

First Reading: June 09, 2020
Second Reading: June 16, 2020

2020-0065
Collier Construction
District No. 9
Planning Version

ORDINANCE NO. 13567

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED IN THE 1500 THRU 1800 BLOCKS OF SOUTH WATKINS STREET, 1506 SOUTH LYERLY STREET, THE 2300 BLOCK OF EAST 18TH STREET, AND THE 2500 BLOCKS OF EAST 16TH, 17TH, AND 18TH STREETS, FROM M-1 MANUFACTURING ZONE, M-2 LIGHT INDUSTRIAL ZONE, R-2 RESIDENTIAL ZONE, C-2 CONVENIENCE COMMERCIAL ZONE, AND UGC URBAN GENERAL COMMERCIAL ZONE TO 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 1500 thru 1800 blocks of South Watkins Street, 1506 South Lyerly Street, the 2300 block of East 18th Street, and the 2500 blocks of East 16th, 17th, and 18th Streets, more particularly described herein:

Lots 14, D thru G, and Part of C, Block 9, C. Smith's Subdivision of Block 9, Dodd's Place in Ridgedale, Plat Book 2, Page 13, ROHC; Block 10, Dodd's Place Addition to Ridgedale, Plat Book 2, Page 13, ROHC; Lots 15 thru 30, Block 9, Subdivision of Block 9 of Huddle Place, Plat Book 2, Page 17, ROHC; Lots 1 thru 16, Block A, Brock's Addition to Ridgedale, Plat Book 5, Page 7, ROHC; Parts of Lots 9 thru 16, Block 4, Lots 5 thru 8, Block 5, and Lots 3 thru 9, Block 13, Anderson and Eckford's Addition to Ridgedale, Plat Book 3, Page 34, ROHC; Lots 12 thru 18, Block 11, Revised Plat of Dodd's Place, Plat Book 7, Page 44, ROHC; and Lots 1 and 2, Corrective Plat, 2nd Revised Plan of Lots 1 and

2, Dodd's Place Subdivision, Plat Book 54, Page 123, ROHC and being the properties described as Tract 1 and 2 in Deed Book 11751, Page 383, ROHC; Tracts 1 and 2 of Parcel 1, and Parcel 2 and 3 of Deed Book 11857, Page 615 ROHC; Tracts 1 thru 3 in Deed Book 11857, Page 660, ROHC; Tracts 4 thru 7 in Deed Book 11857, Page 668, ROHC; and all that property described in Deed Book 11886, Page 840, ROHC. Tax Map Nos. 156C-P-012, 15 thru 017, 156F-A-001, 001.01, 002 and 003, 156F-B-001, 001.01, and 026, 156F-H-017 and 019.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone, M-2 Light Industrial Zone, R-2 Residential Zone, C-2 Convenience Commercial Zone, and UGC Urban General Commercial Zone to C-3 Central Business Zone.

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

1. Prohibited Uses

- A. Areas C-3A, C-3B, C-3D, AND C-3G as shown on the attached map: auto-oriented uses (as defined in Chattanooga Code 38-201), alternative financial institutions, liquor stores, adult-oriented establishments as defined in Sec. 38-568(18)(iii), kennels, shall be prohibited.
- B. Areas C-3E and C-3C as shown on the attached map: residential uses only. All other uses shall be prohibited.
- C. Area C-3F as shown on the attached map: auto-oriented uses (as defined in Chattanooga Code 38-201), alternative financial institutions, liquor stores, adult-oriented establishments as defined in Sec. 38-568(18)(iii), or kennels shall be prohibited.

2. Setbacks

- A. Where fronting a public right-of-way for new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a minimum zero setback and a maximum fifteen (15) setback may be permitted if an intentional public space or pedestrian activity space is provided between the building and right-of-way such as a park, plaza, outdoor dining, or sculpture

garden. Required stream buffers supersede minimum and maximum setback requirements.

- B. Where fronting a public right-of-way for new single-family detached, duplex, townhome, and multi-family structures building setbacks shall be consistent with all new residential units on the same side of the street not to exceed fifteen (15') feet from the right-of-way.

