

Board of Zoning Appeals

October 1st, 2025





Agenda

OLD BUSINESS

1. BZA-25-54: 1004 Normal Ave, 37404 (District 2) - Setback Variance
2. BZA-25-57: 4029 Harbor Hills Rd, 37416 (District 3) - Setback Variance
3. BZA-25-59: 7444 Pinewood Dr, 37421 (District 4) - Townhome Massing Variance

NEW BUSINESS

1. BZA-25-61: 1607 Central Ave, 37408 (District 7) - Monument Sign Setback Variance
2. BZA-25-66: 2408 Awtry St, 37406 (District 9) - Special Exception for a Group Home: For-Profit
3. BZA-25-67: 519 Oliver St, 37405 (District 2) - Setback Variance
4. BZA-25-68: 2105 S. Lyerly St, 37404 (District 9) - Relief from Mixed-Use and Commercial Zones Dimensional and Development Requirements
5. BZA-25-69: 3261 Lightfoot Mill Rd, 37406 (District 5) - Relief from Sec. 38-50
6. BZA-25-71: 2332 Shallowford Village Dr, 37421 (District 6) - Pylon Sign Max Height Increase
7. BZA-25-72: 1009 Reads Lake Rd, 37415 (District 1) - Zoning Interpretation
8. BZA-25-73: 7404 Tyner Rd, 37421 (District 6) - Increase in Maximum Allowed Parking Spaces
9. BZA-25-74: 112 Baker St, 37405 (District 2) - Setback Variance
10. BZA-25-75: 7410 Sonia Ln, 37421 (District 6) - Special Exception: Parking Lot (Principal Use)
11. BZA-25-76: 205 Minor St, 37405 (District 1) - Special Exception: Drug Treatment Clinic



OLD BUSINESS

BZA-25-54

1004 Normal Ave 37405

Applicant: John Sweeton

Zoning: RN-1-5 Residential Neighborhood

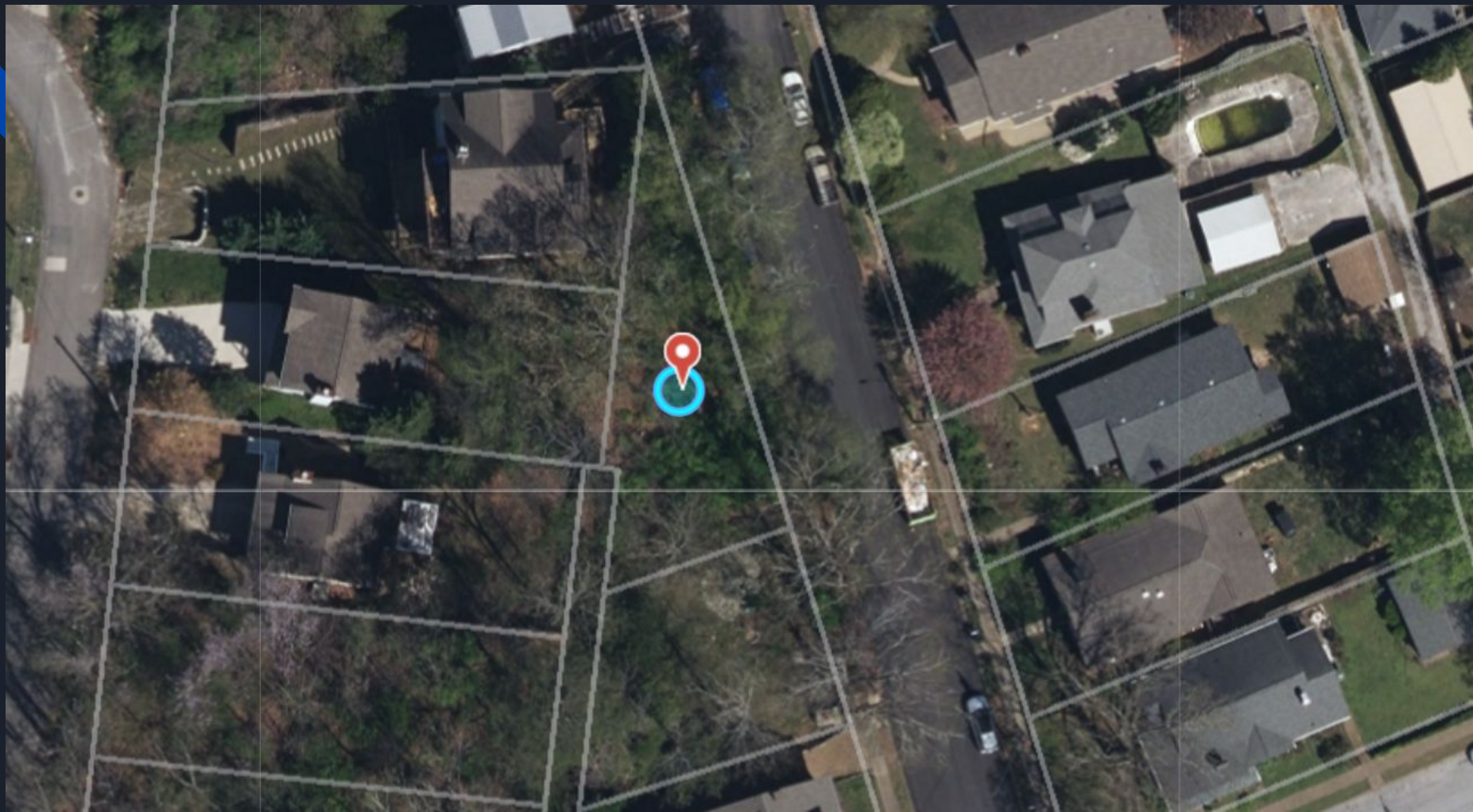
Council District: 2

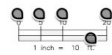
Variance Request: Reduction in front setback from 15 feet to 10 feet and a reduction in rear setback from 25 feet to 5 feet.

