

First Reading: July 11, 2023
Second Reading: July 18, 2023

2023-0093
Rocky Chambers
District No. 7
Planning Version #2

ORDINANCE NO. 14006

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 210 AND 308 WEST 47TH STREET, FROM M-1 MANUFACTURING ZONE TO C-3 CENTRAL BUSINESS 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 rezone properties located at 210 and 308 West 47th Street, more particularly described herein:

Lots 1 through 8, Block 29, Lots 1 through 14, Block 30, Lots 1 through 18, Block 37, and Lots 1 through 9, Block 38, Map of Alton Park, Formerly Oak Hills, Plat Book 3, Page 8, ROHC, together with the unplatted portion of the property located at 308 West 47th Street being the properties described as Tracts 1 and 2 in Deed Book 13236, Page 842, ROHC. Tax Map Number 167F-A-001 and 167F-B-016.

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

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

following conditions:

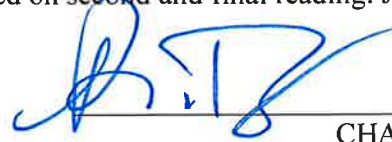
- 1) All C-3 permitted uses, except auto-oriented, alternative financial institutions, liquor stores, or adult oriented establishments.
- 2) Front, side, and rear setbacks:
 - a) For new multi-family buildings four (4) stories in height or fifteen (15') foot building setbacks is required along the street frontage from the City right-of-way.
 - 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 five feet) due to geometry of corner lots.
- 3) 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.
 - c) No minimum height limitation for attached or detached single family homes and a maximum height of four (4) stories single family residential structures.
- 4) Building Standards:
 - a) The primary pedestrian entrance to new buildings adjacent to a city street shall be provided from the primary city street.
 - b) New Non-Residential Buildings fronting a city right-of-way:
 - i. Ground floor openings (doors and windows) shall constitute a minimum of fifty (50%) percent of the ground floor façade area for new non-residential buildings facing a street.
 - ii. Eighty (80%) percent of the ground level building façade, facing primary streets, shall be designed as leasable space and shall not include parking lots.

- c) The remainder of the ground floor may be designed to incorporate parking provided the parking is completely screened from public view.
 - d) 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.
- 5) Parking/Access:
- a) Garages for new residential dwellings shall be located behind the primary building.
 - b) 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; and
 - vi. Fire Department access.
- 6) Landscaping Standards:
- a) Where a city 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 twenty-five (25%) percent of the parcel that is covered in pavement (including gravel, impervious surfaces, and pavers), the following is required:

- i. Off-street parking fronting a city 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.
- 7. Transition Standards:
 - a) 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, R-3, 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.
- 8. No mass grading or mass clearing above the eight hundred twenty (820) topo line as identified on the Hamilton County GIS Map.

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: July 18, 2023



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem/v2

2023-0093 Rezoning from M-1 to C-3 w/ Conditions

