First Reading:_____
Second Reading:_____

2015-100
Choo Choo Partners, LP/
Jon Kinsey
District No. 8
Planning Version No. 2

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1400 MARKET STREET, 1435 ROSSVILLE AVENUE, AND 13 EAST 14TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, 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 1400 Market Street, 1435 Rossville Avenue, and 13 East 14th Street, more particularly described herein:

> An unplatted tract of land located at 1400 Market Street together with Lots 2 thru 13 S. R. Reads Subdivision as shown in Plat Book 5, Page 15, ROHC and Lot 3, Forts Addition Number 2, as shown in Book W, Volume 1, Page 193, ROHC, being the properties described in Deed Book 3572, Page 420, and 5336, Page 692, ROHC. Tax Map Nos. 145E-P-005 and 145LA-E-001 and 002.

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 rezoning shall be approved subject to the following conditions:

1. Review.

The following review shall be required to promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than two (2) units, and excluding all interior renovations:

(1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.

(2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.

(3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.

B. For any activity requiring a residential building permit for new construction:

(1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

2. Setbacks.

A. For new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a zero building setback is required along the street frontage.

(1) 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 Condition 6.A.

(2) For multi-family buildings three (3) stories in height or greater, a greater setback is permitted if entrances to individual units front the street.

(3) For new single-family detached, duplex, townhome, and multi-family structures less than three (3) stories in height, building setbacks shall be consistent with the existing setbacks on the same side of the street.

3. Height Requirements.

A. ***Maximum height of all new structures should be 100'.***

4. Access to sites and buildings.

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 permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.

B. Alleys, where they exist, shall be used as the principal vehicular access.

C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.

D. Shared drives should be used wherever possible.

E. For large sites with a limited existing interior street network, the new development shall include a network of connected interior streets, with buildings fronting those streets, to be reviewed and approved by the Chattanooga Department of Transportation.

F. The primary pedestrian entrance to new buildings shall be provided from the primary street.

5. Off-street parking.

A. New off-street parking shall not be permitted between a building and the primary street frontage.

B. For new construction of a primary building, or improvements altering more than twenty-five percent (25%) of the parcel that is covered in pavement (including gravel, impervious surfaces, and pavers), the following is required:

(1) Off-street parking fronting a public street shall be screened from the right-of way with a street edge in accordance with Condition 6.A. Front end in or parallel parking along alleys is exempt from this requirement.

(2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every five (5) parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.

C. Garages for new residential dwellings shall be located behind the primary building.

D. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:

(1) Proximity to transit stops

(2) Provision of bicycle facilities

(3) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking

(4) Type of uses and hours of operation

(5) Square footage of commercial uses or number of residential units

(6) Fire Department access

6. Street Frontage.

A. Where a street edge is required, it shall be provided as follows:

(1) 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:

(2) Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or

(3) A decorative metal fence with landscaping a minimum of three (3) feet in height at maturity, providing a year-round near opaque screen; or

(4) An evergreen hedge, with a minimum height at maturity of three (3) feet.

(5) Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.

B. Ground floor openings (doors and windows) shall constitute a minimum of fifty percent (50%) of the ground floor façade area for new non-residential buildings.

C. Eighty percent (80%) of the ground level building façade, facing primary ***Market Street & East 14th Street,*** shall be designed as leasable space and shall not include parking lots.

a. The remainder of the ground floor may be designed to incorporate parking, provided the parking is completely screened from public view.

D. No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.

E. All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

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:_____

_____
CHAIRPERSON

APPROVED:____ DISAPPROVED:____

_____

_____
MAYOR

/mem

First Reading:_____
Second Reading:_____

2015-100
Choo Choo Partners, LP/
Jon Kinsey
District No. 8
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1400 MARKET STREET, 1435 ROSSVILLE AVENUE, AND 13 EAST 14TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO C-3 CENTRAL BUSINESS ZONE.

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 1400 Market Street, 1435 Rossville Avenue, and 13 East 14th Street, more particularly described herein:

> An unplatted tract of land located at 1400 Market Street together with Lots 2 thru 13 S. R. Reads Subdivision as shown in Plat Book 5, Page 15, ROHC and Lot 3, Forts Addition Number 2, as shown in Book W, Volume 1, Page 193, ROHC, being the properties described in Deed Book 3572, Page 420, and 5336, Page 692, ROHC. Tax Map Nos. 145E-P-005 and 145LA-E-001 and 002.

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 take effect two (2) weeks from and after its passage.

Passed on second and final reading:_____

_____
CHAIRPERSON

APPROVED:____ DISAPPROVED:____

_____

_____
MAYOR

/mem

2015-100 City of Chattanooga
September 14, 2015

RESOLUTION

WHEREAS, Choo Choo Partners, LP/Jon Kinsey petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga rezoning from M-1 Manufacturing Zone to C-3 Central Business Zone, properties located at 1400 Market Street, 1435 Rossville Avenue, and 13 East 14th Street.

