

ORDINANCE NO. 13762

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE XVI, DOWNTOWN CHATTANOOGA FORM BASED CODE, DIVISION 3, RULES FOR ALL ZONES, SECTION 38-698, MEASUREMENT AND EXCEPTIONS; DIVISION 14, THE BEND, SECTION 38-759, B-CX COMMERCIAL MIXED USE ZONE; SECTION 38-760, B-PK PARKS AND OPEN SPACE ZONE; SECTION 38-761, NEW STREETS; SECTION 38-762, ADDITIONAL CONDITIONS FOR THE BEND; AND SECTION 38-763, ALLOWED USES.

WHEREAS, the Downtown Chattanooga Form Based Code was developed to promote urban development form that aligns with the vision and policies set forth by the Downtown, ML King, Southside, and Northshore Plans; and

WHEREAS, the traditional Chattanooga Zoning districts provide very limited options for urban development form; and,

WHEREAS, the Form Based Code was adopted in 2016 establishing Context Boundaries and urban development standards for these Context Boundaries; and,

WHEREAS, at the October 2021 meeting of the Chattanooga-Hamilton County Regional Planning Commission, a petitioner requested amendments to the Bend Context and Zones within the Bend Context Area; and,

WHEREAS, the petitioner submitted an application to amend the development standards in the Bend Context Area and was submitted for review at the November 8, 2021 meeting of the Chattanooga-Hamilton County Regional Planning Commission; and,

WHEREAS, there was no opposition present at the meeting of the Chattanooga-Hamilton County Regional Planning Commission; and,

WHEREAS, the Planning Commission determined that the requests for the proposed amendments to the reduce the number of A Streets, and to the B-CX and B-PK Zones in the Bend Context were appropriate as the Bend Context should be reviewed and is different from the other Form Based Code Context Areas.

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

SECTION 1. That Chattanooga City Code, Part II, Chapter 38, Article XVI, The Downtown Form Based Code be amended as follows:

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-759. B-CX Commercial Mixed Use Zone, Parking Setbacks by deleting D and E and replace with the following:

D Side: common lot line 0' Min
E Rear: common lot line 0' Min

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-759. B-CX Commercial Mixed Use Zone, Fenestration, Non-Residential Ground Floor, A Ground story by changing 50% min to 40% min.

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-759. B-CX Commercial Mixed Use Zone, Fenestration, Non-Residential Ground Floor, B Upper Story by changing 25% min to 20% min.

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-759. B-CX Commercial Mixed Use Zone, Story Height by deleting the following:

D Ground floor elevation (non-residential Ground Floor) 0'min/2'max

After the deletion of the above, renumber the subsequent sections accordingly.

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-759. B-CX Commercial Mixed Use Zone, Sidewalk by deleting in its entirety and replacing with the following:

Sidewalk*

J Clear Pedestrian Zone
A Street 8' min
B Street 5' min

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-759. B-CX Commercial Mixed Use Zone, Street Tree/Furniture Zone, Street Tree Planting Type by deleting in its entirety A Street Tree Pit and replace with the following:

A Street Verge/Tree Pit

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-759. B-CX Commercial Mixed Use Zone, by adding the following:

New Streets

Number of Lanes 3 max
L Lane Width** 11' max
M Parking Width 8' max

** Where new single lane/one way streets are proposed, 12' curb to curb width is required for fire access.

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-759. B-CX Commercial Mixed Use Zone, Street Tree/Furniture Zone, (K) Street tree/furniture zone depth by changing 6' min to 5' min.

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-760. B-PK Parks and Open Space Zone, (6) Public Realm A delete in its entirety and replace with the following:

(6) Public Realm

A. Clear Pedestrian zone (Sidewalk), abutting streets.

1. Along A Streets, a clear pedestrian walkway shall be a minimum of 8 feet wide. Along all other streets, the minimum width shall be 5 feet.

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-760. B-PK Parks and Open Space Zone, (6) Public Realm by deleting 2. Required Street Tree planting types: a. For A Streets: Tree Pit and replace with the following:

a. For A Streets Verge/Tree Pit

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-760. B-PK Parks and Open Space Zone, (6) Public Realm by adding the following:

(7) New Streets

Number of Lanes 3 max
L Lane Width** 11' max
M Parking Width 8' max

** Where new single lane/one way streets are proposed, 12' curb to curb width is required for fire access.

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-760. B-PK Parks and Open Space Zone, (6) Public Realm, (B) Street Tree/Furniture by deleting (1) in its entirety and replacing with the following:

1. There shall be a planting strip between the curb and the sidewalk for placing street trees and pedestrian amenities such as benches. This shall be a minimum of five (5') feet deep.

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-761. New Streets by deleting in its entirety the following:

(1) Street Atlas
(2) Street Cross Section Requirements

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-762. Additional Conditions for the Bend (1) Setbacks by deleting the following:

B. Parking setbacks as used in Sec. 38-698. Measurements and Exceptions, (3) Access and Parking Location, B. Parking Setbacks, shall apply to the ground floor and all floors above. Renumber the sections after deleting.

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-763. Allowed Uses, (2) Allowed Use Table by changing from a Permitted Use to Special Permit from Board of Zoning Appeals in the B-CX and B-PK Zones the following:

Fraternity/Sorority

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-763. Allowed Uses, (2) Allowed Use Table by adding as a Permitted Use in the B-CX Zone.

