

First Reading: June 8, 2021
Second Reading: June 15, 2021

2021-0077
Bryant Black
District No. 9
Planning Version

ORDINANCE NO. 13684

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2314, 2316, 2505, 2509, 2510, AND 2513 E. 17TH STREET, 2500 AND 2513 E. 18TH STREET, 2420 AND 2502 E. 21ST STREET, 2005 S. LYERLY STREET, AND 1607 AND 1611 S. WATKINS STREET, FROM C-2 CONVENIENCE COMMERCIAL ZONE, M-1 MANUFACTURING ZONE, M-3 WAREHOUSE AND WHOLESALE ZONE, AND R-2 RESIDENTIAL 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 at 2314, 2316, 2505, 2509, 2510, and 2513 E. 17th Street, 2500 and 2513 E. 18th Street, 2420 and 2502 E. 21st Street, 2005 S. Lyerly Street, and 1607 and 1611 S. Watkins Street, more particularly described herein:

Lots 29 and 30, McCullough's Subdivision, Plat Book 1, Page 11; Lot 10, Block 9 of Smith Subdivision located within the Dodds Place Subdivision, Plat Book 2, Page 13; Lots 1 thru 4, 9 thru 12, and 31 thru 36, Subdivision of Block 9, Huddle Place, Plat Book 2, Page 17; Lots 10 and 11 and part of Lot 12, Block 5, together with Lots 8 and 9, Block 12, Anderson and Eckford's Addition to Ridgedale, Plat Book 3, Page 34; Lots 56 and 57, Block D, Brock's Amended Addition Number 3 to Ridgedale, Plat Book 6, Page 26;

and Part of Lots 8 and 9, Lots 10 and 11, Block 11, 1919 Revised Plat of the Dodd's Place, Plat Book 7, Page 44, ROHC, being the properties described in Deed Book 7023, Page 474, Deed Book 8319, Page 179, Deed Book 10630, Page 736, Deed Book 11663, Page 24, Deed Book 11718, Page 439, Deed Book 12059, Pages 835 and 838, Tracts 1 and 2 in Deed Book 12059, Page 845, Deed Book 12144, Page 378, Deed Book 12250, Page 563 and 566 and Deed Book 12254, Page 650, ROHC. Tax Map Numbers 156C-P-018 and 019, 156F-A-023 and 024, 156F-B-010, 012, 013, and 016, 156F-H-001 and 016, 156F-K-026 and 027, and 156G-F-018.

and as shown on the maps attached hereto and made a part hereof by reference, from C-2 Convenience Commercial Zone, M-1 Manufacturing Zone, M-3 Warehouse and Wholesale Zone, and R-2 Residential 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 7, 8, 9 and 10 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.
 - B. Areas 2, 3, 4, 5, 6, 11, 12, 13 and 14 as shown on the attached map: residential uses only. All other uses 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 7, 8, 9, 10:

- (i) The minimum height of new non-residential buildings shall be eighteen (18') feet.
- (ii) The maximum height of all new non-residential buildings shall be four (4) stories.
- (iii) The maximum height of all new single-family buildings shall be three (3) stories and forty-five (45') feet.

B. For Areas 2, 3, 5, 6, 11, 12, 13:

- (i) The maximum building height shall be three (3) stories or forty-five (45') feet.

4. Access to Sites and Buildings.

A. New curb cuts shall be permitted on the primary, or highest order street when used to access existing or newly created alley that supports rear loaded residential dwellings that front a secondary or lower order street.

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. The creation of an alley with access from a primary street to rear load residential dwellings fronting a secondary street shall be permitted as an alternative to the use of secondary, or lower order streets for residential access.

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.

C. Garages for new residential dwellings shall not front any primary streets.

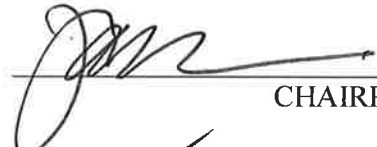
6. Street Frontage.

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 material(s); 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 ROW adjacent to C-3A.
- B. Ground floor openings (doors and windows) shall constitute a minimum of fifty (50%) percent of the ground floor facade area for new non-residential buildings.
- C. Eighty percent (80%) of the ground level building facade 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.