3. Height Requirements

- A. For Areas C-3A, B, C, F, and G:
 - i. The minimum height of new nonresidential buildings shall be eighteen (18') feet.
 - ii. The maximum height of all new non-residential buildings and new multi-family buildings shall be four (4) stories.
 - iii. The maximum height of all new single-family dwellings shall be three (3) stories or forty (40') feet.
- B. For Areas C-3D and E:
 - i. The maximum building height shall be limited to three (3) stories or forty (40') feet.

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 CDOT 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. The primary pedestrian entrance to new buildings shall be provided from the primary street.

5. Off-Street Parking

- A. New off-street parking shall not be permitted between a building and the primary street frontage.

- B. For new construction of a primary building, or improvements altering more than twenty-five (25%) percent of the parcel that is covered in pavement (including gravel, impervious surfaces, and pavers), the following is required:
- i. Off-street parking fronting a public street shall be screened from the right-of way with a street edge in accordance with Condition 6.A. Front end in or parallel parking along alleys is exempt from this requirement.
 - ii. Surface parking lots of more than 20 contiguous spaces on C-3A, C-3G, or C-3D, supporting commercial uses on C-3A or C-3F shall be landscaped with a minimum of one (1) Class I shade tree for every five parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.
- C. Garages for new residential dwellings shall not front primary streets.
- D. 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:
- i. Proximity to transit stops
 - ii. Provision of bicycle facilities
 - iii. Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking
 - iv. Type of uses and hours of operation
 - v. Square footage of commercial uses or number of residential units
 - vi. Fire Department access

6. Street Frontage

- A. Where a street edge is required, it shall be provided as follows:
- i. The street edge shall have a minimum height of three (3') feet and a maximum height of four (4') feet above grade and shall consist of:
 - Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
 - A decorative metal fence with landscaping a minimum of three (3') feet in height at maturity, providing a year-round near opaque screen; or

- An evergreen hedge, with a minimum height at maturity of three (3') feet.
- ii. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted, except for the existing highway style guardrail in the Main Street right-of-way adjacent to C-3A.
- B. Ground floor openings (doors and windows) shall constitute a minimum of fifty (50%) percent of the ground floor façade area for new non-residential buildings.
- C. Eighty percent (80%) of the ground level building façade, for new non-residential buildings facing primary streets, shall be designed as leasable space and shall not include parking lots.
 - i. The remainder of the ground floor may be designed to incorporate parking, provided the parking is completely screened from public view.
- D. No security-type roll up metal doors shall be newly installed, not including replacing existing doors, where they would front streets other than interior block alleys.
- E. All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.


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: June 16, 2020



 CHAIRPERSON

APPROVED: DISAPPROVED:



