

1ST READING

9-11-07

2ND READING

9-18-07

INDEX NO.

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2007-145

City of Chattanooga by RPA Staff

ORDINANCE NO. 12020

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE SPECIFIC C-2 CONVENIENCE COMMERCIAL ZONE, C-3 CENTRAL BUSINESS ZONE, M-1 MANUFACTURING ZONE, AND M-3 WAREHOUSE AND WHOLESALE ZONE PROPERTIES WITHIN THE SOUTH BROAD STREET AREA, MORE PARTICULARLY DESCRIBED HEREIN, TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO THE ATTACHED ZONING STUDY.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone specific C-2 Convenience Commercial Zone, C-3 Central Business Zone, M-1 Manufacturing Zone, and M-3 Warehouse and Wholesale Zone, more particularly described below, within the South Broad Street area to UGC Urban General Commercial Zone.

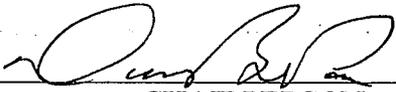
Zoning Study of specific C-2, C-3 and M-1 Properties located in the 2300 to 2800 blocks of Broad Street, the 2400 and 2600 block of Carr Street, the 2400 and 2500 blocks of Cowart Street, the 2400 and 2600 block of Long Street, the 2400 and 2600 block of Market Street, the 2400 and 2500 block of Williams Street, the 400 block of West 24<sup>th</sup> Street, the unit thru 400 block of West 25<sup>th</sup> Street, the 400 block of West 26<sup>th</sup> Street and being the following specific Tax Map Numbers 145N-D-002, 145N-D-003, 145N-D-007, 145N-D-009, 145N-D-010, 145N-D-011, 145N-D-011.01, 145N-D-012, 145N-D-013, 145N-E-001, 145N-E-002, 145N-E-004, 145N-E-005, 145N-E-019, 145N-E-020, 145N-F-002, 145N-F-004, 145N-F-006, 145N-F-009, 145N-F-010, 145N-F-013, 145N-G-001, 145N-G-002, 145N-G-003, 145N-G-004, 145N-G-005, 145N-G-007, 145N-H-001, 145N-H-001.01, 145N-H-001.02, 145N-H-003, 155C-A-006.01, 155C-A-014, 155C-A-017, 155C-A-019, 155C-B-001, 155C-B-011 (M-1 portion only), 155C-B-013, 155C-B-016, 155C-B-017, 155C-B-018, 155C-B-019, 155C-B-021, 155C-E-001, 155C-E-002, 155C-E-003, 155C-F-032, 155C-G-001, 155C-G-002, and 155C-J-008.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to the attached zoning study.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

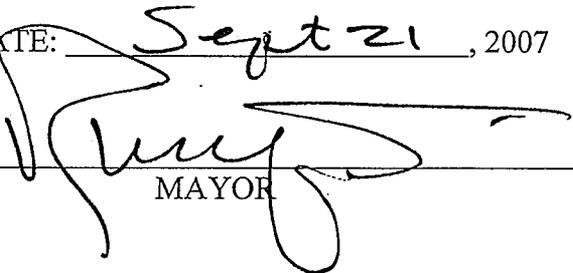
PASSED on Second and Final Reading

September 18, 2007.

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

DATE: Sept 21, 2007

  
\_\_\_\_\_  
MAYOR

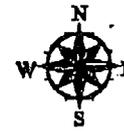
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CHATTANOOGA - HAMILTON COUNTY REGIONAL PLANNING AGENCY