An unplatted tract of land located at 1400 Market Street together with Lots 2 thru 13 S. R. Reads Subdivision as shown in Plat Book 5, Page 15, ROHC and Lot 3, Forts Addition Number 2, as shown in Book W, Volume 1, Page 193, ROHC, being the properties described in Deed Book 3572, Page 420, and 5336, Page 692, ROHC. Tax Map 145E-P-005 and 145LA-E-001 and 002 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on September 14, 2015,

AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

AND WHEREAS, the Planning Commission has determined that the proposal would be an extension of an existing zone.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on September 14, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to:

1. **Review.**
   The following review shall be required to promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than 2 units, and excluding all interior renovations:
   (1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.
   (2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.
   (3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.
B. For any activity requiring a residential building permit for new construction:
   (1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

2. Setbacks.

A. For new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a zero building setback is required along the street frontage.
   (1) 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 Condition 6.A.
   (2) For multi-family buildings three (3) stories in height or greater, a greater setback is permitted if entrances to individual units front the street.
B. For new single-family detached, duplex, townhome, and multi-family structures less than three (3) stories in height, building setbacks shall be consistent with the existing setbacks on the same side of the street.

3. Height Requirements.

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. ***Maximum height of all new structures attached to the main Terminal Building should be 100'.***

4. Access to sites and buildings.

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 permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.
B. Alleys, where they exist, shall be used as the principal vehicular access.
C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.
D. Shared drives should be used wherever possible.
E. For large sites with a limited existing interior street network, the new development shall include a network of connected interior streets, with buildings fronting those streets, to be reviewed and approved by the Chattanooga Department of Transportation.
F. The primary pedestrian entrance to new buildings shall be provided from the primary street.

5. **Off-street parking.**
   A. New off-street parking shall not be permitted between a building and the primary street frontage.
   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:
      (1) Off-street parking fronting a public street shall be screened from the right-of way with a street edge in accordance with Condition 6.A. Front end in or parallel parking along alleys is exempt from this requirement.
      (2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every five parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.
   C. Garages for new residential dwellings shall be located behind the primary building.
   D. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:
      (1) Proximity to transit stops
      (2) Provision of bicycle facilities
      (3) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking
      (4) Type of uses and hours of operation
      (5) Square footage of commercial uses or number of residential units
      (6) Fire Department access

6. **Street Frontage.**
   A. Where a street edge is required, it shall be provided as follows:
      (1) 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:
      (2) Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
      (3) A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
      (4) An evergreen hedge, with a minimum height at maturity of 3 feet.
      (5) Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
   B. Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new non-residential buildings.
   C. Eighty percent (80%) of the ground level building façade, facing ***Market Street & East 14th Street***, shall be designed as leasable space and shall not include parking lots.
      a. The remainder of the ground floor may be designed to incorporate parking, provided the parking is completely screened from public view.
   D. No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.
   E. All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

Respectfully submitted,

John Bridger
Secretary

Chattanooga-Hamilton County Regional Planning Agency

ZONING APPLICATION FORM

CASE NUMBER:	2015-100	**Date Submitted: 07-21-2015**
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
1 Applicant Request		
Zoning	**From: M-1**	**To: C-3**
	Total Acres in request area: 21.6	
2 Property Information		
Property Address:	1400 Market Street, 1435 Rossville Avenue & 13 E 14th Street	
Property Tax Map Number(s):	145E-P-005, 145LA E-001 & 002	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Mixed Use hotel, Residential, & Entertainment	
4 Site Characteristics		
Current Zoning:	M-1	
Current Use:	Hotel & Entertainment	
Adjacent Uses:	Residential & Retail	
5 Applicant Information		
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.		
Name: Choo Choo Partners, LP/Jon Kinsey	Address: 201 W. Main Street, Suite 100	
Check one:	x I am the property owner	I am **not** the property owner
City: Chattanooga	State: TN	Zip Code: 37408	Email: jon@kphdevelopment.com
Phone 1: 423-400-3522	Phone 2:	Phone 3:	Fax: 423-266-7608
6 Property Owner Information (if not applicant)		
Name: Same	Phone:	
Address:		
Office Use Only:		
Planning District: 8A	Neighborhood: CNAC	
Hamilton Co. Comm. District: 6	Chatt. Council District: 8	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:
Checklist		
x Application Complete	x Ownership Verification	x Map of Proposed Zoning Area with dimensions
Site Plan, if required	x Total Acres to be considered: 21.6	x Deeds	x Plats, if applicable
Deed Book(s): 3572-420, 5336-692		
Plat Book/Page: 5-15, W1-193	x Notice Signs	Number of Notice Signs: 2
x Filing Fee: 770.00	Cash	x Check	Check Number: 3421
Planning Commission meeting date: 9-14-2015	Application processed by: Marcia Parker	

Chattanooga-Hamilton County Regional

PLANNING COMMISSION CASE REPORT

Case Number: 2015-100 **PC Meeting Date: 09-14-15**

Applicant Request

Rezone from M-1 Manufacturing Zone to C-3 Central Business Zone

Property Location:	**1400 Market Street, 1435 Rossville Ave, & 13 E. 14th Street**
Property Owner:	**Choo Choo Partners, LP**
Applicant:	**Jon Kinsey/Choo Choo Partners, LP**

Project Description

- Proposal: Redevelop the 21.6-acre Chattanooga Choo-Choo site with a mix of residential, hotel, entertainment, and similar uses. Residential component may include approximately 400 units.
- Proposed Access: Main entrance on Market Street and secondary entrance at Passenger Street.
- Proposed Development Form: Urban multi-story buildings (2-8 stories)

Site Analysis

Site Description

- Location: The 21.6-acre site is the Chattanooga Choo-Choo tourist complex located on the east side of Market Street approximately 250 feet from the intersection with Main Street.
- Current Access: Market Street.
- Current Development form: There is a mixture of one, two, three, and four story buildings within the immediate vicinity of this downtown urban site.
- Current Land Uses: There is a mixture of residential and non-residential uses within the immediate vicinity of this downtown urban site.