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 15, 2021



 CHAIRPERSON

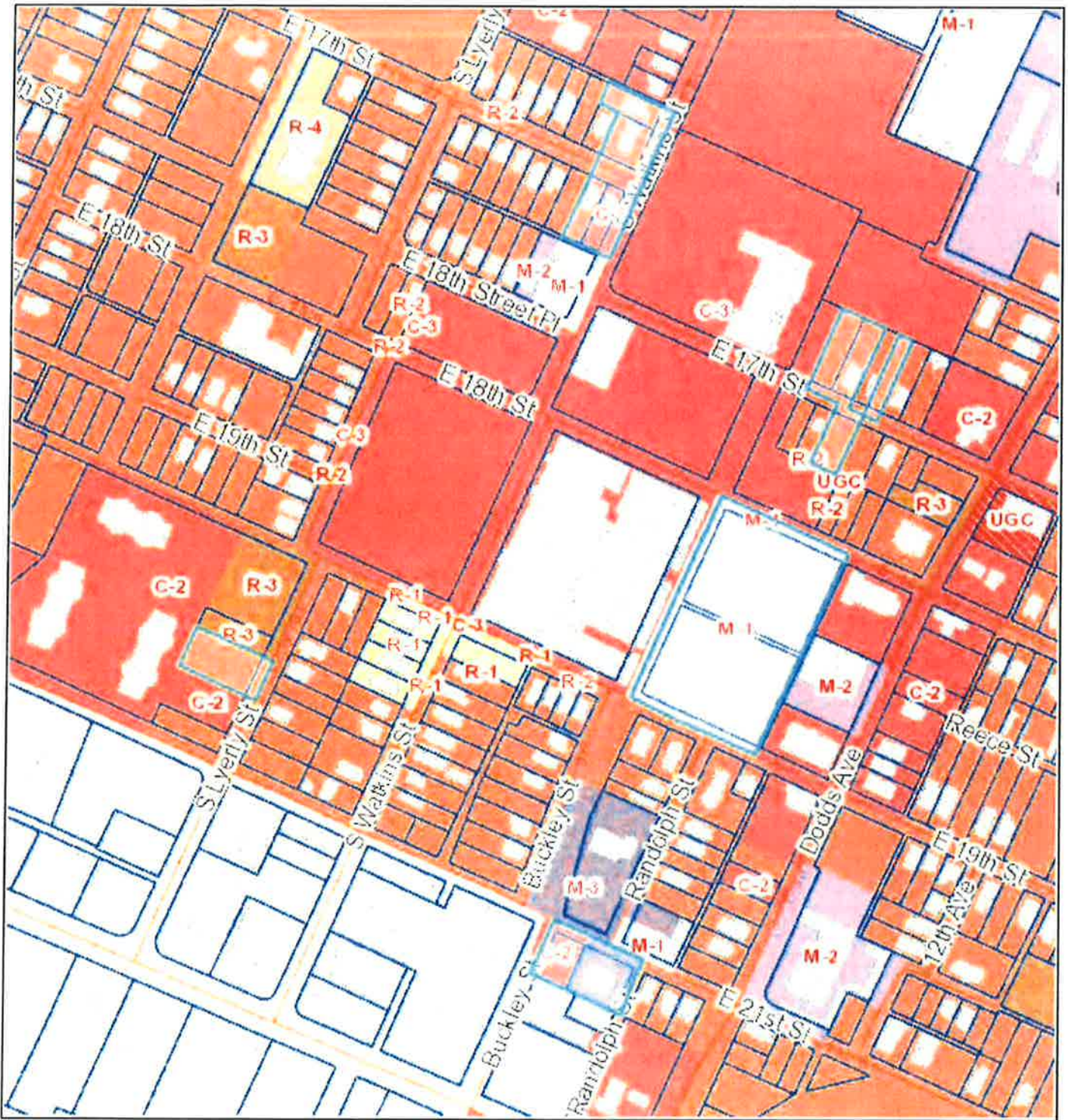
APPROVED: DISAPPROVED:



 MAYOR

/mem

2021-0077 Rezoning from C-2, M-1, M-3 & R-2 to C-3



PLANNING COMMISSION RECOMMENDATION
FOR CASE 2021-0077: APPROVED WITH
CONDITIONS