 MAYOR

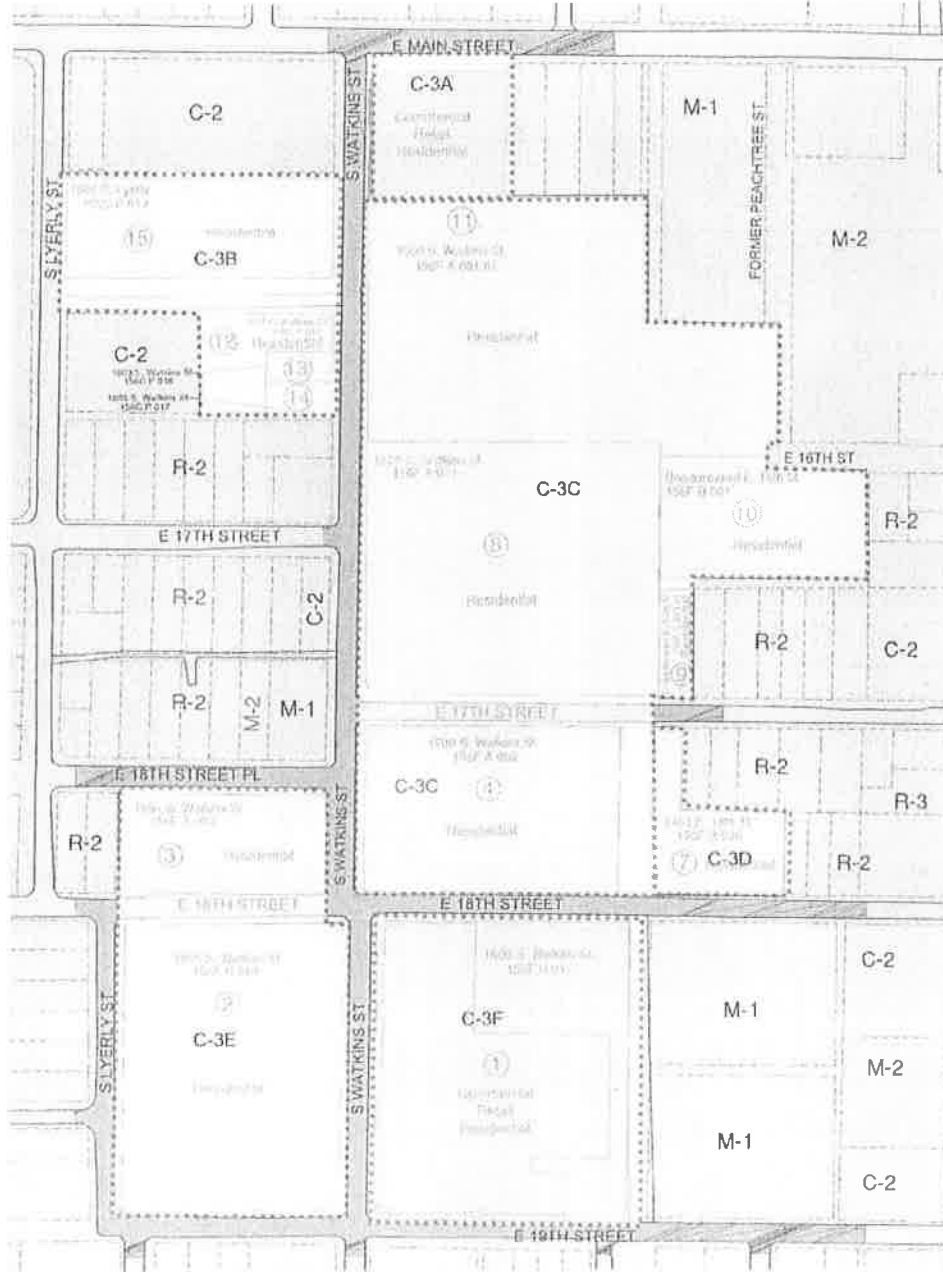
/mem

KEY #	ADDRESS	TAX MAP NUMBER
1	1800 S. Watkins St 3.606 Ac	156F H 017
2	1809 S. Watkins St 3.009 Ac	156F H 019
3	1801 S. Watkins St 1.010 Ac	156F A 003
4	1700 S. Watkins St 2.043 Ac	156F A 002
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7	2461 E. 18th St 0.645 Ac	156F D 026
8	1620 S. Watkins St 3.585 Ac	156F A 001
9	Unaddressed E. 17th St 0.182 Ac	156F B 001.01

KEY #	ADDRESS	TAX MAP NUMBER
10	Unaddressed E. 16th St 1.150 Ac	156F B 001
11	1500 S. Watkins St 4.989 Ac	156F A 001.01
12	1601 S. Watkins St 0.443 Ac	156C P 015
13	1603 S. Watkins St 0.101 Ac	156C P 016
14	1605 S. Watkins St 0.101 Ac	156C P 017
15	1500 S. Lyerly 1.934 Ac	156C P 012

ZONING CONDITIONS:

1. No minimum front yard setbacks, except as documented in zoning conditions.
2. Side Yard setback of not less than 10 feet where a non-residential permitted use adjoins a residential zone or where a permitted residential use adjoins an R-1 or other residential zone that is developed with single-family detached.
3. Rear Yard setback of not less than 25' where a non-residential permitted use adjoins a residential zone or where a permitted residential use adjoins a R-1 or other residential zone that is developed with single-family detached.
4. Except as listed above, there are no other front, side or rear setbacks, particularly between parcels within the proposed development.
5. No landscape screening requirements are required within the development, except where a boundary is shared with a residential zone or a R-4 zone with single-family detached use.