Zoning History

- The site is currently zoned M-1 Manufacturing.
- A portion of this site was rezoned from M-1 Manufacturing to C-3 Central Business Zone in February 2014. (Ordinance #12910) to convert an existing 97-room hotel to multi-unit apartment use.
- Adjacent properties in all directions are zoned C-3 Central Business and M-1 Manufacturing.

Plans/Policies/Regulations

- This site is within the 2004 Downtown Plan area with no *specific* land use recommendation. However, the Plan *does* recommend the following policies/principles that apply to this proposal:
  - Housing: A diversity of downtown residents creates a 24-hour experience, supports downtown businesses, and increases the safety and vitality of downtown. Promote socio-economic, racial, and age diversity downtown by building a variety of housing types (for sale, rental, market rate, low income, single-family, multifamily, large and small.) Target 9,837 additional housing units by 2024.
  - Density: Building densities should be much higher in the downtown than in other parts of the city to make more efficient use of available land and to support transit pedestrian activity, schools and neighborhood commercial businesses. Build new development at a minimum density of 12 units per acre. Significantly higher densities are preferred. In residential areas, higher densities should typically be clustered near commercial centers.
  - Building Height: Buildings should be similar in height and configuration to neighboring buildings on the same block and side of the street to create continuity, balance and scale. They should also be of sufficient height to frame the street. A ratio of between 1:1 and 1:2 (street width to building height) is ideal in most circumstances to frame the street. Multi-lane streets can typically accommodate taller buildings than narrow streets. The minimum height of all buildings in the downtown should be two stories to provide the density needed to support transit and commercial businesses.
- The M-1 Manufacturing Zone permits most types of non-residential uses, but does not permit

residential uses.

- The C-3 Central Business Zone permits residential and non-residential uses but with a required urban development form.
- The current Form-Based Code recommendation for this site is Industrial Mixed Use (IX), however the Staff is recommending changing that designation to MX (Mixed Use.) The maximum height is still under consideration.

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area as it calls for a mix of uses including a diversity of housing types.
- The proposed use is compatible with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed residential density is supported by the adopted Land Use Plan for the area.
- The proposed eight story maximum height does raise some concern. The current recommended maximum height for this section of downtown is 50 feet or four to five stories.
- The proposal would be an extension of an existing zone.

Staff Recommendation

Approve C- Central Business, with the following conditions:

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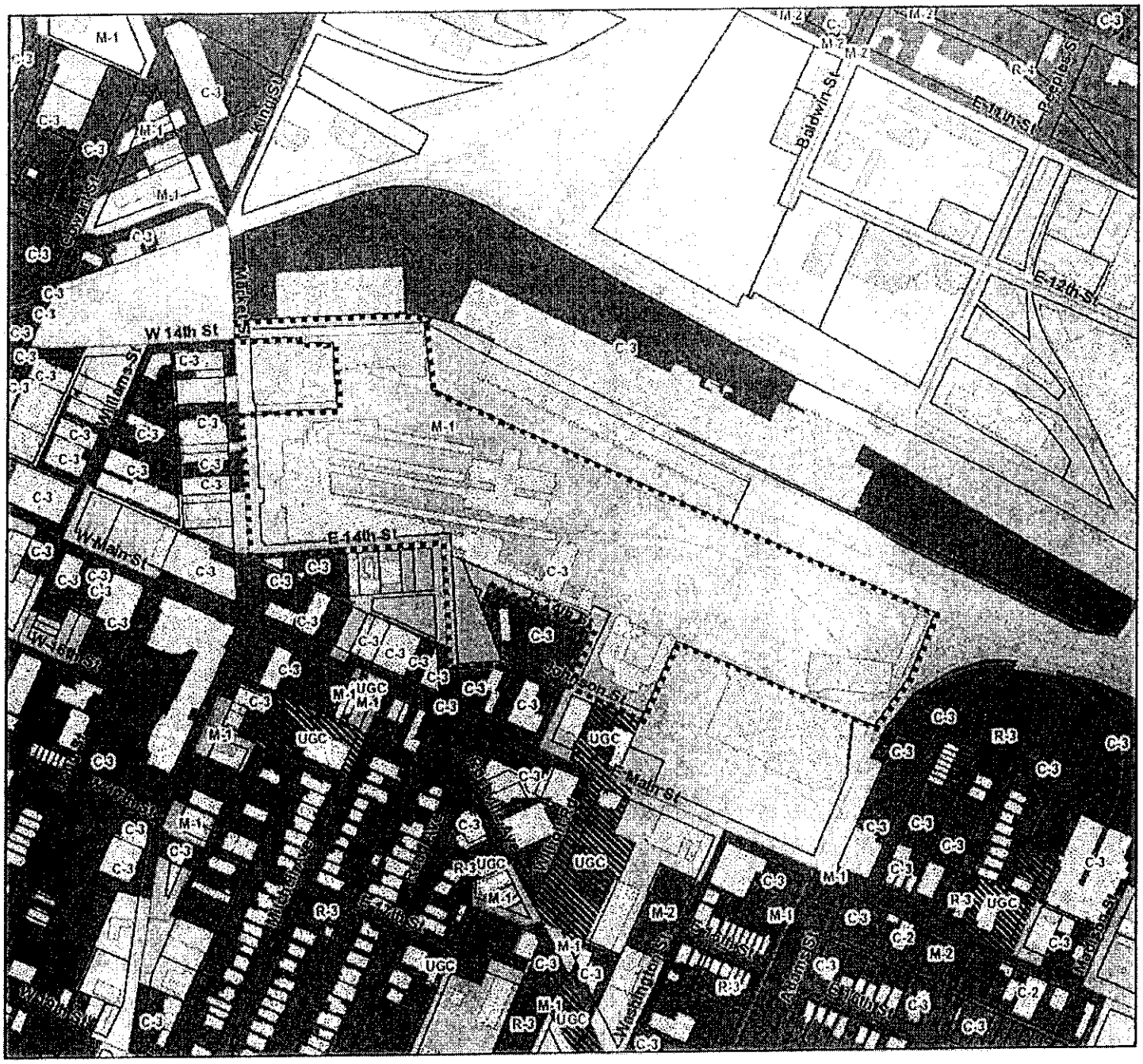


