

ORDINANCE NO. 13811

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE V, ZONING REGULATIONS, DIVISION 14, UGC URBAN GENERAL COMMERCIAL ZONE AND ARTICLE IX, LANDSCAPING PROVISIONS, SECTION 38-595, SCREENING REQUIREMENTS TO AMEND THE LANDSCAPING PROVISIONS RELATED TO THE UGC URBAN GENERAL COMMERCIAL ZONE.

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**WHEREAS**, on February 14, 2022, the Chattanooga-Hamilton County Regional Planning Commission requested the Regional Planning Agency to address certain items related to landscaping and setbacks in the UGC Urban General Commercial Zone; and,

**WHEREAS**, staff coordinated with development stakeholders and the City of Chattanooga Land Development Office; and

**WHEREAS**, there is a need to clarify the Urban General Commercial Zone standards in Section 38-593, Street yard requirements of the Landscaping Provisions; and

**WHEREAS**, additional clarification of landscaping buffers and landscaping applicability will assist with future development in the Urban General Commercial Zone.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE:

SECTION 1. That Chattanooga City Code, Part II, Chapter 38, Article V, Zone Regulations, Division 14, UGC Urban General Commercial Zone, Section 38-210, Landscape

Requirements, be amended by deleting (1) in its entirety, and substituting in lieu thereof with the following:

- (1) A landscaped street edge shall be provided at the right-of-way for all portions of any front property line where no building is present within the fifteen (15') foot front setback. A landscaped street edge is not required along any front property line of a townhouse that has an entrance on a right-of-way. Articulations within the building footprint do not require a street edge treatment. In addition, a tree planting area with a minimum depth of five (5') feet shall be required along the street edge where parking, drive aisles, or parking surfaces abut the right-of-way. Where an intentional public space or common areas such as a plaza, courtyard, or gathering space is provided, a landscaped street edge or a tree planting area shall be provided with up to a fifty (50%) percent opening. Reference City Landscape Ordinance Section 38-593(3) for details and standards.

SECTION 2. That Chattanooga City Code, Part II, Chapter 38, Article V, Zone Regulations, Division 14, UGC Urban General Commercial Zone, Section 38-210, Landscape Requirements, be amended by deleting (3) in its entirety, and substituting in lieu thereof with the following:

- (3) Landscape buffers are not required for Urban General Commercial Zone properties, except where a property line is shared with an R-1 Residential or R-2 Residential zone or an existing single-family detached use, in which case a Screening Type C landscape buffer shall be provided.

SECTION 3. That Chattanooga City Code, Part II, Chapter 38, Article V, Zone Regulations, Division 14, UGC Urban General Commercial Zone, Section 38-211, Additional Requirements, be amended by deleting (5) in its entirety.

SECTION 4. That Chattanooga City Code, Part II, Chapter 38, Article IX, Landscaping Provisions, Section 38-595, Screening Requirements, by adding an additional footnote after B<sup>1</sup>:  
B<sup>2</sup> - See Section 38-201 for UGC Urban General Commercial Zone standards for applicability.  
The Landscape Ordinance installation standards shall apply in the UGC.

SECTION 5. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: April 19, 2022

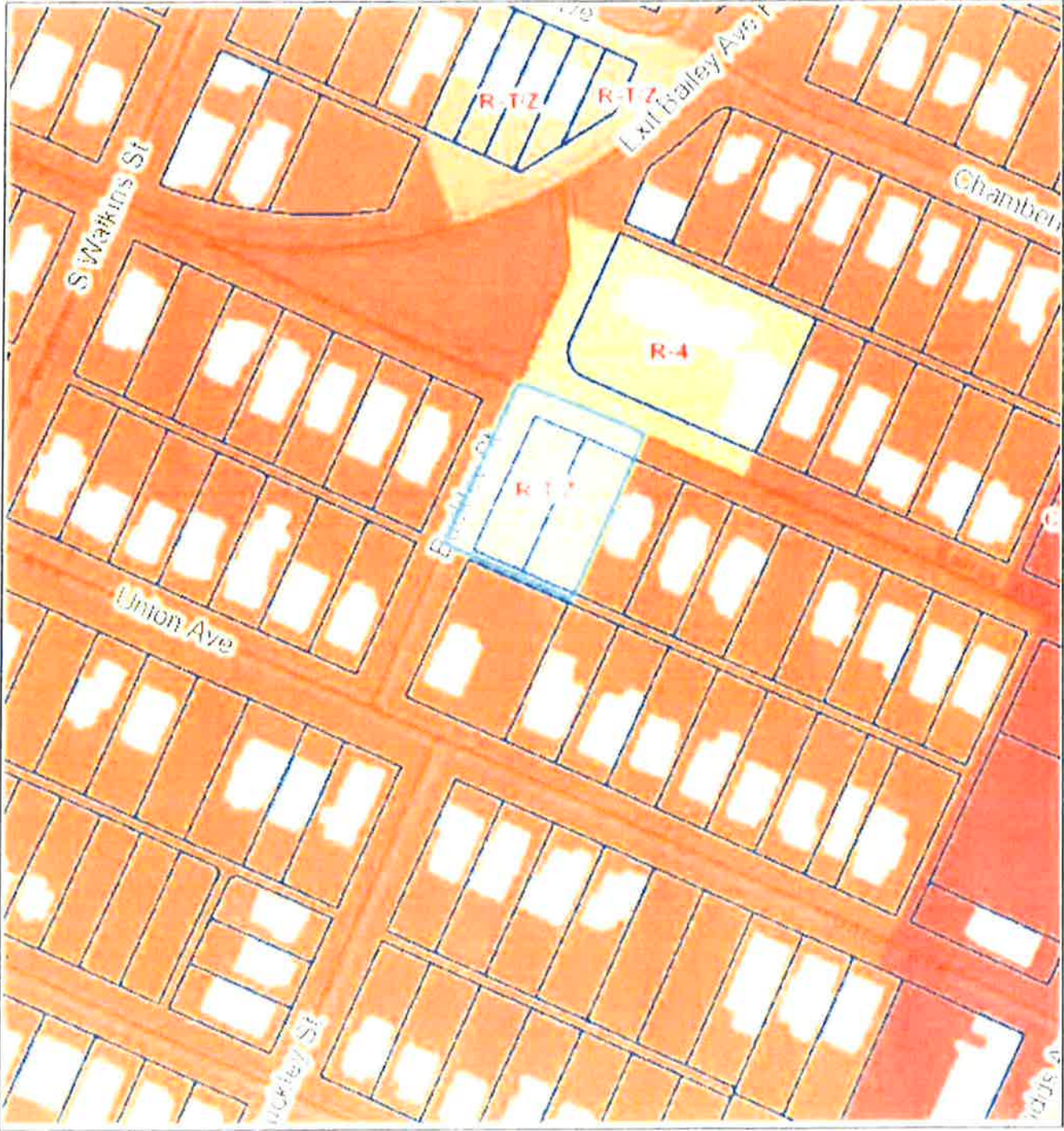
  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

