

First Reading: November 14, 2017
Second Reading: November 21, 2017

2017-145
Tennessee Temple University and
Highland Park Baptist Church

ORDINANCE NO. 13250

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO APPROVE A ZONING STUDY FOR TENNESSEE TEMPLE UNIVERSITY AND HIGHLAND PARK BAPTIST CHURCH INSTITUTIONAL PUDS WHICH ARE GENERALLY BOUNDED BY BAILEY AVENUE, ON THE EAST BY SOUTH WILLOW STREET, AND ON THE WEST BY SOUTH HICKORY STREET, AND REZONING FROM R-4 SPECIAL ZONE AND R-T/Z RESIDENTIAL TOWNHOUSE ZERO LOT LINE ZONE TO R-4 SPECIAL ZONE AND R-T/Z RESIDENTIAL TOWNHOUSE ZERO LOT LINE 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 approve a Zoning Study for Tennessee Temple University and Highland Park Baptist Church Institutional PUDs which are generally bounded by Bailey Avenue, on the East by South Willow Street, and on the West by South Hickory Street, more particularly described herein:

To be Rezoned R-4 with Conditions: Tax Map Nos. 146J- P-010, 146J-U-001, 146J-U-003, 146J-U-004, 146J-U-005, 146J-U-010, 146J-U-010.01, 146K-Q-022, 146K-Q-022.01, 146K-Q-023, 146K-Q-024, 146K-Q-025, 146K-Q-026, 146K-Q-027, 146K-Q-028, 146K-R-017, 146K-R-030, 146N-A-001, 146N-A-007, 146O-N-001, 146O-N-002, 146O-N-003, 146O-N-004, 146O-N-005, 146O-N-006, 146O-N-007, 146O-N-009, 146O-N-016, 146O-N-018, 146O-N-019, 146O-N-020, 146O-N-021, 146O-N-022, 146O-N-023, 146O-P-001, 146O-P-001.01, 146O-P-002, 146O-P-003,

146O-P-004, 146O-T-001, 146O-T-002, 146O-T-003, 146O-T-006, 146O-T-007, 146O-T-008, 146O-T-009, 146O-T-010, 146O-T-017, 146O-U-001, 146O-U-002, 146O-U-003, 146O-U-005, 146O-U-006, 146O-U-007, 146O-U-008, 146O-U-009, 146O-U-010, 146O-U-014, 146O-U-015, 146O-U-016, 146O-V-004.01, 146O-V-005, 146O-V-010, 146O-V-025 and 146O-V-026.

To be Rezoned R-T/Z: 146O-M-005.05, 146O-M-005.04, 146O-M-005.03, 146O-M-005.02, 146O-M-005.01, 146O-M-005, 146O-M-004.01, 146O-M-004, 146O-M-003.

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special Zone and R-T/Z Residential Townhouse Zero Lot Line Zone to R-4 Special Zone and R-T/Z Residential Townhouse Zero Lot Line Zone.

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

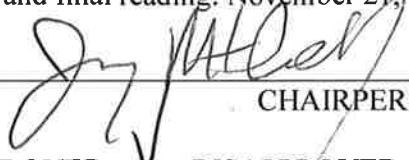
- 1) Alleys (unopened or opened), where they exist, shall be used as the principal vehicular access (Refer to Exhibit B for a map of alleys in the study area);
- 2) In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access;
- 3) New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the City Transportation Department based on vehicular and pedestrian safety concerns.
 - a) Where only one street abuts a lot, that street is considered a primary street; and
 - b) A multiple street frontage lot must designate at least one primary street. The primary street in this situation will be determined by the Land Development Office based on consideration of the predominant orientation of lots on the block, the lot's street address, and the street with the highest classification or highest traffic counts;
- 4) For new construction of a non-residential building or multi-family building, or building additions altering more than twenty-five (25%) of the building, off-street

parking shall not be permitted between a building and the primary street frontage or in the front yard setback;

- 5) Garages, where present, shall directly enter from alleys and shared driveways rather than the public street frontage; and
- 6) The primary pedestrian entrance to new buildings shall be provided from the primary street.

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: November 21, 2017



CHAIRPERSON
APPROVED: _____ DISAPPROVED: _____



MAYOR

/mem

Study Area

The Tennessee Temple Institutional Planned Unit Development Zoning Study includes parcels located within the Highland Park neighborhood generally bound to the North by Bailey Avenue, the South by Bennett Avenue, the East By South Willow Street, and the West by South Hickory Street.