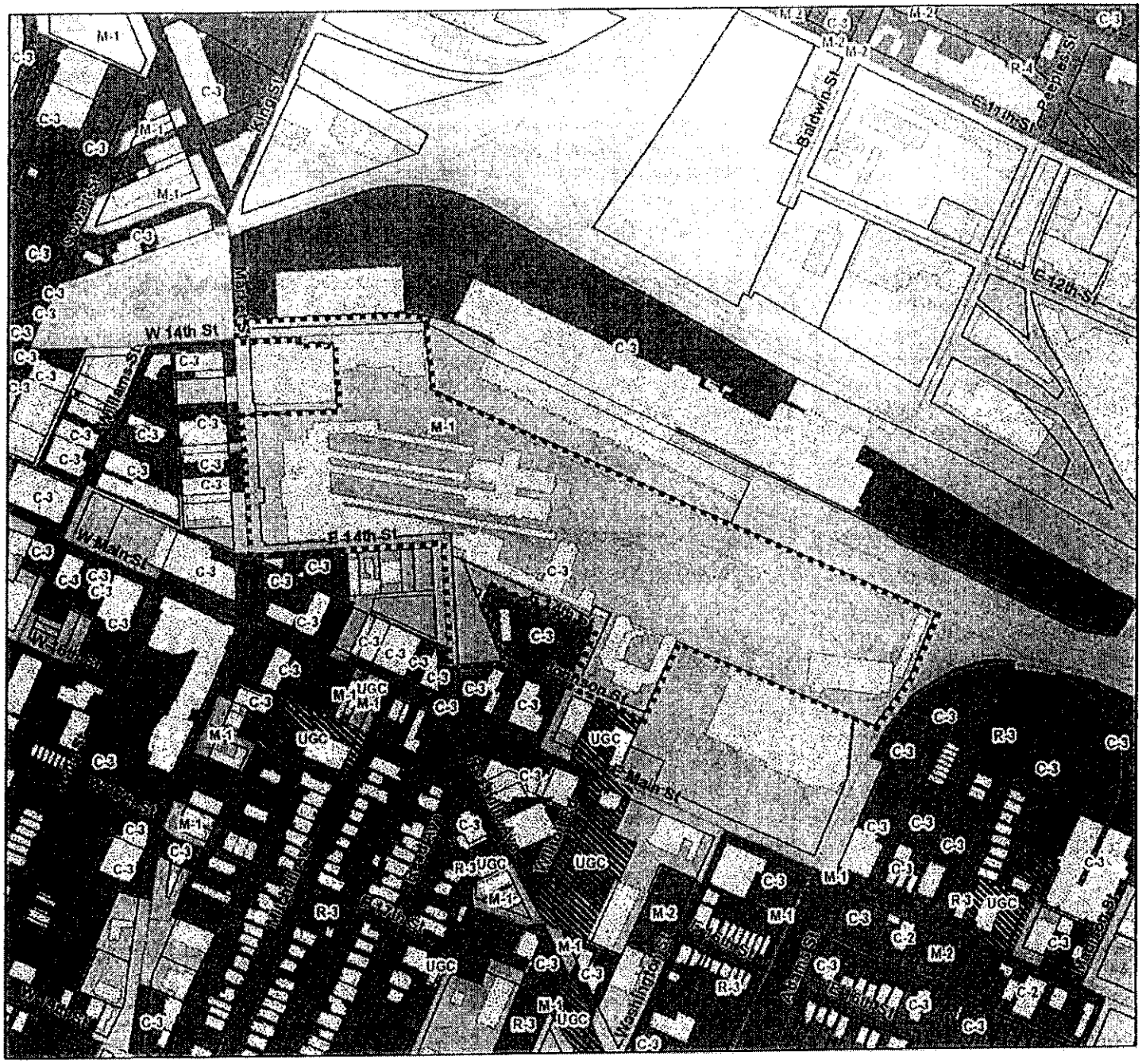
2015-100 Rezoning from M-1 to C-3

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-100: Approve, subject to the list of conditions in the Planning Commission Resolution.