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MAYOR

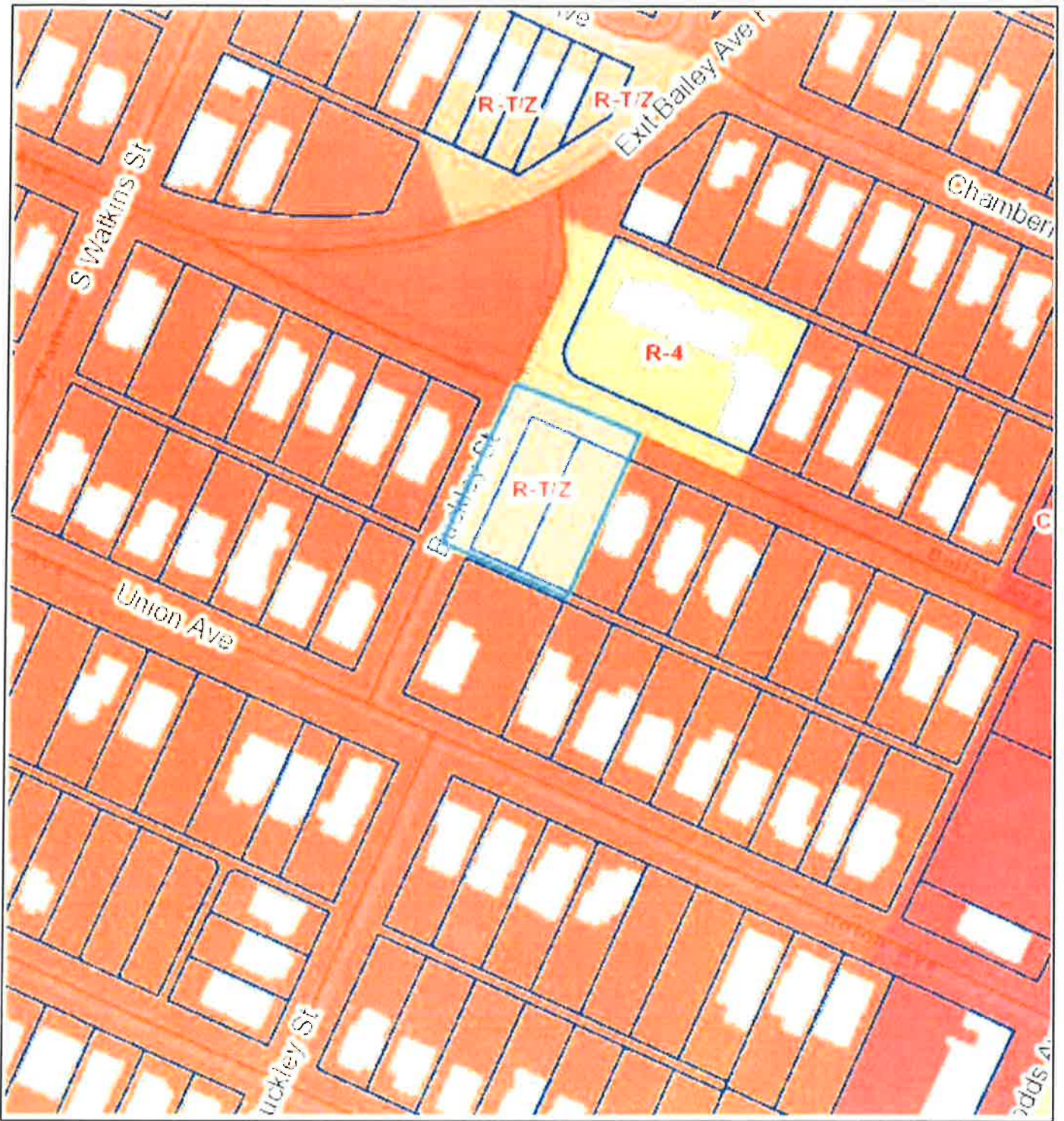
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2022-0056 Rezoning from R-T/Z to UGC



