

First Reading: October 31, 2023
Second Reading: November 7, 2023
Alternate Version #2

ORDINANCE NO. 14051

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE XVI, DOWNTOWN FORM BASED CODE, DIVISION 1, INTRODUCTORY PROVISIONS TO ADD A NEW FORM BASED CODE CONTEXT AREA AND ASSOCIATED FORM BASED CODE ZONES; SECTION 38-692 LEGAL REQUIREMENTS; SECTION 38-693, CONTEXT AREAS; SECTION 38-694, ZONES; AMEND DIVISION 3, RULES FOR ALL ZONES; SECTION 38-697, LOT TYPES; SECTION 38-698 MEASUREMENTS AND EXCEPTIONS; AND ADD NEW CONTEXT AREAS DIVISION 15, WESTSIDE AND ASSOCIATED ZONES.

WHEREAS, the Chattanooga City Council adopted Ordinance Number 13505 to permit sites 40 acres or larger that are planned for redevelopment to apply for a new Context Area and Associated Zones in the Downtown Formed Based Code; and

WHEREAS, the Form Based Code regulations did not provide a process for creating new context areas and associated zones for these large sites through the rezoning process; and

WHEREAS, these sites, due to their size and scale do not readily fit into the existing Form Based Code contexts and zone options within each context; and

WHEREAS, the applicant has demonstrated that the current Form Based Code Context Area and Associated Zones did not align with the unique site related conditions and proposed development program; and

WHEREAS, the applicant has submitted all required information for a new Context Area and Associated Zones; and,

WHEREAS, the Chattanooga City Council recommends that this petition be approved with the following modifications: 1) Remove STVRs as a Limited Use in the Use Table in the W-N Zone; 2) Zones within the Westside Context Area may apply a parking discount of 0.5 spaces per residential unit. Shared parking is allowed and encouraged; and 3) The Clear Pedestrian Zone shall be eight foot (8') minimum for an A Street and a six foot (6') minimum for a B Street in the W-N and W-PK Zones; 4) Single Unit Attached Housing and Single-Unit Attached Housing with ADU's shall be a permitted use in the W-N Zone; and 5) Zones within the Westside Context Area may apply a parking discount of 0.5 spaces per residential unit. Shared parking is allowed and encouraged.

WHEREAS, the following can be permitted by special exception by City Council – Micro Brewing; the following can be permitted by Special Exception from BOZA – Home Daycare; and the following will not be permitted: (1) Social Services; (2) STVR which is already addressed in conditions; (3) Boarding House; and (4) Bed and Breakfast.

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

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

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 1. INTRODUCTORY PROVISIONS, Section 38-692. Legal Requirements (4) Purpose by inserting the following:

7. Westside

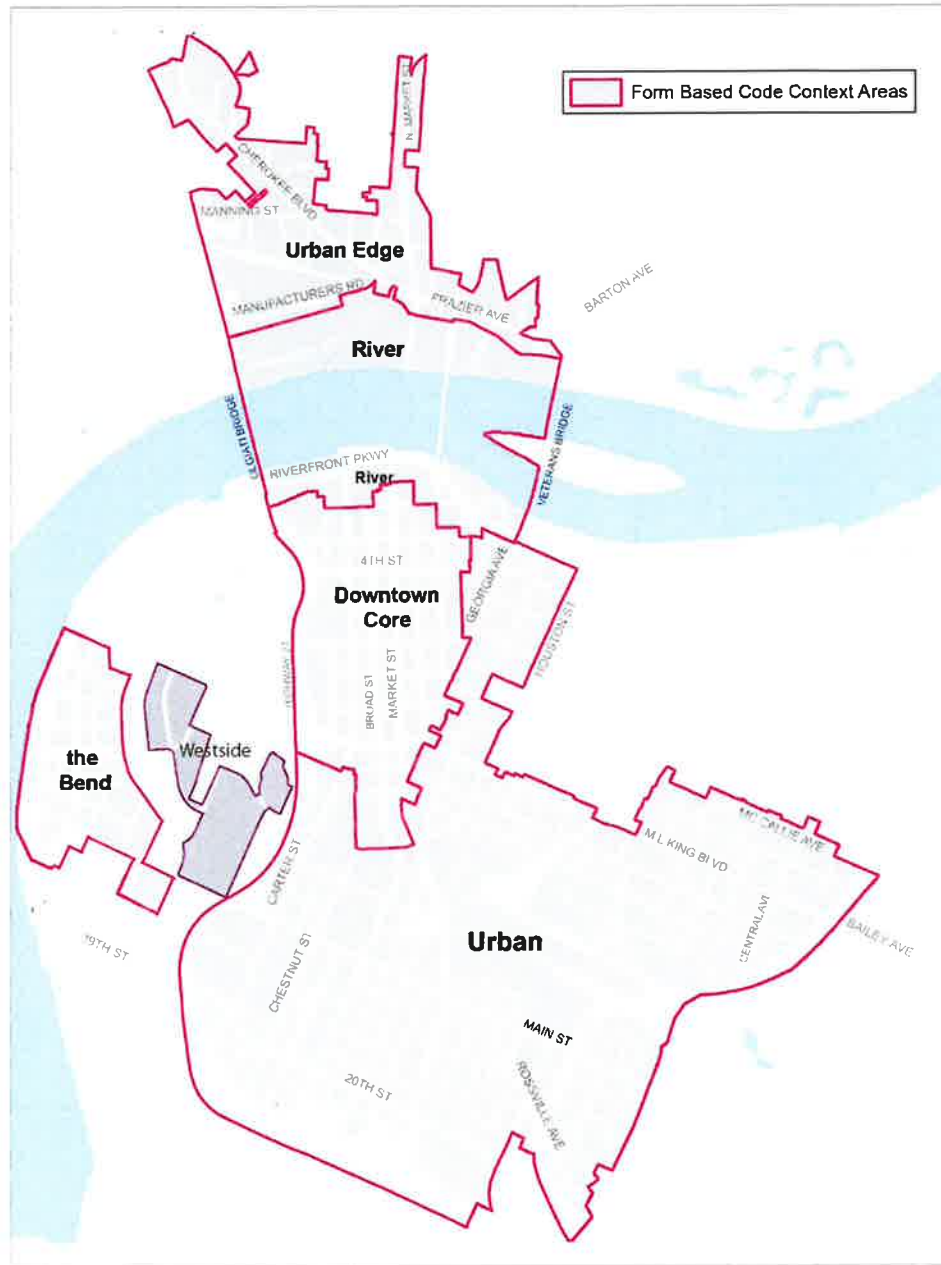
Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 1. INTRODUCTORY PROVISIONS, Section 38-693. Context Areas, (1) Context Areas Established by inserting the following:

The Westside (W)

Consists of medium to high intensity residential and a mix of neighborhood commercial and public uses (up to 7 stories) in a pedestrian friendly environment that remains respectful of the neighborhood's rich history.

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 1. INTRODUCTORY PROVISIONS, Section 38-693. Context Areas, (2) Downtown Context Map by deleting in its entirety and replacing with the following:

(2) Downtown Context Map



Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 1. INTRODUCTORY PROVISIONS. Section 38-694. Zones, (1) Zones Established by inserting the following:

The Westside (W)

W-N-7 Neighborhood Zone

W-PK Parks and Open Space

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (6) Multi-Unit (Up to 4 units), (D) Zones Allowed by inserting the following:

6. The Westside: W-N

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (7) Multi-Unit (5 + units), (D) Zones Allowed by inserting the following:

6. The Westside: W-N

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (8) Hybrid, (D) Zones Allowed by inserting the following:

6. The Westside: W-N

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (9) Commercial, (D) Zones Allowed by inserting the following:

6. The Westside: W-N

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-697. Lot Types (11) Public, (D) Zones Allowed by inserting the following:

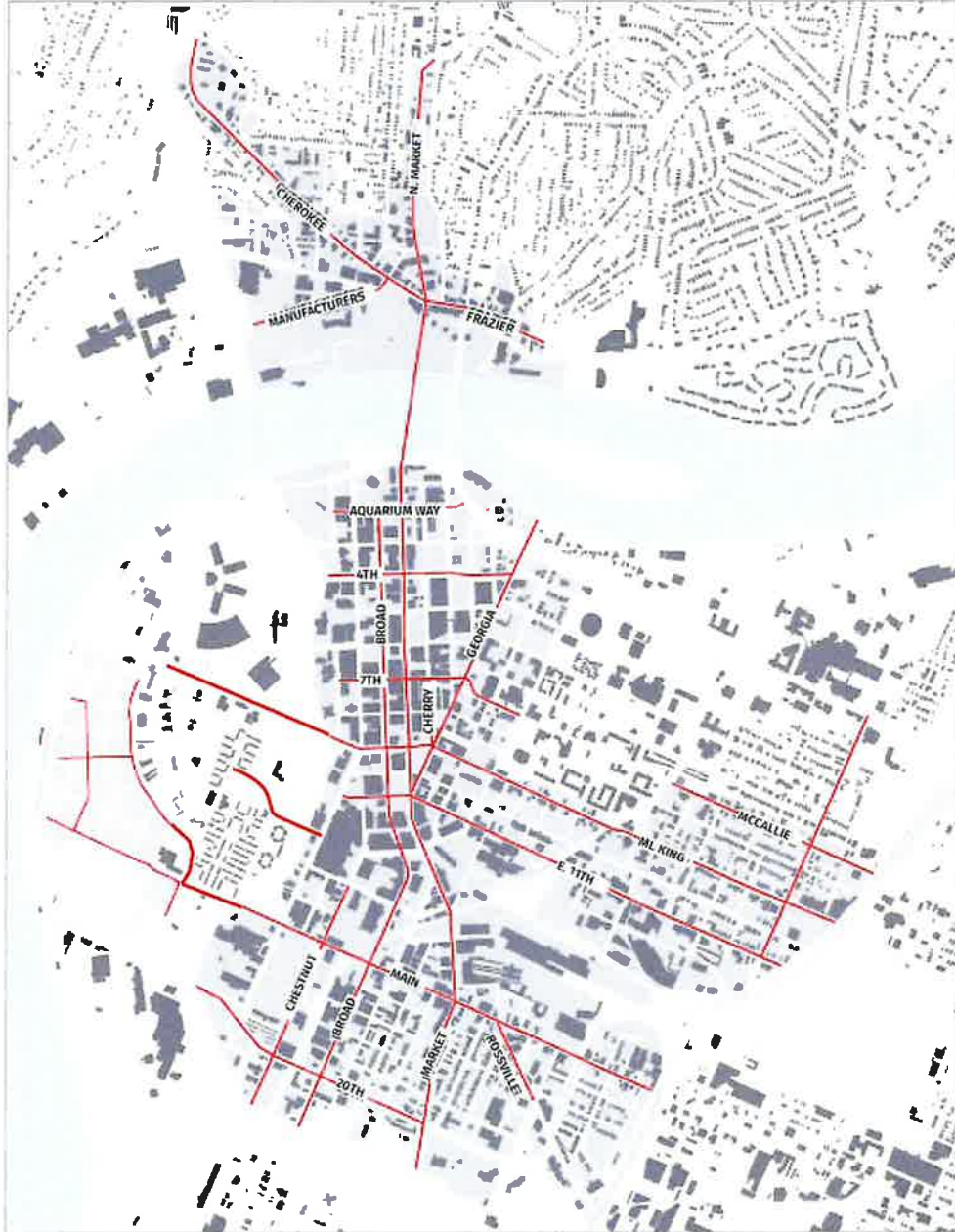
6. The Westside: W-N and W-PK

Amend Article XVI. DOWNTOWN FORM BASED CODE, DIVISION 3. RULES FOR ALL ZONES. Section 38-698. Measurements and Exceptions (2) Building Placement, B. A and B Streets by deleting the existing map and replacing with the following:

RULES FOR ALL ZONES | Measurements and Exceptions

Figure 38-698.(2)B.: Designated A Streets

— "A" Street



Amend Article XVI. DOWNTOWN FORM BASED CODE, by adding a new DIVISION 16. The Westside (PDF of Document is attached) to this Ordinance.

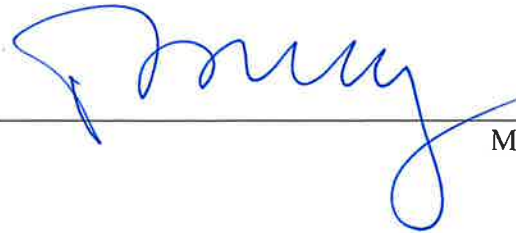
SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: November 7, 2023



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem/Alternate Version 2