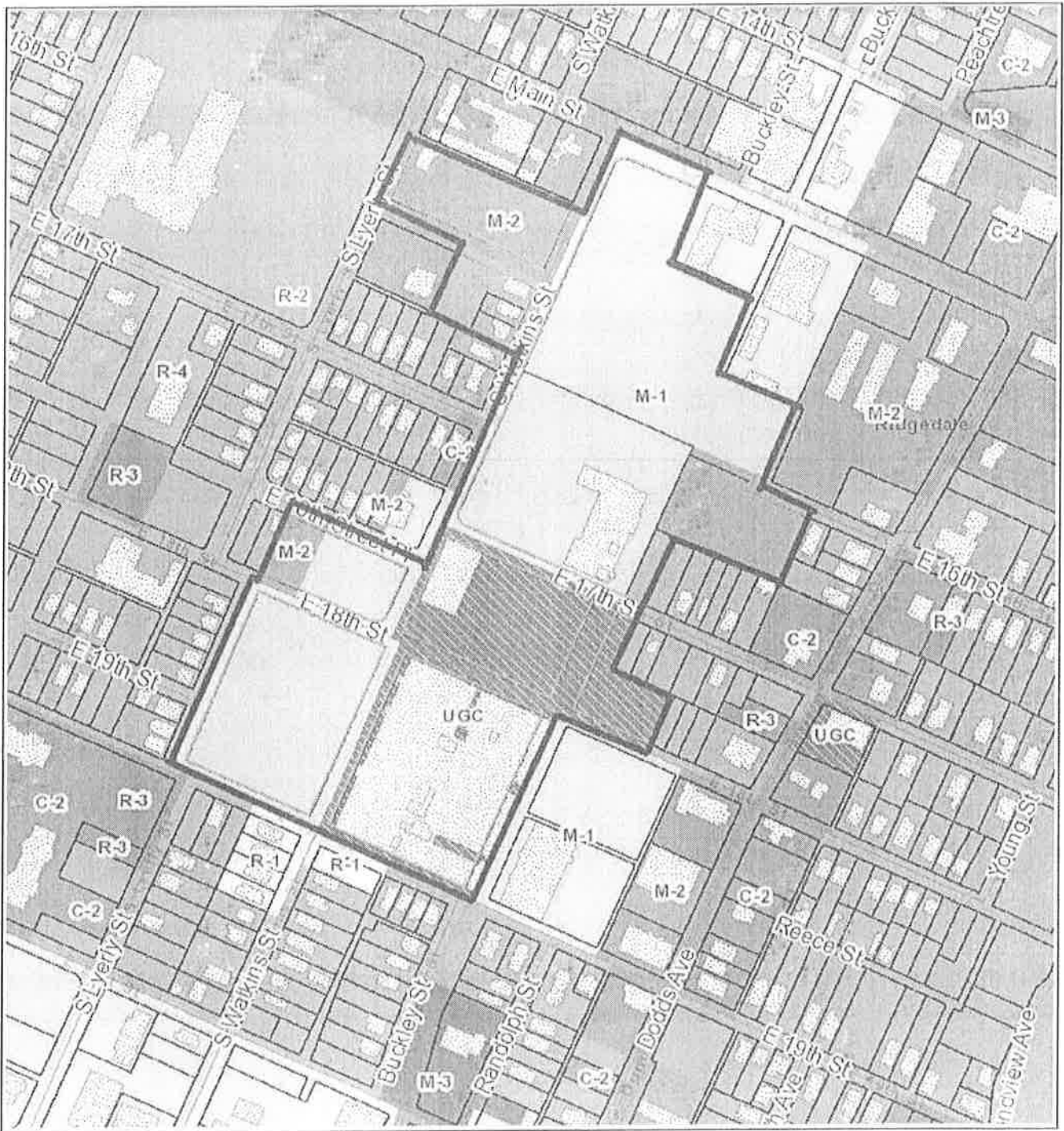


Single Family Detached
 Multi Family - Single Family Detached
 Commercial - Retail Residential