423 ft

Chattanooga Hamilton County Regional Planning Agency

RPA



2015-100 Rezoning from M-1 to C-3

423 ft

Chattanooga Hamilton County Regional Planning Agency

RPA

ADVANCING GREAT PLACES

RPA
Chattanooga-Hamilton County
Regional Planning Agency

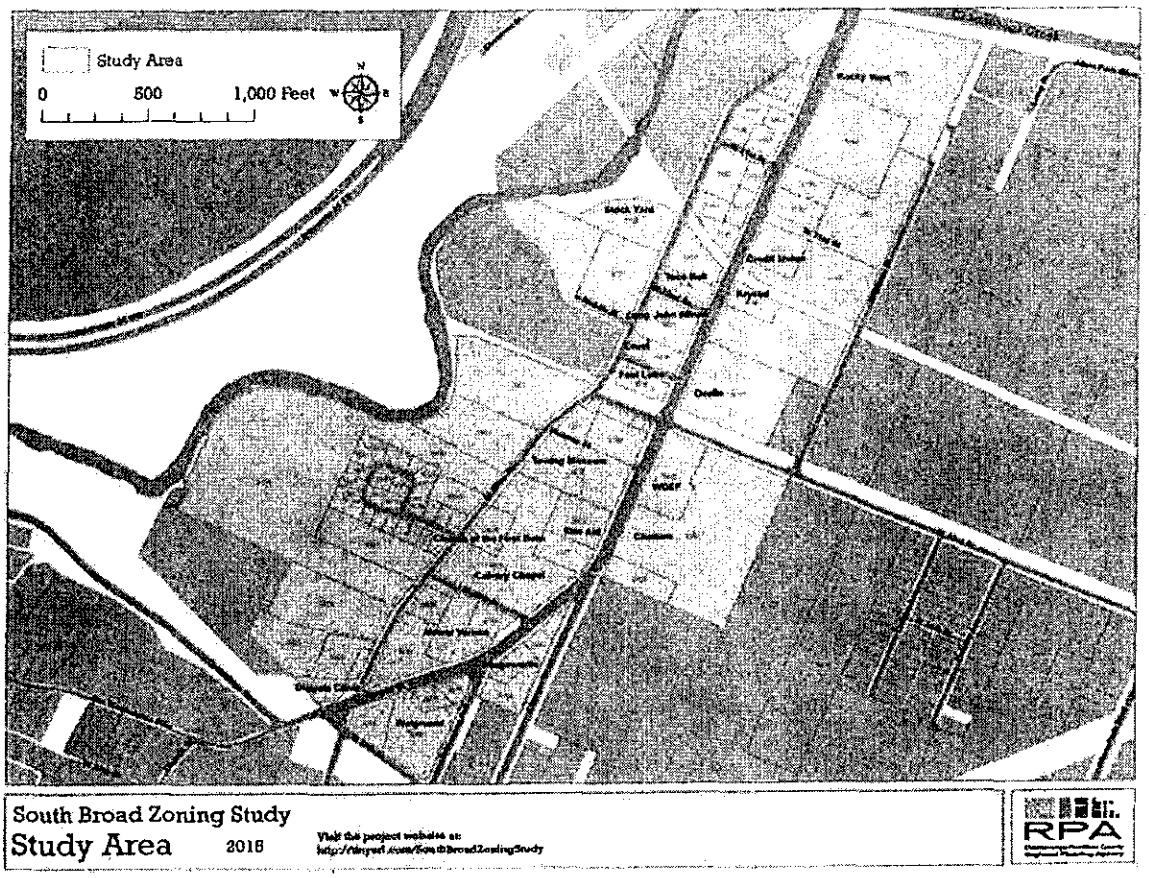
SOUTH BROAD ZONING STUDY

SOUTH OF CHATTANOOGA CREEK TO LOOKOUT MOUNTAIN

September 2018

Study Area

The South Broad Zoning Study includes most of the properties fronting Broad Street and St. Elmo Avenue from Chattanooga Creek (on the north) to the railroad overpass at the foot of Lookout Mountain (on the south.) See the Study Area map below. The U.S. Pipe / Wheland property is not included in the study area. A master plan for that very large site will be needed when a developer is secured in the future.



Process

In 2007, properties fronting Broad Street north of Chattanooga Creek, were rezoned to Urban General Commercial (UGC). As a follow-up to that change, the Chattanooga-Hamilton County Regional Planning Agency (RPA) has been asked by the Chattanooga City Council to study the area south of Chattanooga Creek for a similar zoning change, based on the *South Broad Redevelopment Plan* (adopted by the City Council in 2003).

A previous zoning study, conducted in 2011 by the RPA, recommended UGC for the majority of the properties in the corridor. At that time, however, the South Broad community opted to not proceed with the rezoning recommendations of that study. The UGC Zone was very new at that time, and some hesitation existed among property owners about the proposed rezoning.

Since then, a number of things have changed in this community:

1. Some property ownership has changed;
2. The Urban General Commercial (UGC) zone has been used successfully in other areas of the city;

3. The property immediately south of Chattanooga Creek and fronting St. Elmo Avenue (on the west side) was recently rezoned to UGC;
4. A new segment of the Tennessee Riverpark is under construction through the South Broad area; and
5. The city is designing an intersection improvement at the south end of Broad Street in conjunction with a planned sewer project.

The intersection improvements and the Riverpark construction emphasize pedestrian and bicycle travel. Changing the zoning along this corridor to UGC will also promote pedestrian-friendly development that complements these public infrastructure investments.