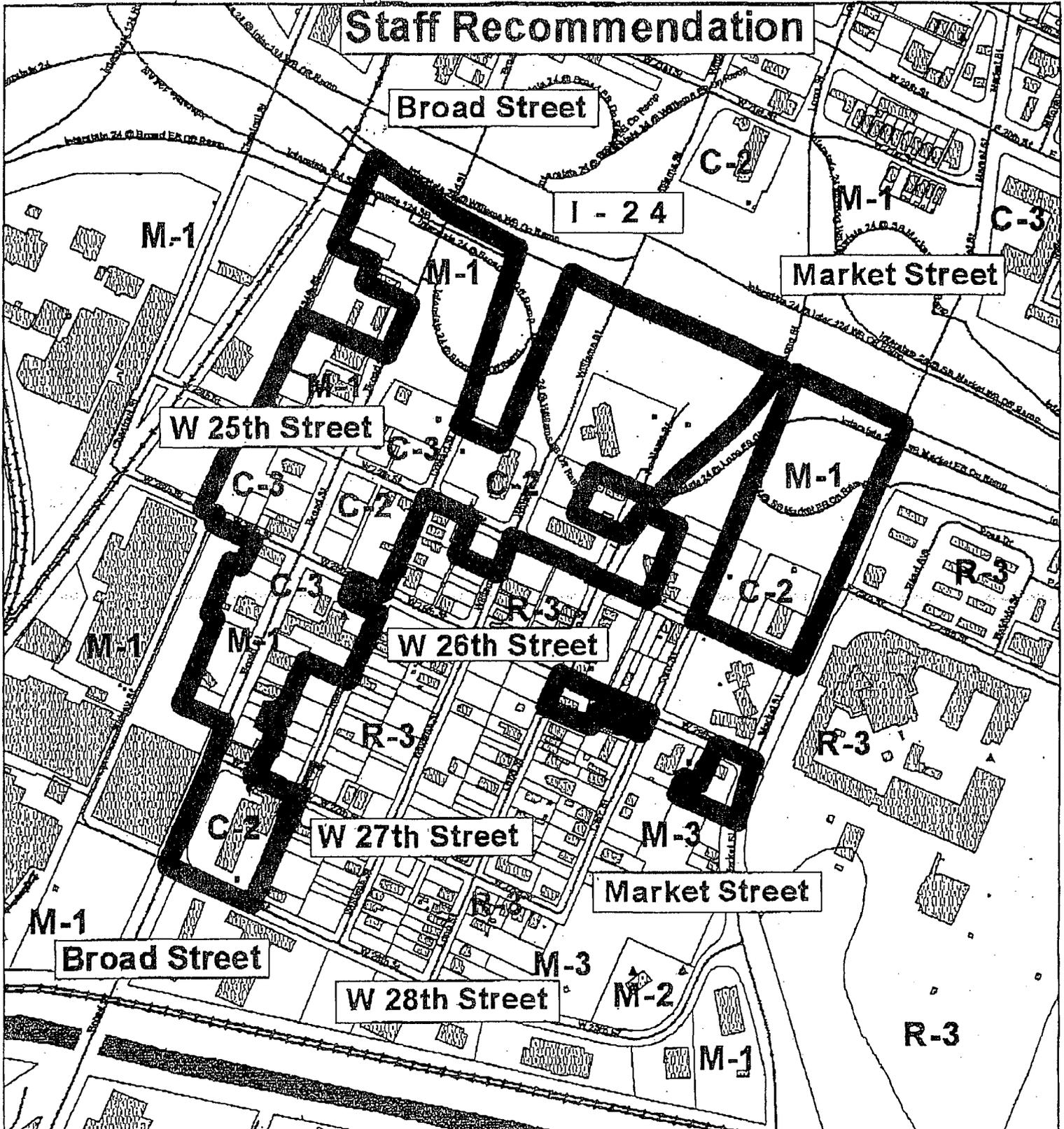
*Revised Map*

CHATTANOOGA  
CASE NO.: 2007-0145  
PC MEETING DATE 8/13/2007  
ZONING STUDY



1 in. = 450.0 feet

**Staff Recommendation**



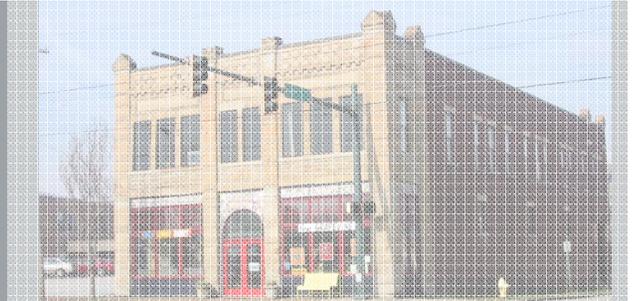
# Zoning Study

A RESOLUTION DIRECTING THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING AGENCY TO CONDUCT A ZONING STUDY OF THE SOUTH BROAD STREET REDEVELOPMENT PLAN AREA.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the Chattanooga-Hamilton County Regional Planning Agency be and is hereby directed to conduct a zoning study of a revised area within the South Broad Street area as described here in:

I-24 to the north, Chattanooga Creek to the east and south, and properties fronting on Broad Street to its west as the westernmost boundary and to include tax map numbers: 145N D 12, 145N D 11, 145N D 11.01, 145N F 002, 145N F 013

The zoning study is to review the existing zoning and recommend to the City Council the appropriate zoning that would best implement and accommodate the goals **recommended in the South Broad Street Redevelopment Plan.**

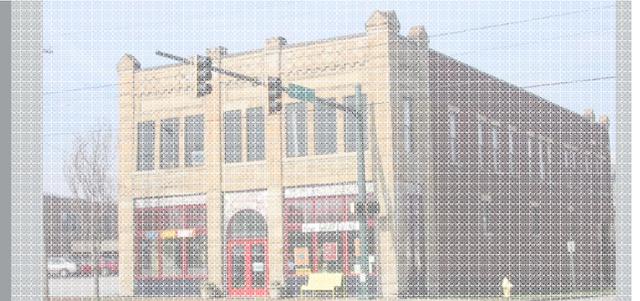


# South Broad Redevelopment Plan

Encourages development that builds a more urban environment

“New construction should be built in a traditional urban pattern...”