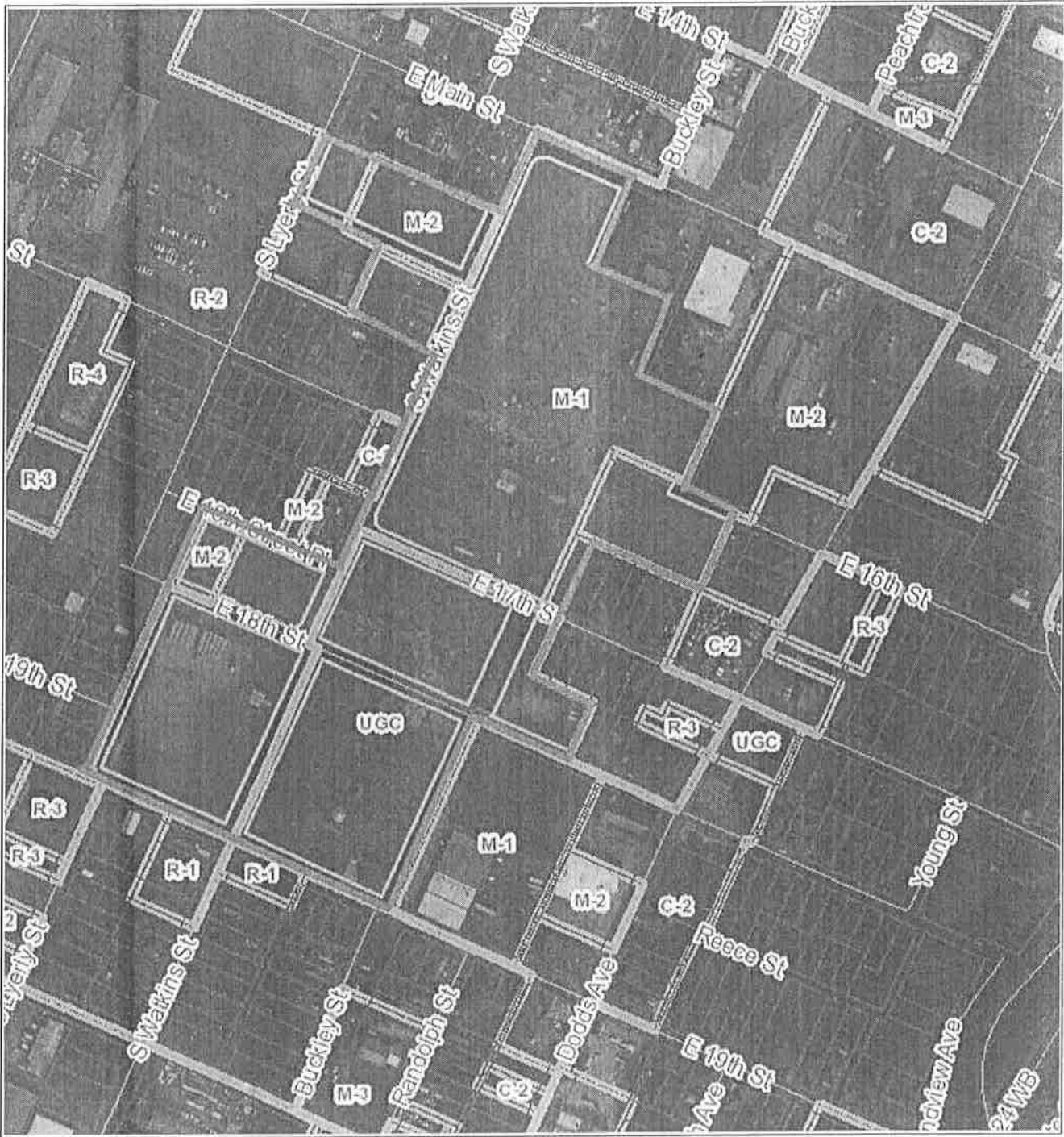
Land Use Plan
 of
S. Watkins Rezoning
 CHATTANOOGA, TENNESSEE

