

**First Reading: March 12, 2024**  
**Second Reading: March 19, 2024**

2024-0031  
River Street Architecture, LLC  
District No. 7  
Planning Version

ORDINANCE NO. 14098

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1620 RIVERFRONT PARKWAY, FROM M-1 MANUFACTURING ZONE TO C-3 CENTRAL BUSINESS ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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 property located at 1620 Riverfront Parkway, more particularly described herein:

A tract of land located at 1620 Riverfront Parkway being the property described in Deed Book 13448, Page 982, ROHC. Tax Map Number 145F-B-010.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to C-3 Central Business Zone.

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

(1) Front, side and rear setbacks

- a. For new multi-family buildings and for all new non-residential buildings, a 10ft-15ft setback is recommended along the street frontage.
  - (i) To accommodate outdoor pedestrian activities including a park, plaza, or outdoor dining, a greater setback is required.
- b. Rear and side setback are along the railroad easement and do not require a setback treated as an alley with a zero lot line and no landscaping requirements.

(2) Minimum/Maximum Height

- a. The minimum height of new nonresidential buildings shall be eighteen (18') feet.
- b. The maximum height of all new mixed use nonresidential buildings and new multi-family buildings shall be six (6) stories.

(3) Building Standards

- a. A secondary pedestrian entrance or walkway to new buildings shall be provided from the primary street.
- b. New Non-Residential Buildings:
  - (i) Ground floor openings (doors and windows) shall constitute a minimum of forty (40%) percent of the ground floor façade area for new non-residential buildings.
  - (ii) Sixty (60%) percent of the ground level building façade, facing primary streets, shall be designed as leasable space and shall not include parking lots.
  - (iii) The remainder of the ground floor may be designed to incorporate parking provided the parking is completely screened from public view.
- c. All dumpsters and mechanical equipment shall be placed to the side or rear of the property and shall be screened from all public rights-of-way.

(4) Parking/Access

- a. One existing curb cut will be used in its approximate location with One additional New curb cut shall be permitted on the primary, or highest order street, that a property fronts, to provide access
- b. No alleys exist Alleys,
- c. Shared drives shall be used wherever possible.
- d. New off-street parking shall be permitted if screened with 3-4ft high landscaping or fencing along the primary street frontage.
- e. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans during the permitting process 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.

(5) Landscaping Standards

- 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 is allowed as an alternative to landscaping.  
or
    - An evergreen hedge, with a minimum height at maturity of three (3') feet.
    - Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
- 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 the Landscaping Standards 5 (a) of this section. Front end in or parallel parking along alleys is exempt from this requirement.
- (ii) Surface parking lots shall be landscaped with a minimum of one (1) Class II shade tree for every ten (10) parking spaces.

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: March 19, 2024

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem

# 2024-0031 Rezoning from M-1 to C-3 w/ Conditions