“...traditional urban building placement, shared parking, pedestrian entries, site design, landscaping and a walkable environment”

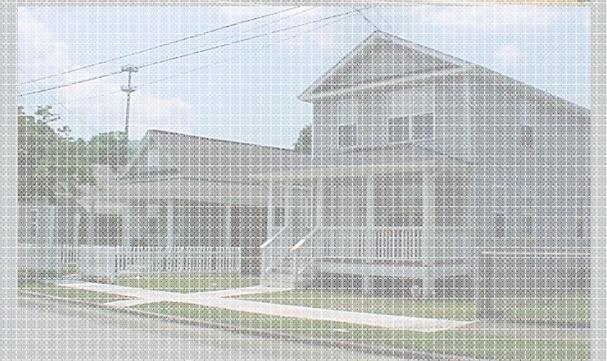


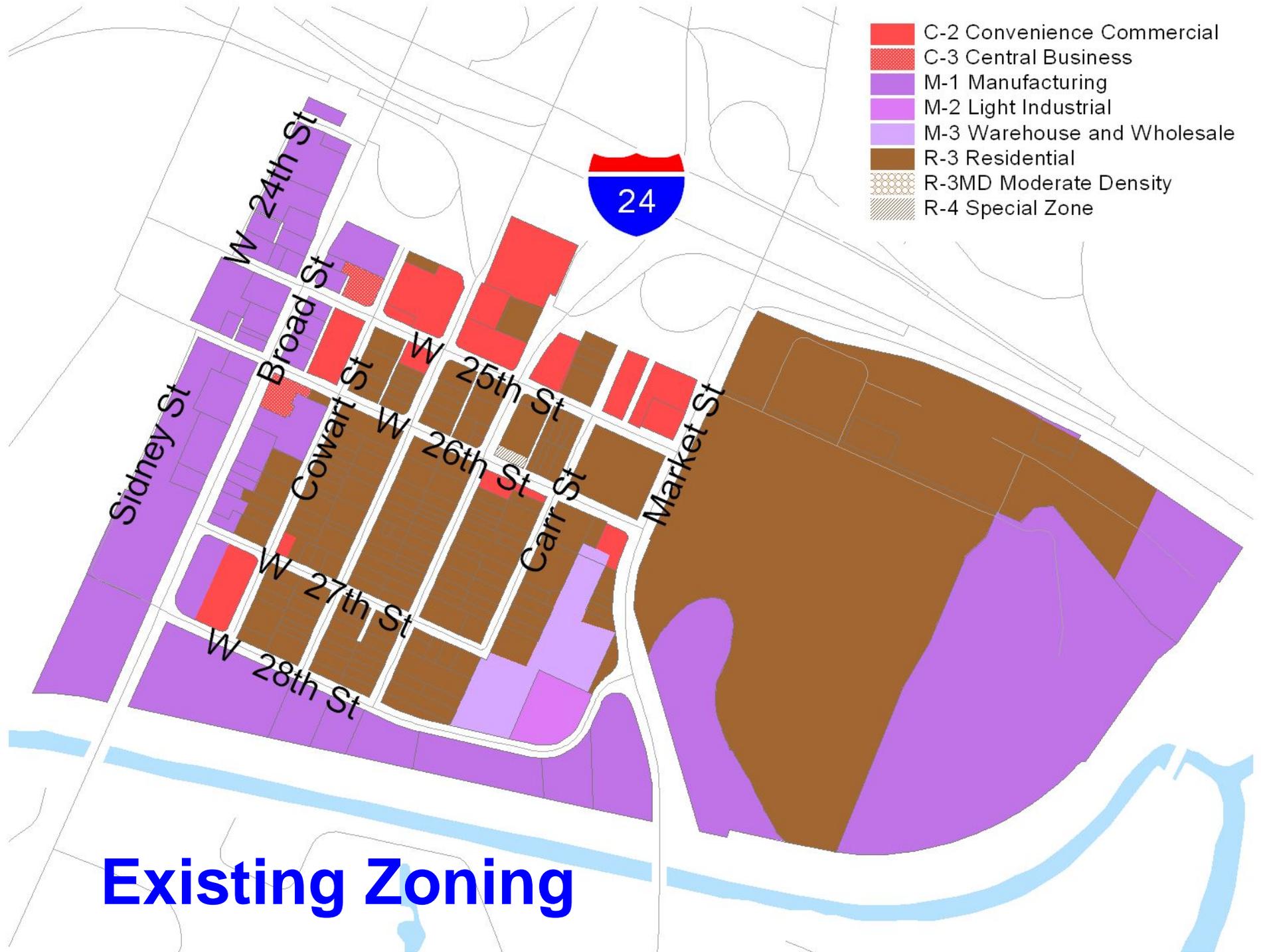
# South Broad Zoning Study

The purpose of the South Broad Zoning Study is to maintain and support urban development as an important community choice.

*“Provide recommendations that will best integrate new development and land use changes with existing character and form.”*

*- CompPlan 2030*



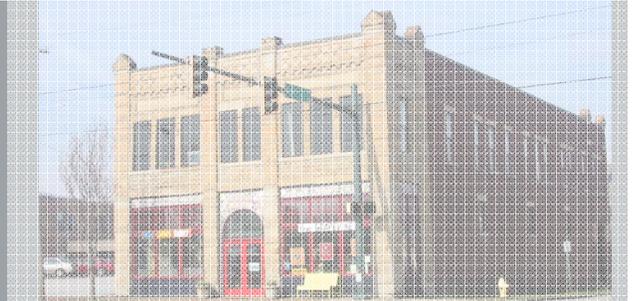


# Existing Zoning



# What's not working?

*The history of the area as a manufacturing stronghold is represented by some remaining manufacturing operations, but the area has, for the most part, converted to commercial and residential uses. –the South Broad Redevelopment Plan*



# What's not working?

The plan recommends that “New mixed-use buildings should be built...”

