

First Reading: March 8, 2016
Second Reading: March 15, 2016

ORDINANCE NO. 13035

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE,
PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE V,
DIVISION 30, URBAN INFILL LOT COMPATIBILITY
OPTION, SECTION 38-482, PROCESS.

WHEREAS, the Planning Commission can allow lot frontages and lot sizes to be created that are less than the established minimum with a variance; and

WHEREAS, there are current requirements in the Zoning Ordinance, Article V, Division 30, that allow lot frontages and lot sizes to be created that are less than the established minimum; and

WHEREAS, if a proposed subdivision plat meets those requirements of the Zoning Ordinance, Article V, Division 30, it is unclear why the Planning Commission would need to approve such a plat; and

WHEREAS, any deviation to those requirements is required to be approved by the Planning Commission.

NOW, THEREFORE

SECTION 1. BE IT FURTHER ORDAINED, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Section 38-482(1) and (2) are hereby amended by deleting it in its entirety and substituting in lieu thereof as follows:

Sec. 38-482. Process.

- (1) The applicant shall provide a site plan to the RPA which shows lot lines and, where applicable, proposed building footprint, setbacks, parking, and access.

- (2) All lot(s) proposed to be created using the Lot Comparability Calculation shall be reviewed administratively by RPA staff to determine if the proposed lot(s) meet the requirements. If RPA staff determines that the proposed lot(s) meet the requirements, the applicant may submit a subdivision plat.

SECTION 2. BE IT FURTHER ORDAINED, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Section 38-482(3) is hereby amended by adding this subsection as follows and renumbering Section 38-482(3) to subsection (4):

- (3) The applicant may appeal the RPA staff determination by submitting an appeal in writing along with a required fee. The appeal will be heard by the Chattanooga-Hamilton County Regional Planning Commission.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect within two (2) weeks upon its passage.

Passed on second and final reading: March 15, 2016



CHAIRWOMAN

APPROVED: DISAPPROVED:



MAYOR

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