

**First Reading: April 11, 2023**  
**Second Reading: April 18, 2023**

2023-0033  
Collier Construction  
c/o Stacey Gilbreath  
District No. 9  
Planning Version

ORDINANCE NO. 13970

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2406 EAST 19<sup>TH</sup> STREET AND 1902 SOUTH WATKINS STREET, FROM R-1 RESIDENTIAL ZONE AND R-2 RESIDENTIAL ZONE TO C-3 CENTRAL BUSINESS ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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 2406 East 19<sup>th</sup> Street and 1902 South Watkins Street, more particularly described herein:

Lots 17 and 18, Bailey's Subdivision, Plat Book 2, Page 15, ROHC, being the properties described as Tracts 1 and 2 in Deed Book 12746, Page 373, ROHC. Tax Map Numbers 156F-J-001 & 036.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone and R-2 Residential Zone to C-3 Central Business Zone.

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

1. Residential use only.
2. Development Standards:
  - (1) Front, side and rear setbacks
    - a. For new multi-family buildings four (4) stories in height or greater a zero foot 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 single-family detached or duplexes, building setbacks shall be consistent with the existing setbacks on the same side of the street, plus or minus five (5') feet. Where no existing structures exist on the block, the maximum setback is thirty (30') feet.
    - c. 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. 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. 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 location for new curb cuts should align with the existing historic lot, alley, and block pattern, where one exists.

- b. Alleys, where they exist, shall be used as the principal vehicular access. Alternative curb cuts can be utilized where existing unopen alleys have existing encroachments.
- c. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.
- d. Shared drives shall be used wherever possible.
- e. New off-street parking shall not be permitted between a building and the primary street frontage.
- f. Garages for new residential dwellings shall be located behind the primary building.
- g. 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 stops
  - ii. Provision of bicycle facilities
  - iii. Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking
  - iv. Type of uses and hours of operation
  - v. Square footage of commercial uses or number of residential units
  - vi. 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 25% 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: April 18, 2023

  
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 CHAIRPERSON

APPROVED:  DISAPPROVED:

  
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 MAYOR

/mem

# 2023-0033 Rezoning from R-1 & R-2 to C-3 with Conditions



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