Existing M-1 Manufacturing zoning does not allow residential uses.

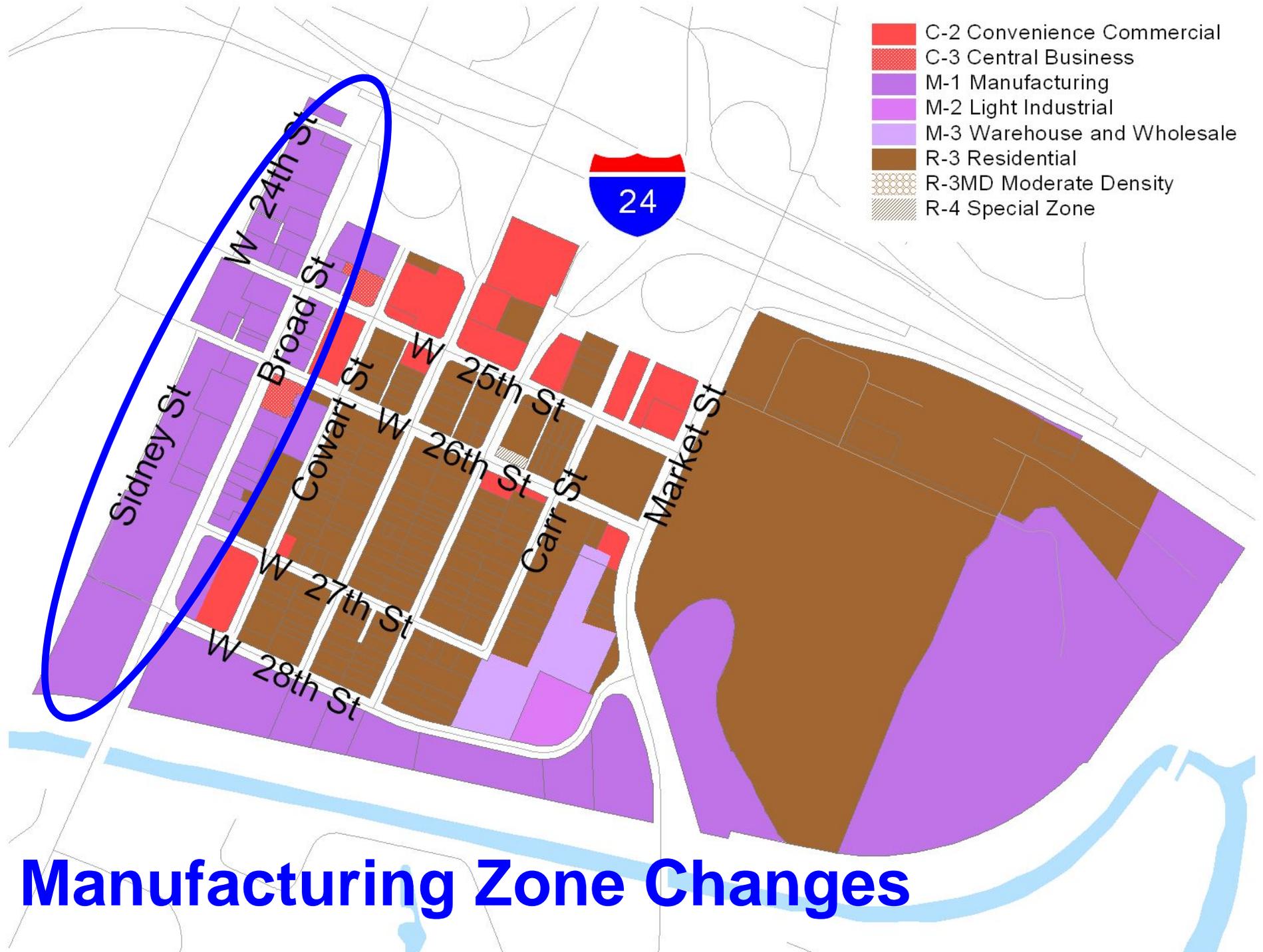


*Broad Street particularly offers the opportunity for mixed-use buildings with apartments above storefronts.*