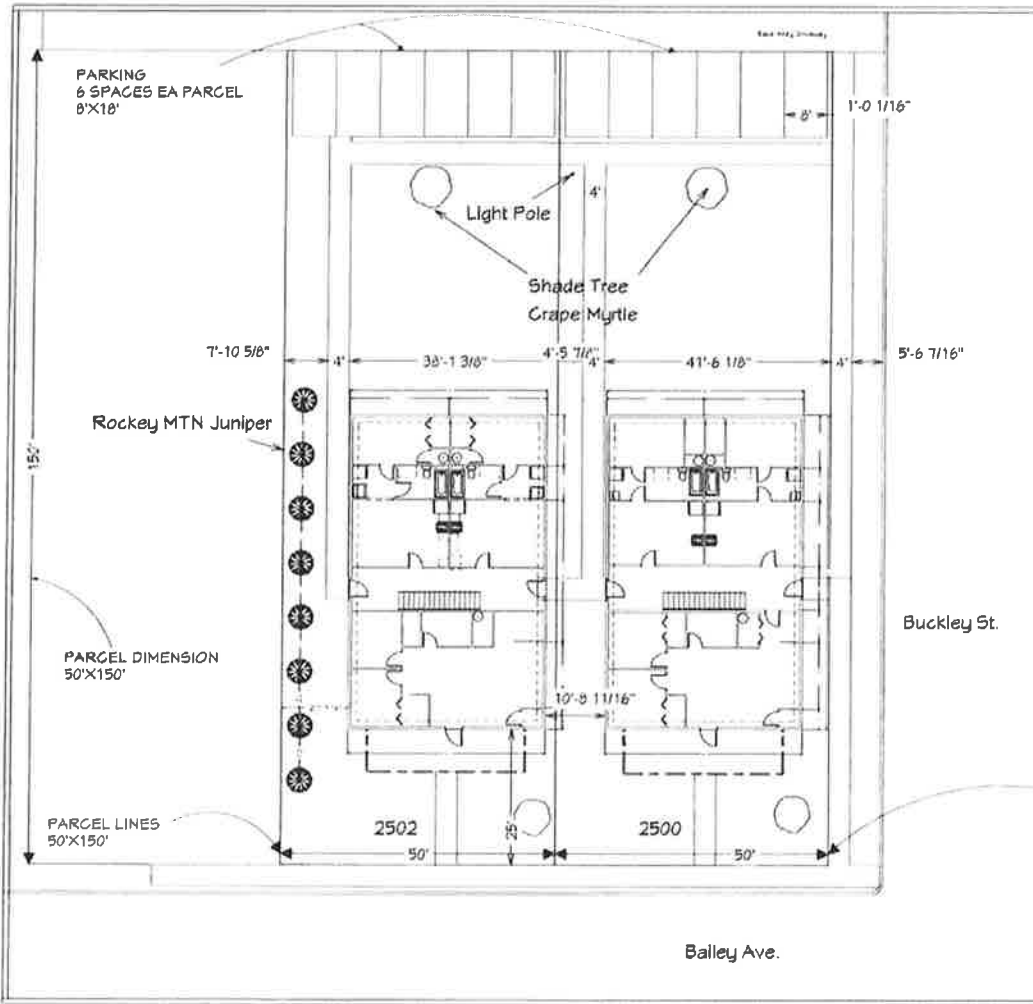
PLANNING COMMISSION RECOMMENDATION FOR CASE 2022-0056: APPROVE, SUBJECT TO THE FOLLOWING CONDITIONS: 1. Residential uses only, and 2. Maximum height of 2 stories.

2022-0056 Rezoning from R-T/Z to UGC



2022-0056 Rezoning from R-T/Z to UGC





**Notes:**  
 The site is submitted as part of a preliminary application for the site plan and is subject to the approval of the Planning Commission. Approval of the site plan does not constitute approval of the site plan or the proposed structures. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant is also responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant is also responsible for obtaining all necessary permits and approvals from the appropriate agencies.

**Notes:**  
 Proposed Structures  
 2 ea 6-Plex  
 36' x 50' - 2 story  
 172 acre each lot  
 .344 acre total  
 Screening Type "C"



PARCEL LINES  
 50'X150'

DATE	1/21/2012
SCALE	1" = 10'
SHEET	P-1

Project Overview