Date: 03/23/20
 by: DJS
 sheet # Ex B

2020-0065 Rezoning from C-2, M-1, M-2, R-2 & UGC to C-3



2020-0065 Rezoning from C-2, M-1, M-2, R-2 & UGC to C-3

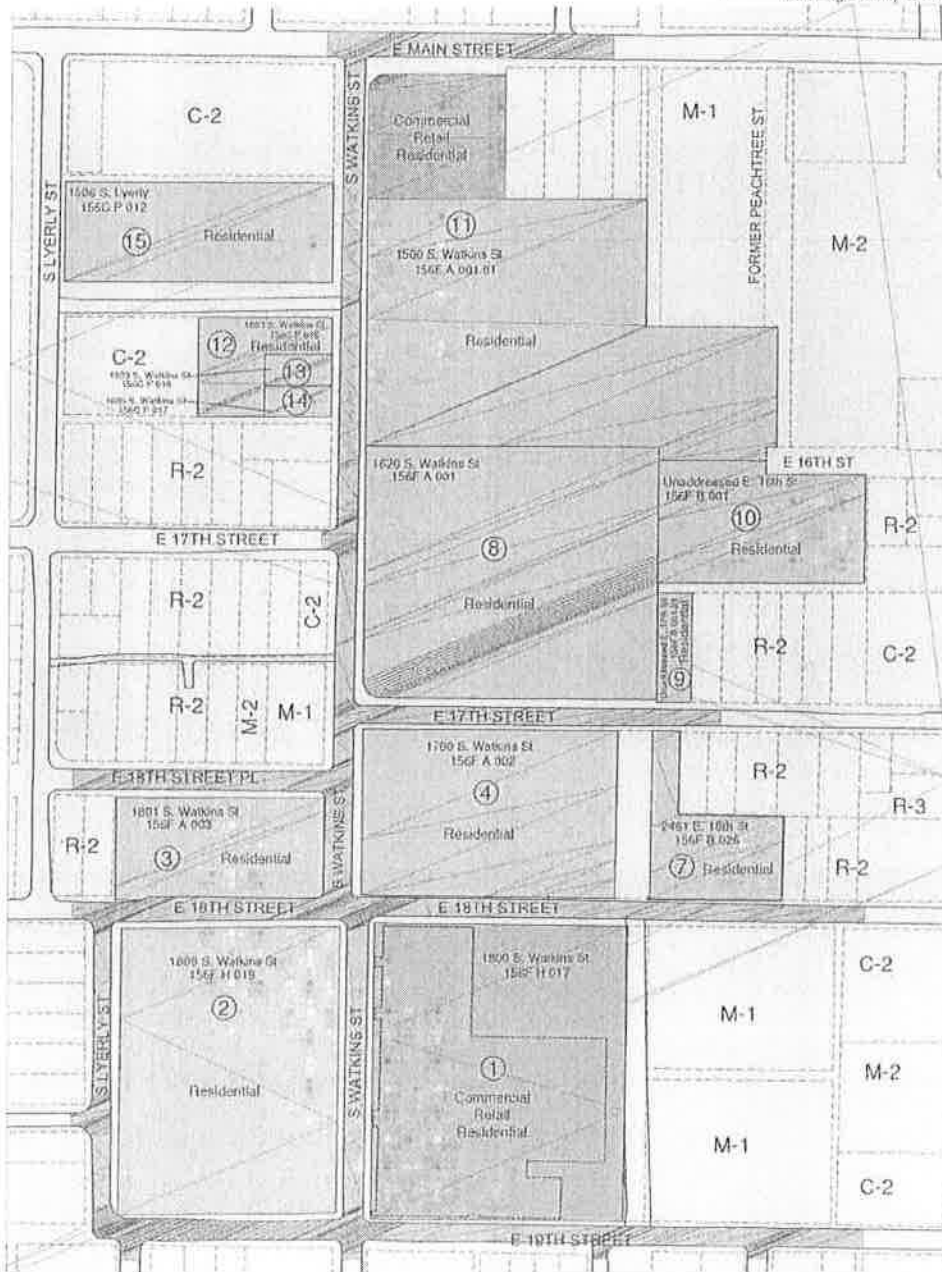


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1	1800 S. Watkins St 3.606 Ac	156F H 017
2	1809 S. Watkins St 3.009 Ac	156F H 019
3	1801 S. Watkins St 1.010 Ac	156F A 003
4	1700 S. Watkins St 2.043 Ac	156F A 002
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Left Blank Intentionally		
7	2461 E. 18th St 0.845 Ac	156F B 026
8	1620 S. Watkins St 3.585 Ac	156F A 001
9	Unaddressed E. 17th St 0.182 Ac	156F B 001.01