Minor Vehicle Sales and Rental

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-763. Allowed Uses, (2) Allowed Use Table, by adding as a Permitted Use in the B-PK Zone.

Mobile Food Units

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-763. Allowed Uses, (2) Allowed Use Table by adding as a Permitted Use in the B-PK Zone.

Outdoor Dining and Outdoor Display

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 14. THE BEND (B), Section 38-763. Allowed Uses, (2) Allowed Use Table, by adding as a Permitted Use in the B-PK Zone the following:

Marina with Gasoline Sales

Amend Article XVI. Downtown Chattanooga Form Based Code, Division 3. Rules for All Zones, Section 38-698. Measurements and Exceptions (2) Building Placement, Figure 2(B) Designated A Streets be deleted in its entirety and replaced with the map on the following page.

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

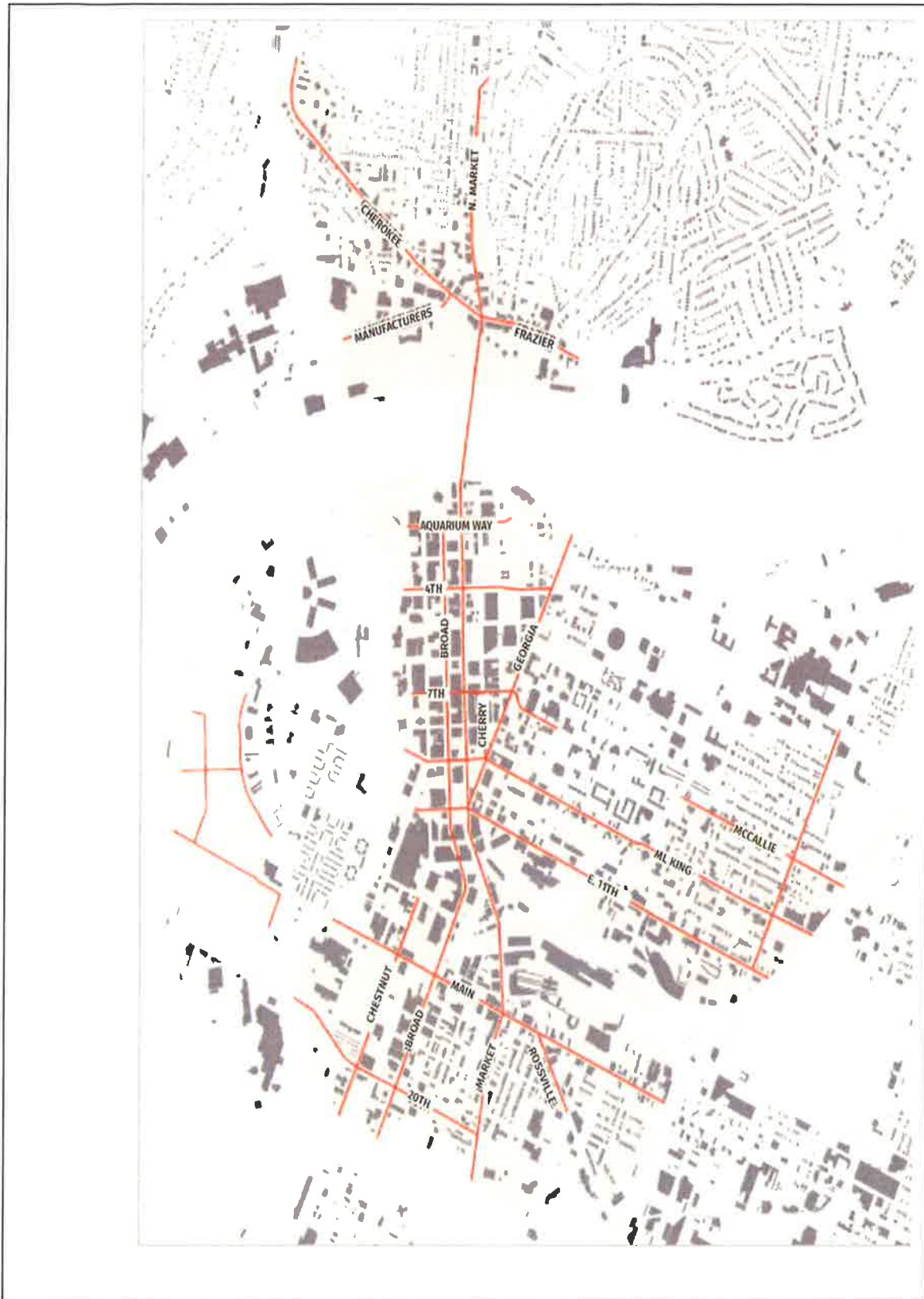
Passed on second and final reading: December 21, 2021


CHAIRPERSON

APPROVED: DISAPPROVED:


MAYOR

/mem/Alternate



Respectfully submitted
Karen Rennich
Karen Rennich, Secretary
Interim Executive Director

Date of Adoption: November 08, 2021
Form Based Code – Amendments to B-CX
And B-PK Zones

ADVANCING GREAT PLACES