In response to these changes, the South Broad Group requested the RPA staff to restart the rezoning study. To confirm community support, RPA requested the South Broad Group to reengage property owners along the corridor. The South Broad Redevelopment Group spent the next several months meeting with individual property owners in the corridor, to gauge their interest and to provide them with information about zoning options. Based on the positive results of these meetings, the City Council passed the following Resolution in July 2015 to request RPA staff to finalize the rezoning study:

RESOLUTION NO. 28339
A RESOLUTION FOR STUDY OF ZONING OPTIONS FOR THE SOUTH BROAD COMMERCIAL DISTRICT
(SOUTH OF CHATTANOOGA CREEK TO LOOKOUT MOUNTAIN)

WHEREAS, the South Broad area is planned for traditional urban development with multi-story buildings and a mix of uses intended to provide a concentration of goods and services that attract commerce within a walkable urban environment while also building on the natural assets of the river, creeks and mountains; and

WHEREAS, South Broad is experiencing new growth and investment due to extension of the Riverwalk and other transportation infrastructure and is in need of zoning that is more in keeping with the South Broad plan vision for a town center destination that is walkable and safe; and

WHEREAS, the South Broad Area is intended to promote higher density development that supports transit and multimodal transportation including automobile, bicycle, and pedestrian traffic; and

WHEREAS, the current zoning regulations do not include standards that relate well to the urban environment desired.

NOW THEREFORE, BE IT RESOLVED, that on July 14, 2015 the Chattanooga City Council requests that the Chattanooga-Hamilton County Regional Planning Agency conduct a Zoning Study, continuing the efforts made in 2007 and 2011 to study options for zoning that supports the community's vision and accommodates urban development patterns.

A public meeting was held on July 23, 2015 in the study area (at Calvary Chapel) to present the proposed zoning for the corridor. Letters were sent to all property owners within the study area inviting them to this meeting, and staff from the RPA and the Chattanooga Department of Transportation (CDOT) were there to answer questions and brief the community on the planned transportation projects.

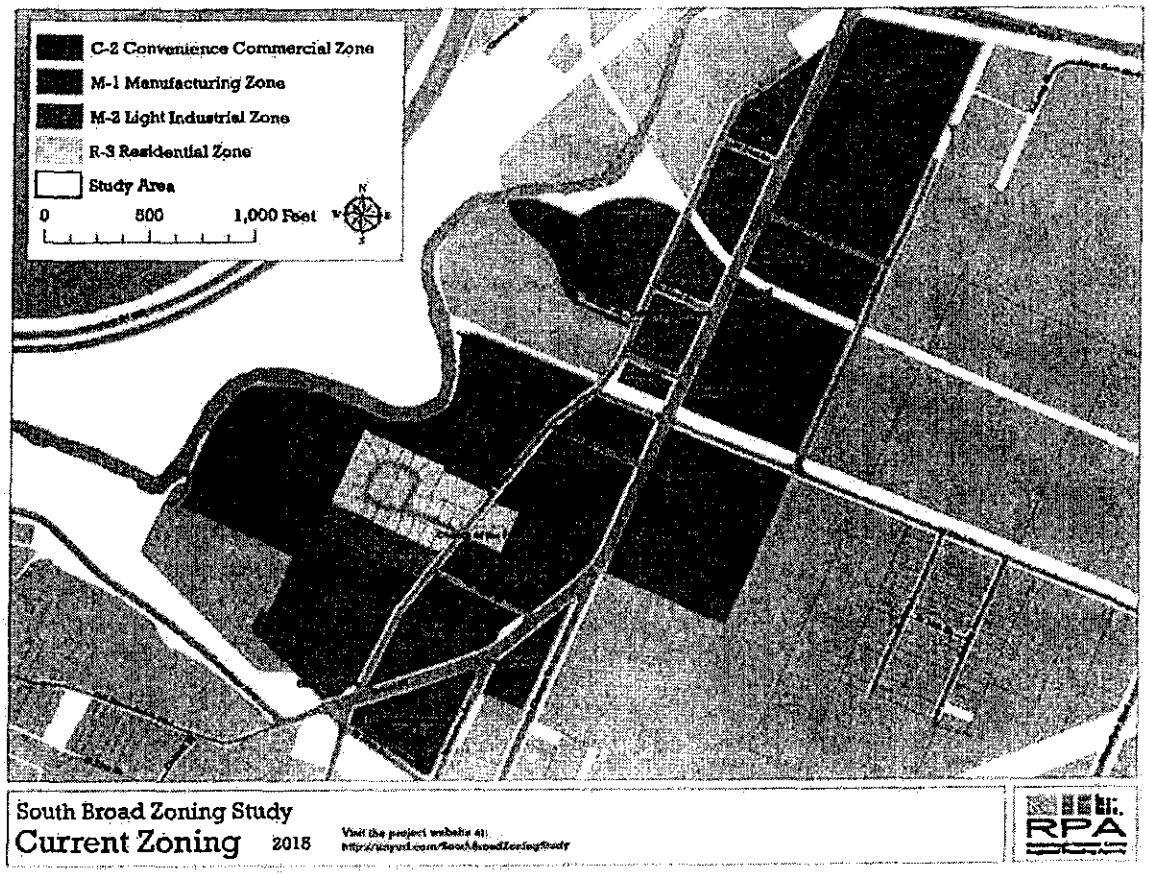
Additional meetings were held by the RPA with individual property owners to discuss specific issues or concerns. In August, the RPA sent another letter to all property owners in the study area, announcing the public hearing to

be held by the Chattanooga-Hamilton County Regional Planning Commission on September 14, 2015. Information about the zoning study was also made available on the RPA website.

Current Zoning and Land Uses

The South Broad study area includes 98 individual properties over approximately 125 acres.

The vast majority of these properties are currently zoned M-1 Manufacturing, which is a remnant of past decades when the area was dominated by heavy industry. One property in the study area is zoned M-2 Light Industrial and four properties are currently zoned C-2 Convenience Commercial. A small pocket of R-3 Residential zoning exists in the Mountain View Courts neighborhood off of St. Elmo Avenue. See the Current Zoning map below.