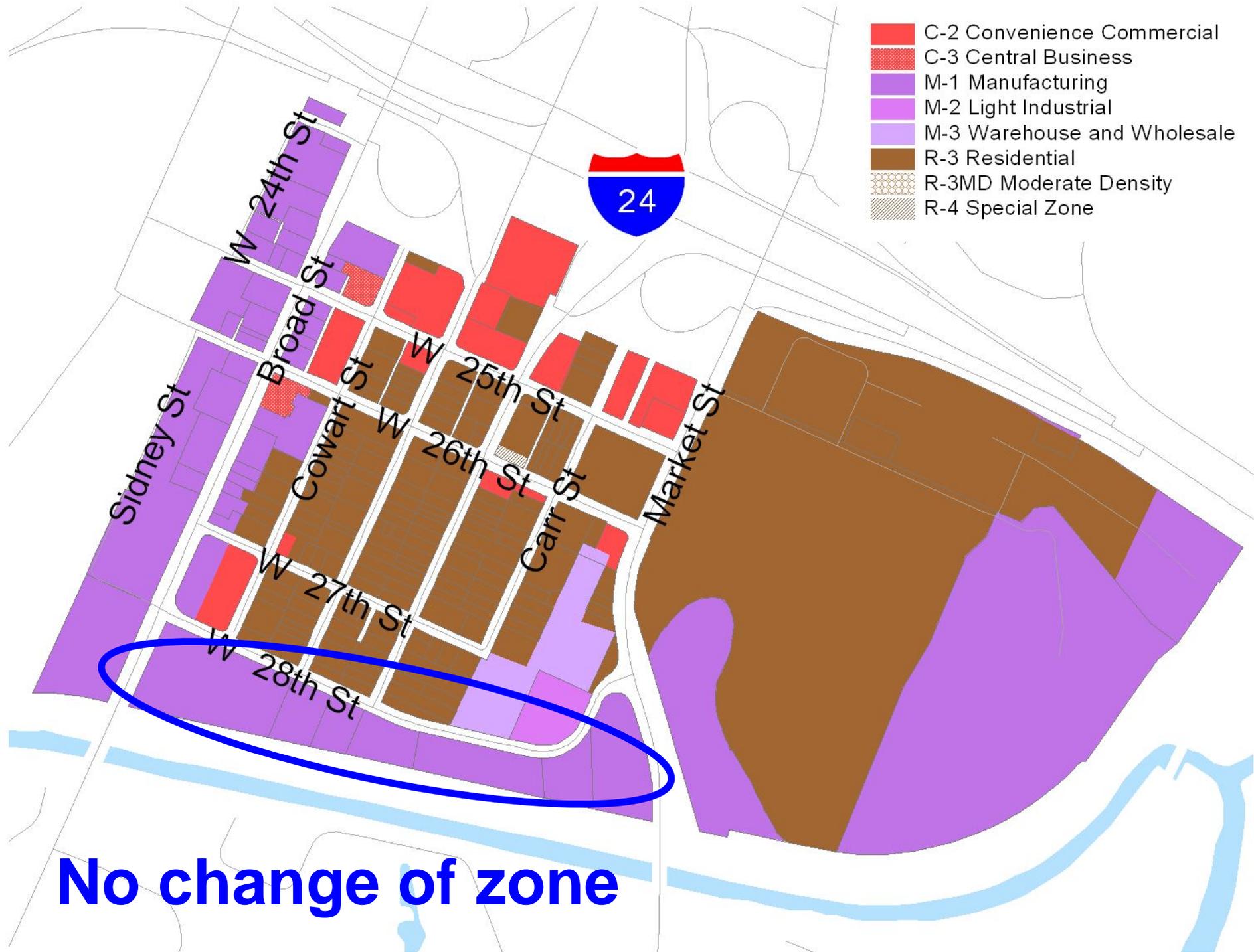


*—the South Broad Redevelopment Plan*





# Manufacturing Zone Changes



**No change of zone**

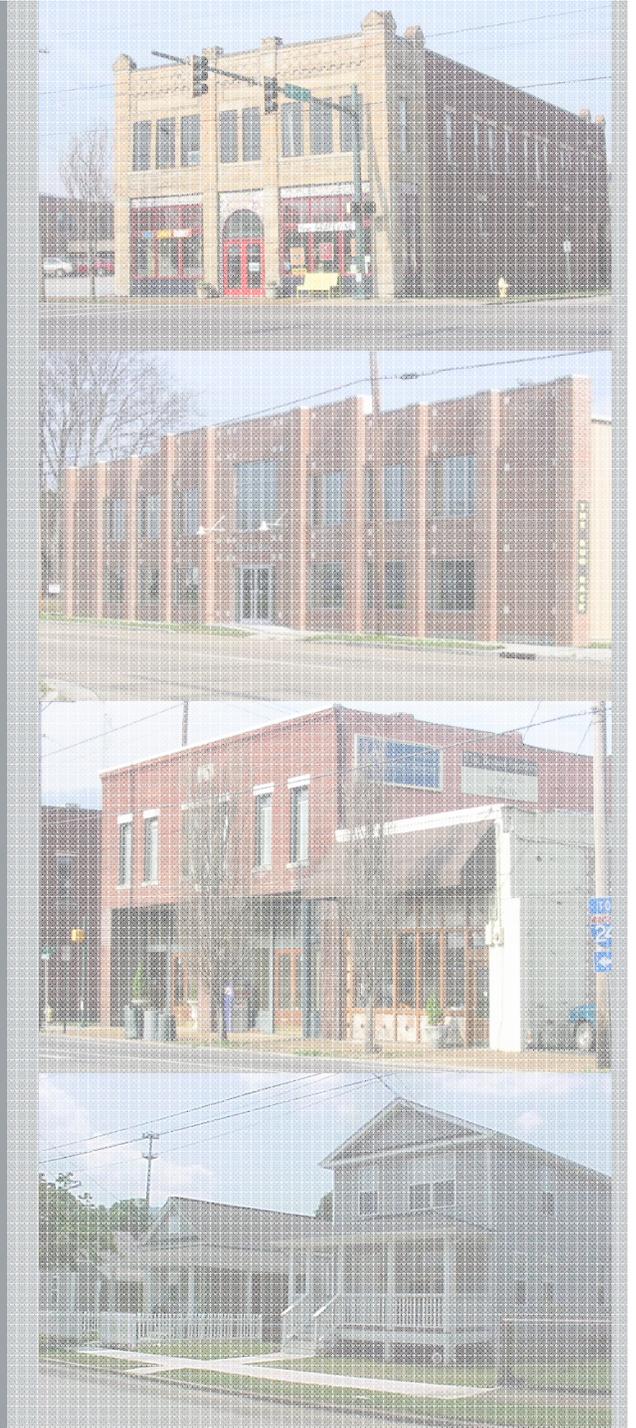


**Parcels being considered for rezoning**

# Recommendation

Change manufacturing-zoned and commercially-zoned property along South Broad St. and 25<sup>th</sup> and 26<sup>th</sup> Streets to an appropriate urban zone that allows mixed-use:

**URBAN GENERAL  
COMMERCIAL ZONE**



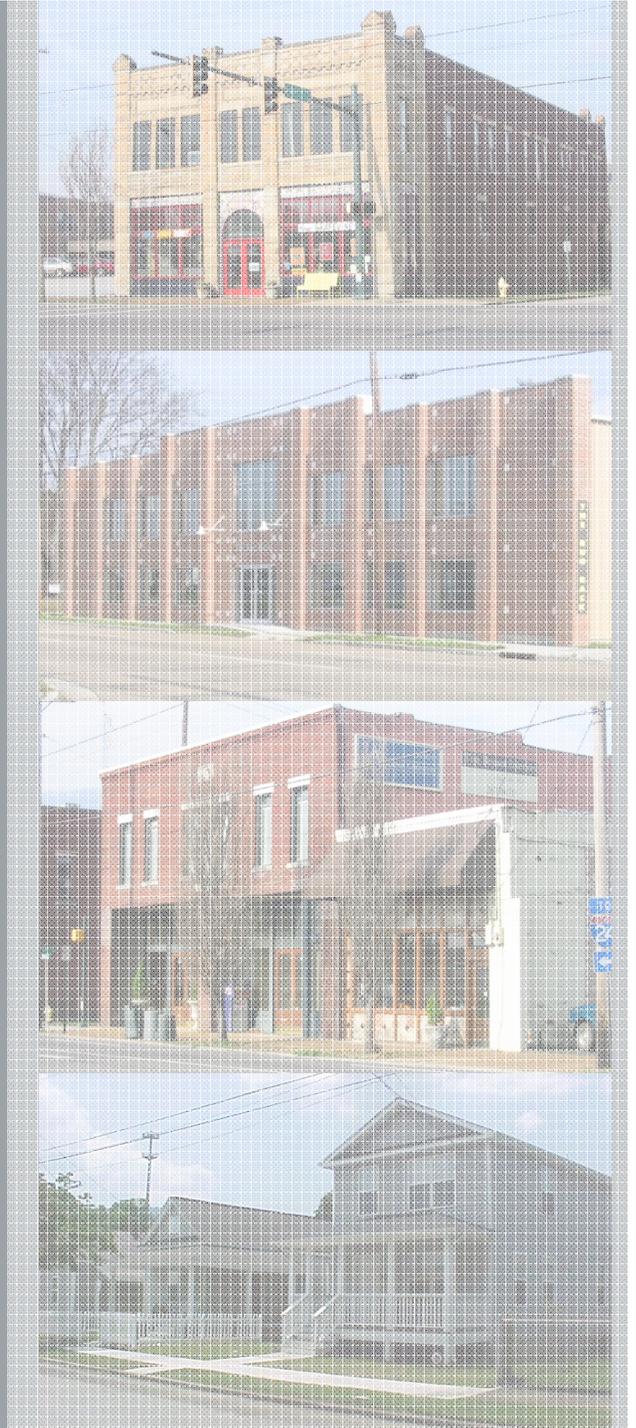
# Function: Urban General Commercial Zone

- (1) Retail Sales and Service Establishments
- (2) Bakeries, delicatessens, meat and fish markets whose products are sold only at retail and on the premises,
- (3) Banks, savings and loan institutions, finance companies and credit unions
- (4) Bowling alleys, billiard rooms, theaters, or other indoor amusement establishments,
- (5) Office buildings,
- (6) Restaurants and other establishments serving prepared food and beverages,
- (7) Hospitals,
- (8) Commercial signs and billboards,
- (9) Schools, churches, and other public and semi-public buildings,
- (10) The following uses may be permitted, provided that employee parking and company use vehicles are provided on-premises parking. Parking of said vehicles shall not be within the public right-of way or block visibility to traffic: Plumbing shops, Electrical shops, Radio and TV shops, -Appliance repair shops, Small print shops, Photocopying services, Similar workshop type uses
- (11) In general, all stores, shops, or services similar in character, type and effect to the above unless otherwise controlled or provided by law.
- (12) Residential dwelling units, excluding single-family detached and two-family residences and factory manufactured homes constructed as a single self-contained unit and mounted on a single chassis.
- (13) Wholesaling with accessory warehousing and related office space provided that said use shall not exceed 5,000 sq. ft. in total usable floor area.
- (14) Motels and Hotels
- (15) Furniture and Appliance Sales
- (16) Self-service storage facility

# Plan Form Recommendations

“One of the most critical elements for transforming the South Broad corridor into a pedestrian friendly, viable commercial destination is building setbacks.”