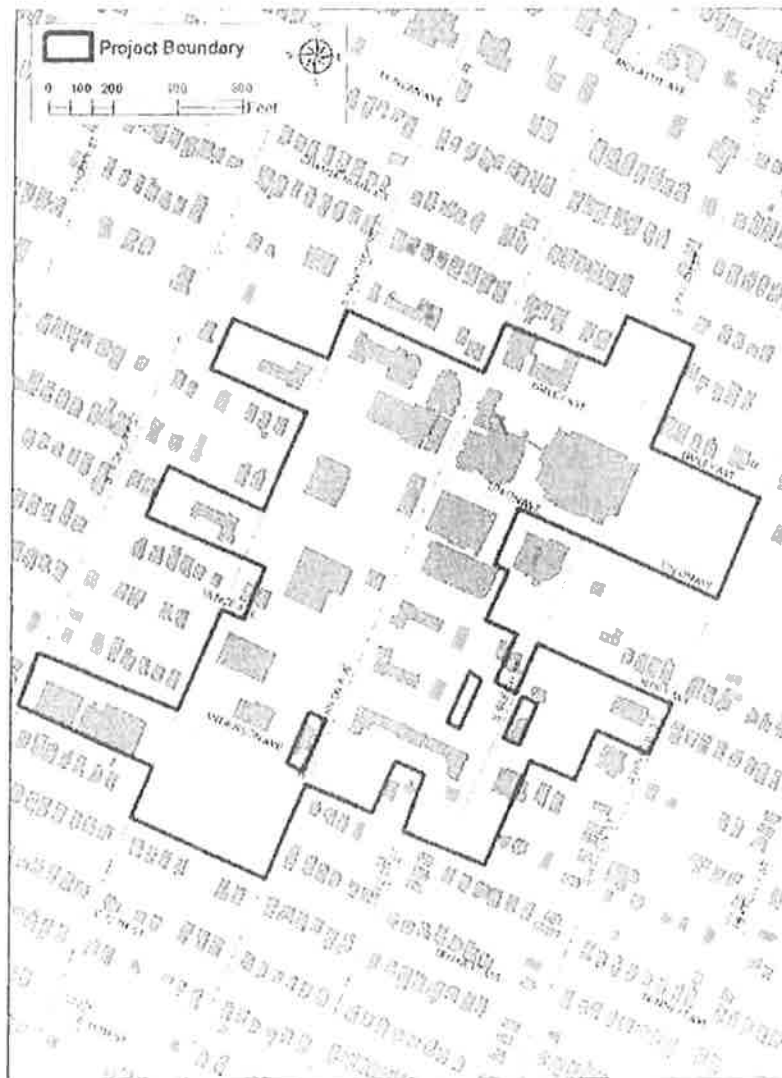


Exhibit A

Tennessee Temple IPUD Property Owners Map

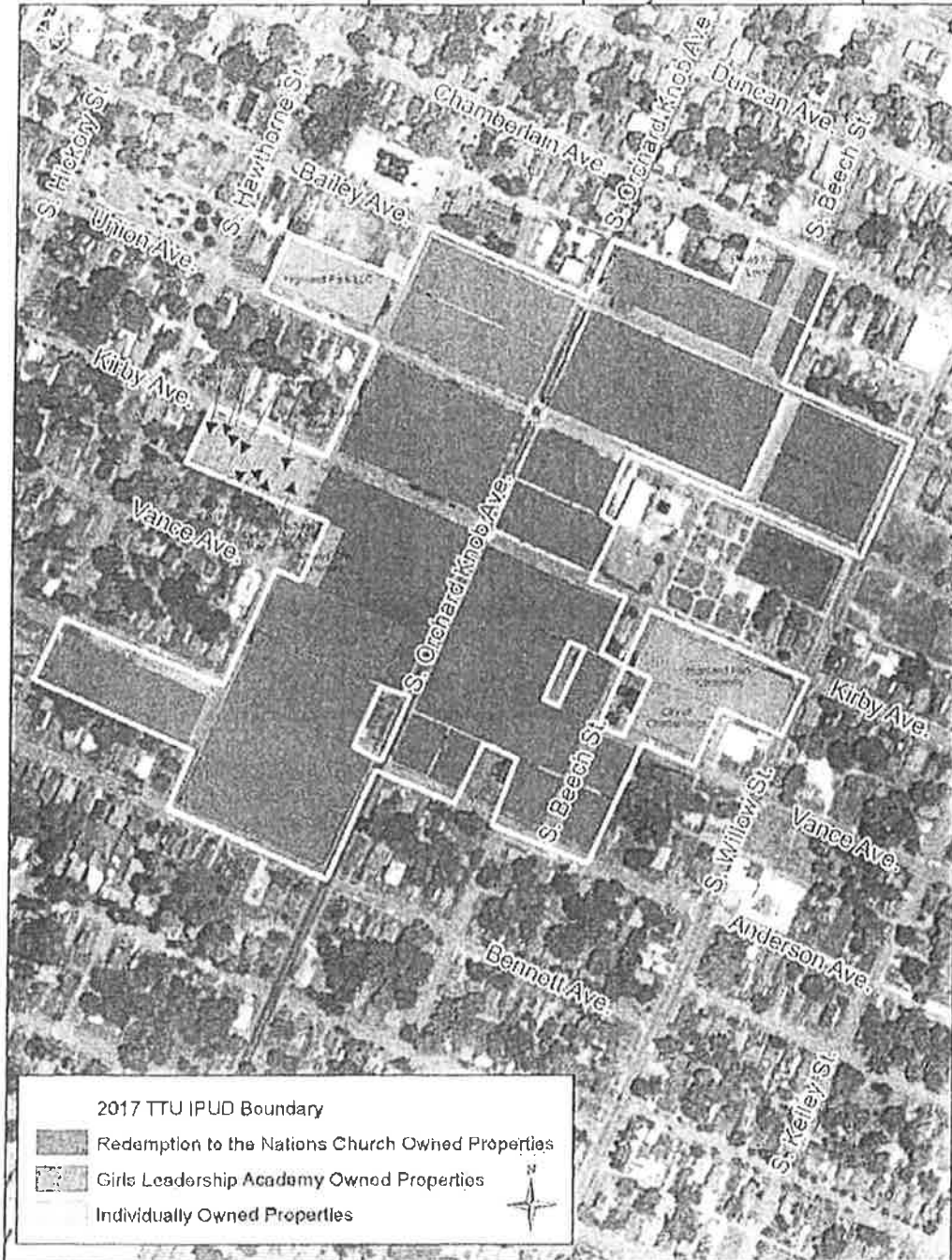


Exhibit B Alley Map