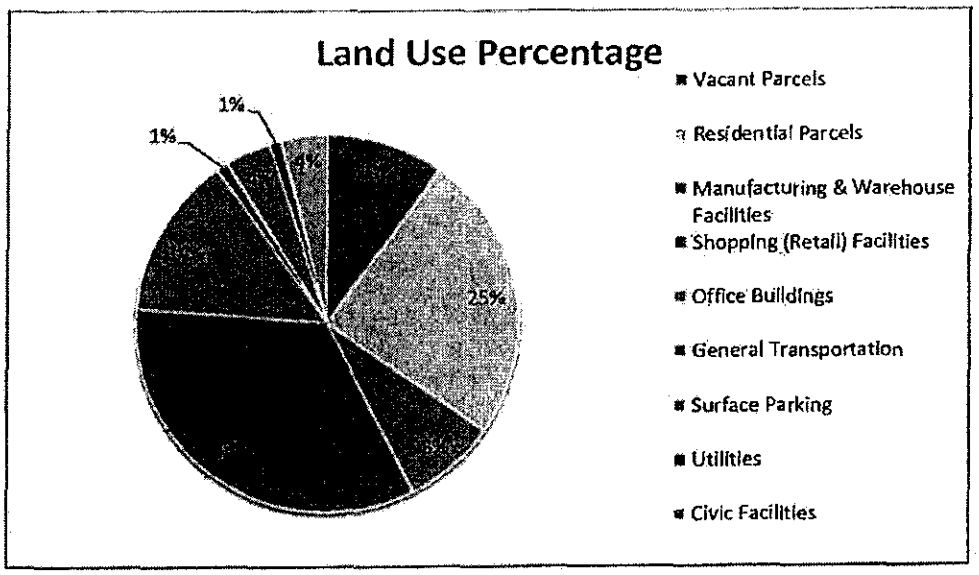


An analysis of the study area confirmed that the land uses have changed considerably from the heavy industry of years past. Commercial uses (retail, fast food restaurants, services, and offices) account for the majority of the properties fronting South Broad Street, with exceptions being Chattem (industrial), WDEF (utility), and Calvary Chapel (institutional).

Along St. Elmo Avenue, some active industrial uses remain south of 33rd Street. The Church of the First Born is also located on St. Elmo Avenue. Mountain View Courts is the one contiguous residential area located along St. Elmo Avenue.

The table and pie chart below indicate the current mix of land uses in the study area, based on the Hamilton County Tax Assessor's records.

Land Use	Percentage of Properties
Retail	33%
Residential	25%
Office	14%
Vacant	10%
Warehouse	8%
Parking	4%
Civic	4%
Utilities	1%
General Transportation	1%



Transportation

As the primary corridor connecting downtown with St. Elmo, Alton Park, and the Lookout Mountain visitor attractions, Broad Street carries a high volume of traffic (over 20,000 Average Annual Daily Traffic at the intersection of Broad Street and Charger Drive), making this area desirable for commercial businesses.

A CARTA bus route along Broad Street also carries riders to the St. Elmo commercial center and the Incline Railway and accesses the rest of CARTA's system through downtown connections

St. Elmo Avenue (which has much lower traffic volumes than Broad Street) is designated as a bikeway.

Plans / Policies

The *South Broad Redevelopment Plan* (adopted by the City Council in 2003) states the community's vision as:

> "The South Broad Community will continue to serve as an important link between downtown and local tourist attractions. In addition, South Broad will become a major commercial destination supported by a full range of desirable housing and a visually appealing economic center."

Setbacks - The Plan further recommends "traditional urban building placement" for new development, to promote pedestrian activity, and streetscape improvements to create a more walkable environment. The current M-1 Manufacturing Zone and the C-2 Convenience Commercial Zone both require deep building setbacks that do not support this goal.

Conversely, the UGC Zone requires a zero foot (0') building setback to promote pedestrian activity. These urban building setbacks and heights are necessary to fulfill the community's vision of a walkable, mixed use center. To provide flexibility for new development, the UGC Zone allows deeper building setbacks, if pedestrian activity spaces - such as parks, plazas, outdoor dining or sculpture gardens - are provided in front of the building. The UGC Zone also includes special provisions for "auto-oriented uses," such as gas stations, that may have a difficult time meeting the traditional urban setbacks. The UGC Zone further supports pedestrian activity by prohibiting parking between the building and the primary street.

Building Height and Mass - The M-1 and C-2 zones limit building heights to a maximum of two and one-half (2 ½) stories or thirty-five (35) feet, with additional setbacks required for building heights that exceed the maximum height.

The UGC Zone allows a maximum building height of four (4) stories and requires a minimum height of two (2) stories or eighteen (18) feet, without additional setbacks, which promote higher densities, a mix of uses, and a more pedestrian friendly environment.

Smaller building footprints (12,000 square feet or smaller) are required to promote a rich mix of uses.

Deviations from both the building height and footprint requirements are allowed if the proposed development meets the general intent of the Zone or is compatible with the adopted plan.

Visual Enhancements - The *South Broad Redevelopment Plan* also emphasized visual enhancements for new and existing businesses, such as a reduction of over-scaled signage, pedestrian-oriented building facades, and landscaping. Requirements in the UGC Zone promote these enhancements.

Residential Uses - Although the *South Broad Redevelopment Plan* also recommends new infill residential development in the corridor, the current M-1 Manufacturing Zoning does not allow residential uses. The UGC zone allows residential uses other than single-family and two-family dwellings to encourage urban densities that will support transit.