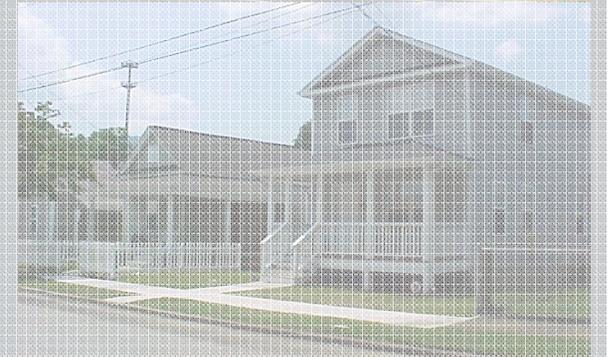
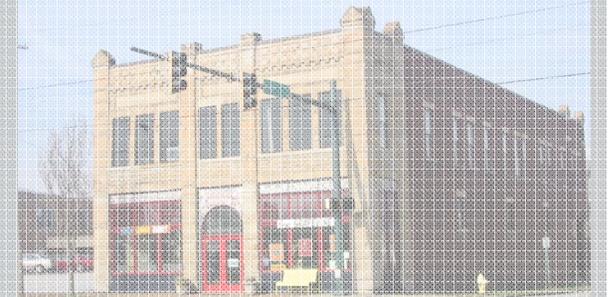
“Ideally, over time, all buildings would take advantage of the sidewalk placement that is typical of urban commercial areas.”



# Plan Form Recommendations

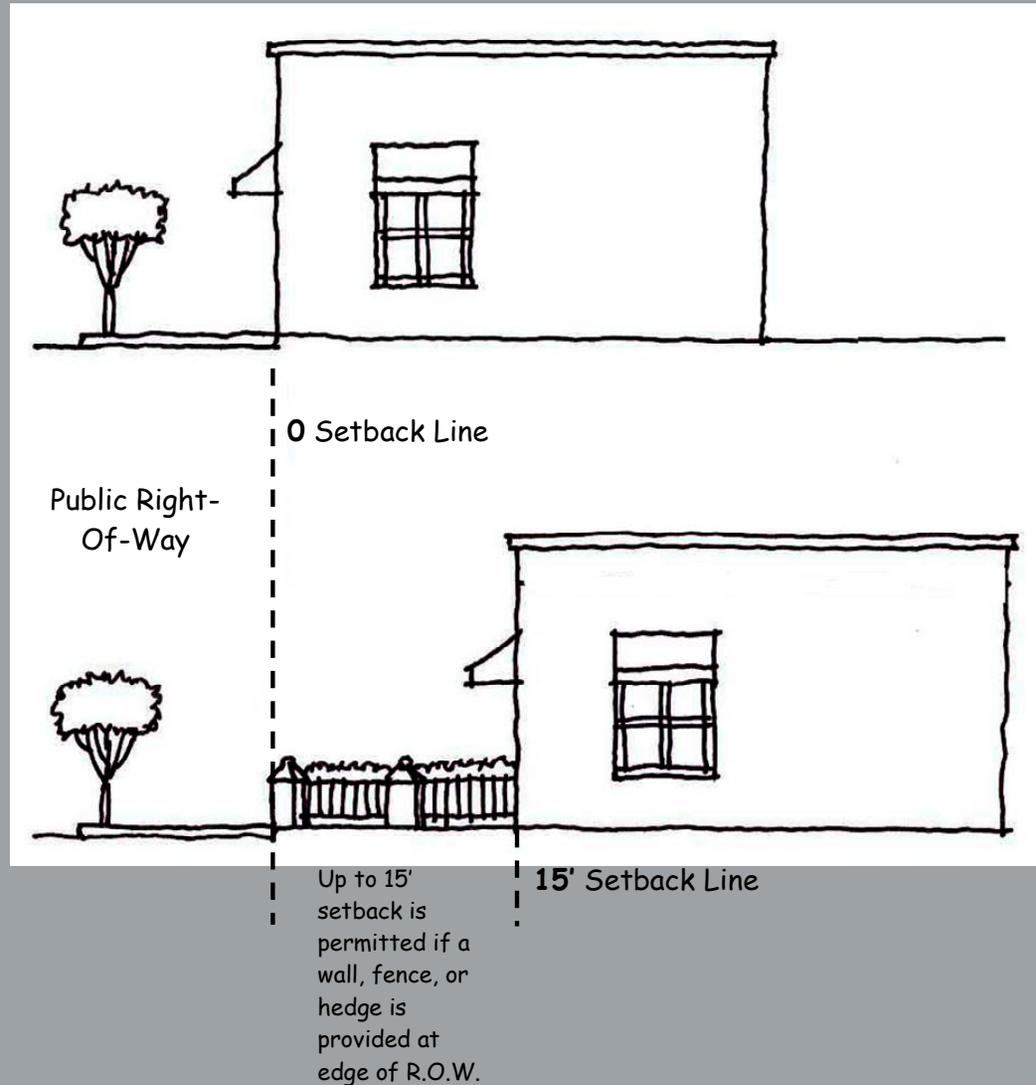
“New buildings should be built to the sidewalk with pedestrian entrances facing the main streets and parking to the rear.”

