

First Reading: October 17, 2023
Second Reading: October 24, 2023

2023-0130
Collier Construction
District No. 8
Planning Version

ORDINANCE NO. 14048

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2409, 2411, 2417, AND AN UNADDRESSED PARCEL IN THE 2400 BLOCK OF EAST MAIN STREET, FROM C-2 CONVENIENCE 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 at 2409, 2411, 2417, and an unaddressed parcel in the 2400 block of East Main Street, more particularly described herein:

Lots 3 through 6 and part of Lot 7, Block 16, Watkins Addition, Plat Book 3, Page 4, ROHC, being the properties described as Tracts 1 through 4 in Deed Book 13046, Page 481, and Deed Book 13108, Page 888, ROHC. Tax Map Number 156C-L-029, 031, 032, and 033.

and as shown on the maps attached hereto and made a part hereof by reference, from C-2 Convenience Commercial Zone to C-3 Central Business Zone.

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

following conditions:

All C-3 permitted uses, except single-unit residential, duplexes, auto-oriented, alternative financial institutions, liquor stores, or adult oriented establishments.

A minimum density of twenty (20') dwelling units per acre.

Subject to the following Development Standards:

1) Front, side and rear setbacks

- a. For new multi-family buildings four (4) stories in height or greater zero (0) feet building setback is required along the street frontage.
 - i. To accommodate outdoor pedestrian activities including a park, plaza, or outdoor dining, a greater setback is permitted if a street edge delineating the public and private space is provided in accordance with Landscaping Standards 5a of this section. Street edge is not required for nominal setbacks (less than one foot) due to geometry of corner lots.
- b. For new townhomes or multi-family buildings less than four (4) stories in height, building setbacks shall be a minimum of zero (0) feet and a maximum of fifteen (15') feet. Buildings less than four (4) stories in height do not require street edge.

2) Minimum/Maximum Height

- 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 five (5) stories.

3) Building Standards

- a. The primary pedestrian entrance 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 fifty (50%) percent of the ground floor façade area for new non-residential buildings.
 - ii. Eighty (80%) 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. Consolidation of curb cuts on this site to a maximum number of curb cuts to be approved by CDOT permitting staff is required.
- b. Shared drives shall be used wherever possible.
- c. New off-street parking shall not be permitted between a building and the primary street frontage.
- d. Garages for new residential dwellings shall be located behind the primary building.
- 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 routes
 - ii. Provision of bicycle facilities
 - iii. Availability of adjacent on-street parking
 - iv. Square footage of commercial uses or number of residential units
 - v. 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:
 - ii. Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
 - iii. A decorative metal fence with landscaping a minimum of three (3') feet in height at maturity, providing a year-round near opaque screen; or
 - iv. An evergreen hedge, with a minimum height at maturity of three (3') feet.
 - v. 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.
- c. Utility Screen walls serve a different purpose than a street edge wall and are not subject to the maximum height limitation of a street edge wall.

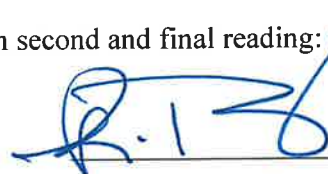
6) Transition Standards

The maximum height of any portion of a building or structure, except single-unit living detached or attached, within thirty (30') feet of a common lot line abutting an R-1, RT-1, RZ-1, R-2, or R-T/Z zone is two and a half (2.5) stories or thirty-five (35') feet. Property separated by a street or alley is not considered abutting.

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: October 24, 2023



 CHAIRPERSON

APPROVED: DISAPPROVED:



 MAYOR

/mem

2023-0130 Rezoning from C-2 to C-3