Recommendation

This study reveals the need for a zoning change for many of the properties in the South Broad area for the following reasons:

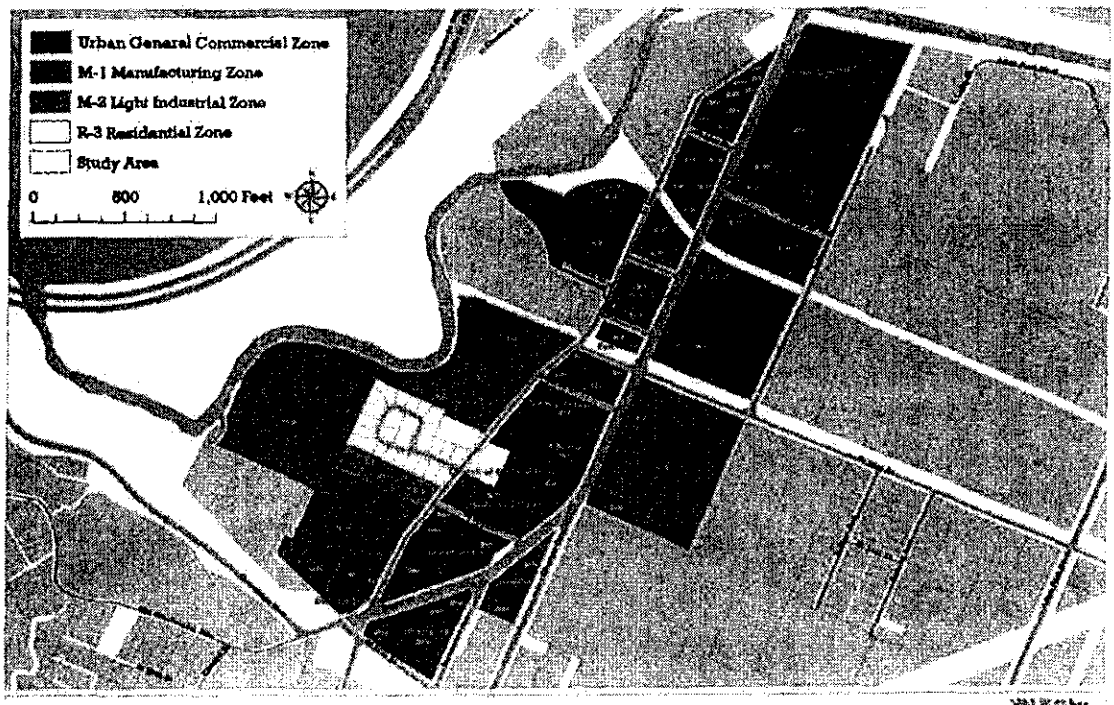
1. To support the community's desired vision for a walkable, mixed use area that includes new residential development.
2. To better align with the recommendations of the adopted *South Broad Redevelopment Plan*.
3. To better align with the existing land uses.
4. To complement the significant investments being made in the area by the City, and by private sources, for infrastructure improvements and the Riverwalk.

5. To optimize the redevelopment potential of the South Broad area and take advantage of the high traffic volumes.
6. To better support transit with higher residential densities and a more concentrated mix of commercial uses.

Existing industrial and residential uses should retain their current zoning (as noted below) to protect the continuation of those uses in the future.

Based on the findings and analysis above, and on the recommendations of the *South Broad Redevelopment Plan*, the RPA, therefore, recommends the following within the South Broad study area. See the Proposed Zoning map below.

1. Retain the existing M-1 Manufacturing Zone for some of the properties fronting St. Elmo Avenue (south of 33rd Street).
2. Retain the existing M-1 Manufacturing Zone for Chattem and WDEF.
3. Retain the existing M-2 Light Industrial Zone for the one property fronting St. Elmo Avenue at 35th Street.
4. Retain the R-3 Residential Zone for Mountain View Courts and the Church of the First Born.
5. Rezone the remaining properties to Urban General Commercial (UGC).



NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

> 2015-100 Choo Choo Partners, LP/Jon Kinsey. 1400 Market Street, 1435 Rossville Avenue, and 13 East 14th Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.
>
> 2015-101 City of Chattanooga/Regional Planning Agency. Properties generally bounded on the north by the Norfolk Southern Railway, on the south by Cummings Highway, on the east by Williams Street, and on the west by Interstate 24, from M-1 Manufacturing Zone, M-2 Light Industrial Zone, C-2 Convenience Commercial Zone, and R-3 Residential Zone to UGC Urban General Commercial Zone.
>
> 2015-107 Rocky Chambers with Chattanooga Engineering Group and Mike Oswald. 6913, 6917, and 6921 Greenway Drive, from R-2 Residential Zone to R-3 Residential Zone, subject to certain conditions.
>
> 2015-113 ASA Engineering/Allen Jones/Woodwork Realty Company. 405 East Main Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied for the C-3 Central Business Zone request and approved for a C-7 Northshore Commercial Mixed Use Zone:

> 2015-108 Jim Richards and Bill Reason. 405 North Market Street, from M-1 Manufacturing Zone and M-2 Light Industrial Zone to C-3 Central Business Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following amendments be made to the Chattanooga City Code, Part II, Chapter 38, known as the Chattanooga Zoning Ordinance by:

(a) Amending Article IX, Landscaping Provisions, by removing Section 38-596, Stormwater Credits in its entirety.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

October 13, 2015

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2015.

_____
Nicole Gwyn
Clerk to the City Council