KEY #	ADDRESS	TAX MAP NUMBER
10	Unaddressed E. 16th St 1.150 Ac	156F B 001
11	1500 S. Watkins St 4.989 Ac	156F A 001.01
12	1601 S. Watkins St 0.443 Ac	156C P 015
13	1603 S. Watkins St 0.101 Ac	156C P 016
14	1605 S. Watkins St 0.101 Ac	156C P 017
15	1506 S. Lyerly 1.934 Ac	156C P 012

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5. No landscape screening requirements are required within the development, except where a boundary is shared with a residential zone or a R-4 zone with single-family detached use.



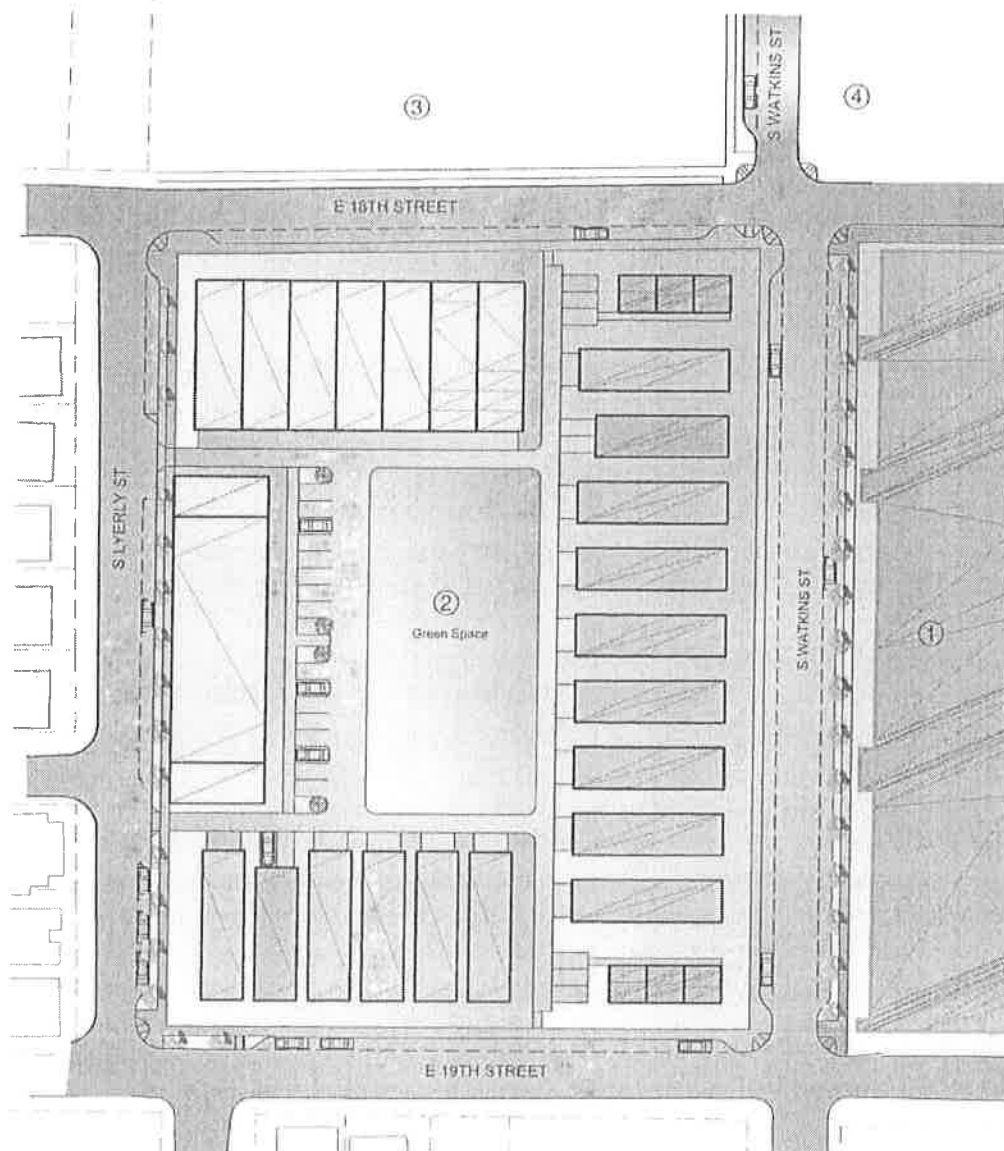
- Townhome - Two-Family (duplex) - Multi-Family - Single-Family Detached
- Commercial - Retail - Residential

