

**First Reading: November 14, 2023**  
**Second Reading: November 28, 2023**

ORDINANCE NO. 14063

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, ARTICLE II, DEFINITIONS, ARTICLE XVI, DOWNTOWN FORM BASED CODE, DIVISION 1, INTRODUCTORY PROVISIONS TO ADD A NEW FORM BASED CODE CONTEXT AREA AND ASSOCIATED FORM BASED CODE ZONES; SECTION 38-692, LEGAL REQUIREMENTS; SECTION 38-693, CONTEXT AREAS; SECTION 38-694, ZONES; AMEND DIVISION 3, RULES OF ALL ZONES, SECTION 38-697, LOT TYPES; SECTION 38-698, MEASUREMENTS AND EXCEPTIONS; AND ADD NEW CONTEXT AREAS DIVISION 16, CHESTNUT STREET AND ASSOCIATED ZONES.

---

**WHEREAS**, the Chattanooga City Council adopted Ordinance Number 13505 to permit sites 40 acres or larger that are planned for redevelopment to apply for a new Context Area and Associated Zones in the Downtown Formed Based Code; and

**WHEREAS**, the Form Based Code regulations did not provide a process for creating new context areas and associated zones for these large sites through the rezoning process; and

**WHEREAS**, these sites, due to their size and scale do not readily fit into the existing Form Based Code contexts and zone options within each context; and

**WHEREAS**, the applicant has demonstrated that the current Form Based Code Context Area and Associated Zones did not align with the unique site related conditions and proposed development program; and

**WHEREAS**, the applicant has submitted all required information for a new Context Area and Associated Zones.

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

SECTION 1. That Chattanooga City Code, Part II, Chapter 38, be amended as follows:

**Amend Article II, Sec. 38-2 Definitions by adding the following:**

*Multi-Use Stadium/Area:* An open, partially enclosed, or fully enclosed facility used or intended to be used primarily for spectator sports, entertainment events and other public gatherings.

**Amend Article II, Sec. 38-2 Definitions by adding the following:**

*Open Activation Related Uses:* A commercial or non-commercial use situated in a public or private building or open space that provides temporary activation for an area.

**Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 1. INTRODUCTORY PROVISIONS, Section 38-692. Legal Requirements (4) Purpose by inserting the following:**

8. Chestnut Street

**Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 1. INTRODUCTORY PROVISIONS, Section 38-693. Context Areas, (1) Context Areas Established by inserting the following:**

Chestnut Street (C)

Consists of a variety of residential, retail, service and commercial building forms and uses (up to 12 stories) in a pedestrian friendly environment.

**Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 1. INTRODUCTORY PROVISIONS, Section 38-693. Context Areas, (2) Downtown Context Map by deleting in its entirety and replacing with the following map.**



C-PK - Parks and Open Space

C-CIV- Civic

**Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (3) Single-Unit Detached, (D) Zones Allowed by inserting the following:**

5. Chestnut Street: C-CX

**Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (5) Single-Unit Attached, (D) Zones Allowed by inserting the following:**

6. Chestnut Street: C-CX

**Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (6) Multi-Unit (Up to 4 units), (D) Zones Allowed by inserting the following:**

7. Chestnut Street: C-CX

**Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (7) Multi-Unit (5 + units), (D) Zones Allowed by inserting the following:**

7. Chestnut Street: C-CX

**Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (8) Hybrid, (D) Zones Allowed by inserting the following:**

7. Chestnut Street: C-CX

**Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (9) Commercial, (D) Zones Allowed by inserting the following:**

7. Chestnut Street: C-CX

**Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (10) Production, (D) Zones Allowed by inserting the following:**

6. Chestnut Street: C-CX

**Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (11) Public, (D) Zones Allowed by inserting the following:**

7. Chestnut Street: C-CX, C-CIV and C-PK

**Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-698. Measurements and Exceptions (2) Building Placement, B. A and B Streets by deleting the existing map and replacing it with a revised prior to City Council.**

**Amend Article XVI. DOWNTOWN FORM BASED CODE, by adding a new DIVISION 16. Chestnut Street (PDF of Document is attached) with modifications to the document as follows:**

**Amend 38-765(6) Public Realm, Setbacks by deleting in its entirety and replacing with the following:**

Primary/side Street 0'min/30' Max

**Amend Section 38-770 C-CX Zone (5) Height and Mass, Building Height to add the following:**

C-CX-9 9 Stories/140' Max

**Amend Section 38-738 "Open Air Market" use to "SZ" in the C-PK Zone in the Use Table**

**Amend Section 38-738 "Multi-Use Stadium/Arena" use to "Not Permitted" in the C-CX Zone in the Use Table**

**Amend Section 38-738 "Church or other place of worship" to "Permitted" in all zones in the Use Table**

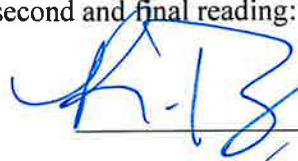
**Amend Section 38-775 Additional Conditions (1) Parking by deleting A. and Replace with the following:**

A. The project shall include at least the number of parking spaces for the Stadium agreed upon in the Parking License Agreement, but in any event it shall provide for no less than 2,000 spaces in the aggregate across all portions of the Property.”

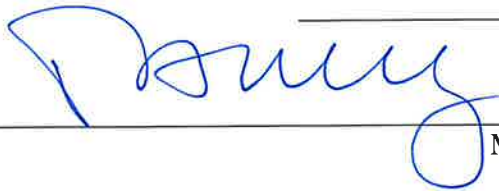
**Amend Section 38-738 to Add as Use “Open Activation” to the C-CX Zone and C-C-Civic Zones .**

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

Passed on second and final reading: November 28, 2023

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/v2