Zero building setbacks “allow parking to be placed behind the buildings, or to the side where absolutely necessary.”



# Form: Urban General Commercial Zone

Principle:  
Setbacks should reflect urban design



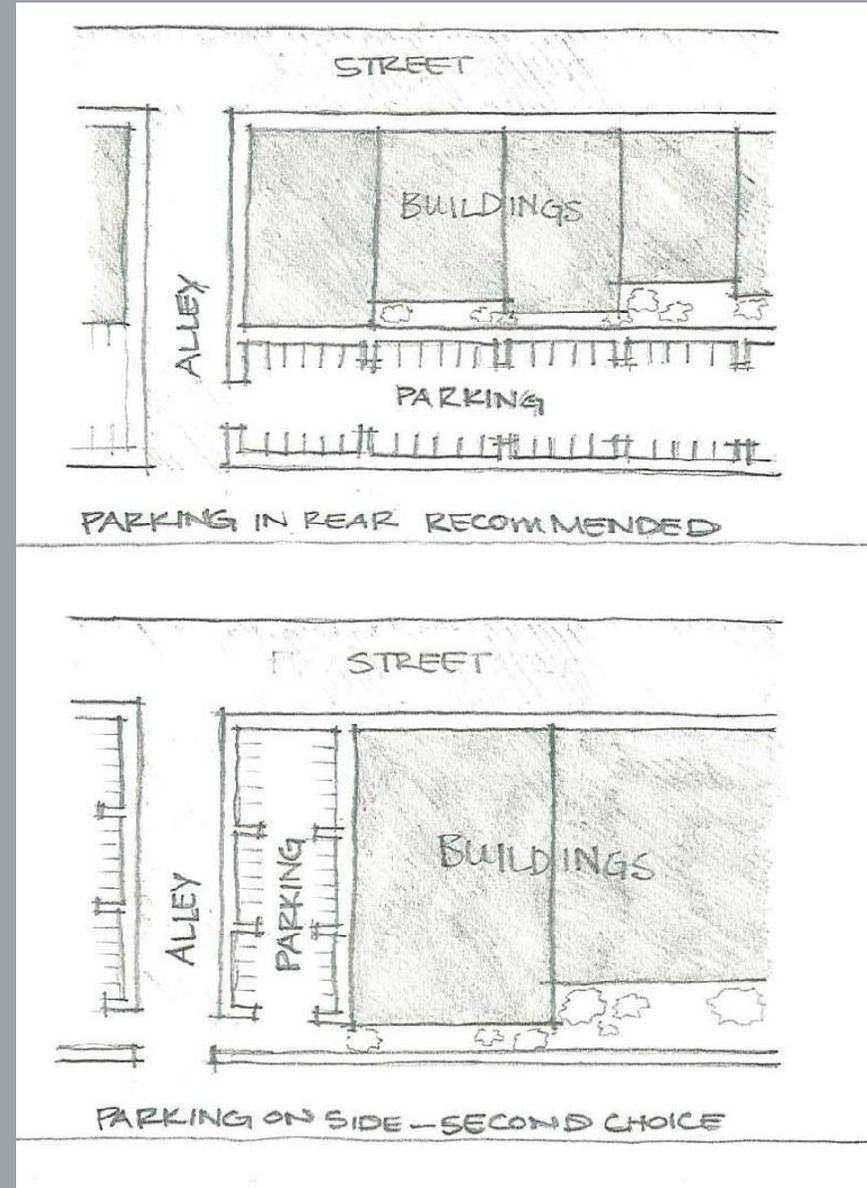
# Form: Urban General Commercial Zone

- Principle:  
Setbacks  
should reflect  
urban design



# Form: Urban General Commercial Zone

- Principle:  
Parking should be to the side or rear of the building

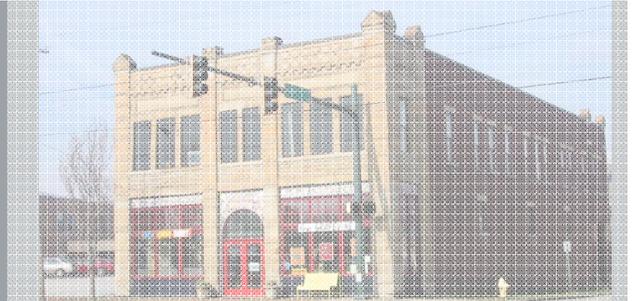


# Form: Urban General Commercial Zone

Zoning should support other urban components:

- Pedestrian entrance on street
- Side streets and alleys are preferred to be used for access.
- Placement of all dumpsters to the rear of the property or away from residential areas is preferred.
- There shall be a percentage of openings (doors and windows) on the ground floor primary street facade of no less than 30%.
- No security-type roll up metal doors shall be permitted on the primary street.
- Off-street parking should be located to the rear of the building. If it is physically impossible to located parking to the rear of the building, a decorative fence, wall and/or hedge shall be provided along any street (excluding alleys) to screen the parking.

Property owners  
can still request a  
rezoning of their  
property.



# Process

Mail out to property owners



Public meeting



Rezoning letters to property owners



Planning Commission- August



City Council- September