NOTES:
 1. The plan is intended to show the zoning districts and is not intended to be used as a legal document. It is intended to be used as a guide only. It is not intended to be used as a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document.

Land Use Plan of
S. Watkins Rezoning
 CHATTANOOGA, TENNESSEE

Date: 03/23/24
 By: DJS
 Sheet #: Ex B

KEY #	ADDRESS	TAX MAP PARCEL NUMBER	KEY #	ADDRESS	TAX MAP PARCEL NUMBER	KEY #	ADDRESS	TAX MAP PARCEL NUMBER
1	1800 S. Watkins St	156F H 017	Left blank intentionally			11	1500 S. Watkins St	156F A 001.01
2	1809 S. Watkins St	156F H 019	7	2461 E. 18th St	156F B 026	12	1601 S. Watkins St	156C P 015
3	1801 S. Watkins St	156F A 003	8	1620 S. Watkins St	156F A 001	13	1603 S. Watkins St	156C P 016
4	1700 S. Watkins St	156F A 002	9	Unaddressed E. 17th St	156F B 001.01	14	1605 S. Watkins St	156C P 017
Left blank intentionally			10	Unaddressed E. 16th St	156F B 001	15	1506 S. Lyerly	156C P 012



- Single Family Detached
- Stacked Duplex
- Multi-family
- Townhome/SF Attached
- Tri-plex
- Ex Standard Coosa Bldg



Land Utilization Plan - Lot 2
S. Watkins Rezoning
 CHATTANOOGA, TENNESSEE

Date: 04/20/20
 By: UJS
 sheet #
Ex C

KEY #	ADDRESS	TAX MAP NUMBER
1	1800 S. Watkins St 3.606 Ac	156F H 017
2	1809 S. Watkins St 3.009 Ac	156F H 019
3	1801 S. Watkins St 1.010 Ac	156F A 003
4	1700 S. Watkins St 2.043 Ac	156F A 002
Left Blank Intentionally		
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7	2461 E. 18th St 0.645 Ac	156F B 026
8	1620 S. Watkins St 3.585 Ac	156F A 001
9	Unaddressed E. 17th St 0.162 Ac	156F B 001.01

KEY #	ADDRESS	TAX MAP NUMBER
10	Unaddressed E. 16th St 1.150 Ac	156F B 001
11	1500 S. Watkins St 4.999 Ac	156F A 001.61
12	1001 S. Watkins St 0.443 Ac	156C P 015
13	1603 S. Watkins St 0.101 Ac	156C P 016
14	1605 S. Watkins St 0.101 Ac	156C P 017
15	1506 S. Lyerly 1.034 Ac	156C P 012

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 5. No landscape screening requirements are required within the development, except where a boundary is shared with a residential zone or a R-4 zone with single-family detached use.



Townhome - Two Family (duplex)
 Multi-Family - Single-Family Detached
 Commercial - Retail-Residential

Land Use Plan
 of
S. Watkins Rezoning
 CHATTANOOGA, TENNESSEE

Date: 03/29/20
 City: DUS
 Sheet #: Ex B