cowart Street and Williams Street and the 200 blocks of West 27th Street and 131 West 27th Street.

Lots 1 and 4, Revised Plat of Bradt's Subdivision of Lots 1 and 4, Plat Book 82, Page 17, and several unplatted tracts of land located in the 2600 blocks of Broad Street and Cowart Street being the property described in Deed Book 10502, Page 327, and Tracts 1 and 2 of Parcel 1, Tracts 1 thru 5 of Parcel 2, and Tract 1 of Parcel 6 in Deed Book 10682, Page 684, ROHC. Tax Map Nos. 155C-B-001, 002, 008 thru 010, 016 thru 018, and 021.

To be Rezoned R-T/Z: Properties in the 2600 blocks of Long Street, and Williams Street and 131 West 27th Street.

Several unplatted tracts of land located in the 2600 blocks of Long Street and Williams Street and 131 West 27th Street being the properties described in Deed Book 10523, Page 693, Deed Book 10529, Page 537, Deed Book 10542, Page 638, Deed Book 10581, Page 970, and Tracts 1 thru 5 of Parcel 7, Deed Book 10682, Page 684, ROHC. Tax Map Nos. 155C-H-009 thru 014, 016, 017 and 026.

To be Rezoned C-3 (with conditions below): Properties in the 2600 blocks of Long Street, Broad Street, Cowart Street and Williams Street and the 200 blocks of West 27th Street and 131 West 27th Street.

Lot 1, Final Plat Robert Atkins Subdivision, Plat Book 38, Page 363, ROHC, and several unplatted tracts of land located in the 2600 blocks of Cowart Street and Williams Street and the 200 blocks of West 27th Street being the properties described as Tracts 1 and 2 of Deed Book 10581, Page 964, Deed Book 10680, Page 165, Tracts 1 thru 3 of Parcel 3, Tracts 1 thru 5 of Parcel 4 and Parcel 5 in Deed Book 10682, Page 684. ROHC. Tax Map Nos. 155C- C-005 thru 011, 013, 015 thru 017, 019, and 020.

and as shown on the maps attached hereto and made a part hereof by reference, from R-3 Residential Zone, C-2 Convenience Commercial Zone to UGC Urban General Commercial Zone, R-T/Z Residential Townhouse Zero Lot Line Zone, and C-3 Central Business Zone with conditions, as further described below:

C-3 Conditions below:

1. **Review.**

The following review shall be required to promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than two (2) units, and excluding all interior renovations:

- (1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.
- (2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.
- (3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.

B. For any activity requiring a residential building permit for new construction:

- (1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

2. **Setbacks.**

A. Building setbacks shall not exceed the existing setbacks for properties on the same side of the street.

3. **Height Requirements.**

A. The minimum height of new nonresidential buildings shall be eighteen (18) feet.

B. The maximum height of all new nonresidential buildings and new multi-family buildings shall be four (4) stories.

4. Access to sites and buildings.
 - A. New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.
 - B. Alleys, where they exist, shall be used as the principal vehicular access.
 - C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.
 - D. Shared drives should be used wherever possible.
 - E. For large sites with a limited existing interior street network, the new development shall include a network of connected interior streets, with buildings fronting those streets, to be reviewed and approved by the Chattanooga Department of Transportation.
 - F. The primary pedestrian entrance to new buildings shall be provided from the primary street.
5. Off-street parking.
 - A. Garages for new residential dwellings shall be located behind the primary building.
 - B. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:
 - (1) Proximity to transit stops
 - (2) Provision of bicycle facilities
 - (3) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking
 - (4) Type of uses and hours of operation
 - (5) Square footage of commercial uses or number of residential units
 - (6) Fire Department access
6. Land use limited to single family attached, single family detached, and accessory dwellings only.

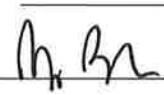
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two
(2) weeks from and after its passage.

Passed on second and final reading: July 19, 2016



CHAIRPERSON

APPROVED: / DISAPPROVED:



MAYOR

/mem/Version 3