Hardship: Lot shape / size









403 East Main Street, Suite 130
Chattanooga, TN 37408
Phone: 423-600-9110
www.ChattanoogaEngineeringGroup.com

1004 NORMAL AVE
SINGLE-FAMILY
CHATTANOOGA, TENNESSEE
Tax ID: 136A D 001

[illegible]

Project Number:		0000
Date Issued:		JANUARY 19, 20
Designed By:		
Drawn By:		
Checked By:		

C201

SITE PLAN



Variance Narrative – Request to Reduce Front and Rear Setbacks (RN-1-5 Zoning)

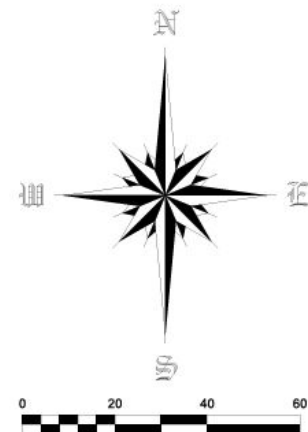
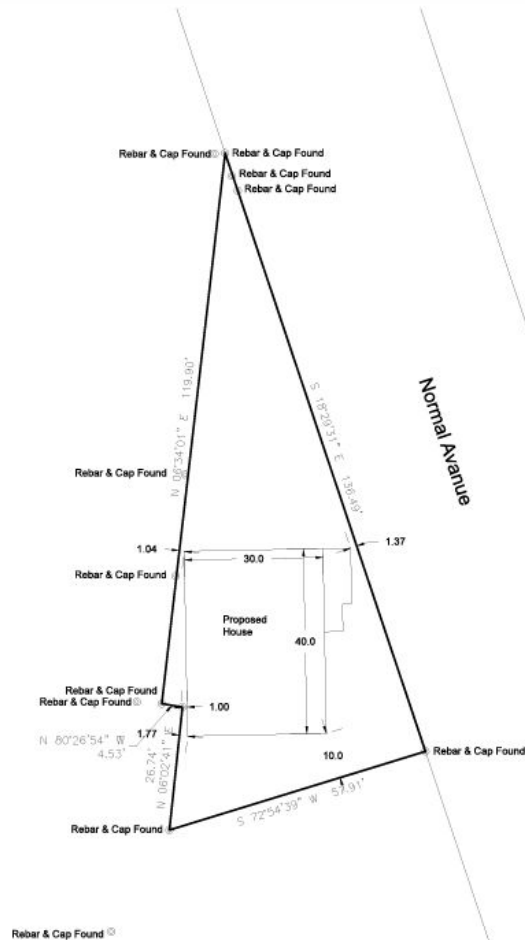
I am requesting a variance to reduce the required front setback from 15 feet to 10 feet and the rear setback from 25 feet to 5 feet for a parcel I own within the RN-1-5 zone in Chattanooga.

This lot was originally recorded in 1895—long before the adoption of Chattanooga's zoning regulations. It is a narrow, triangular-shaped parcel that presents significant limitations for development under current setback requirements. Without a variance, the buildable footprint is reduced to an area of approximately 300 square feet, which makes it virtually impossible to construct a reasonably sized single-family home.

The intent of this request is to make functional use of a long-established lot by allowing for the construction of a single-family detached residence. Several neighboring properties along the same street already feature front setbacks of less than 15 feet, and the proposed 10-foot front setback aligns with this existing pattern.

The rear of the lot abuts an unopened alley, not an active residential property. The requested 5-foot rear setback still maintains over 10 feet of physical separation from the actual rear lot line, and does not negatively impact any adjacent structures or uses.

This variance request is not seeking additional density or an incompatible use—it simply provides the flexibility needed to build a home that fits within the physical constraints of a historically platted property, while remaining consistent with the surrounding neighborhood character.



Site Plan
1004 Normal Avenue



Community Comments

Madison Reed <MadisonR@tnland.com>
To: "lswitt@chattanooga.gov" <lswitt@chattanooga.gov>

Sat, Sep 27, 2025 at 3:19 PM

Madison Reed
526 Crewdson Street
Chattanooga, TN 37405
Madisonr@tnland.com

Re: Opposition to Requested Setback Variance – 1004 Normal Ave

To whom it may concern,

I am writing as the owner of 526 Crewdson Street to respectfully oppose the request to reduce the required rear setback for the property located at [1004 Normal Ave](#) from 25 feet to 5 feet.

Maintaining the 25-foot setback is important for several reasons:

1. Privacy and Character of the Neighborhood

The existing 25-foot setback preserves a sense of space and privacy between homes. Reducing it to 5 feet would place a structure unreasonably close to my property, diminishing the quiet and open character that our neighborhood has long valued.

2. Property Value and Enjoyment

A building so close to my lot line would likely impact the value and enjoyment of my home, including natural light, air flow, and the aesthetic appeal of our shared boundary.

3. Precedent and Zoning Integrity

Granting this variance could set a precedent for other properties to seek similar reductions, undermining the intent of our zoning regulations and potentially altering the character of the entire area.

I respectfully ask the board to uphold the current setback requirement and deny the variance request. Thank you for considering the concerns of neighboring property owners as you make your decision.

Sincerely,

Madison Reed

BZA-25-57

4029 Harbor Hills Rd 37416

Applicant: Kenneth Ware

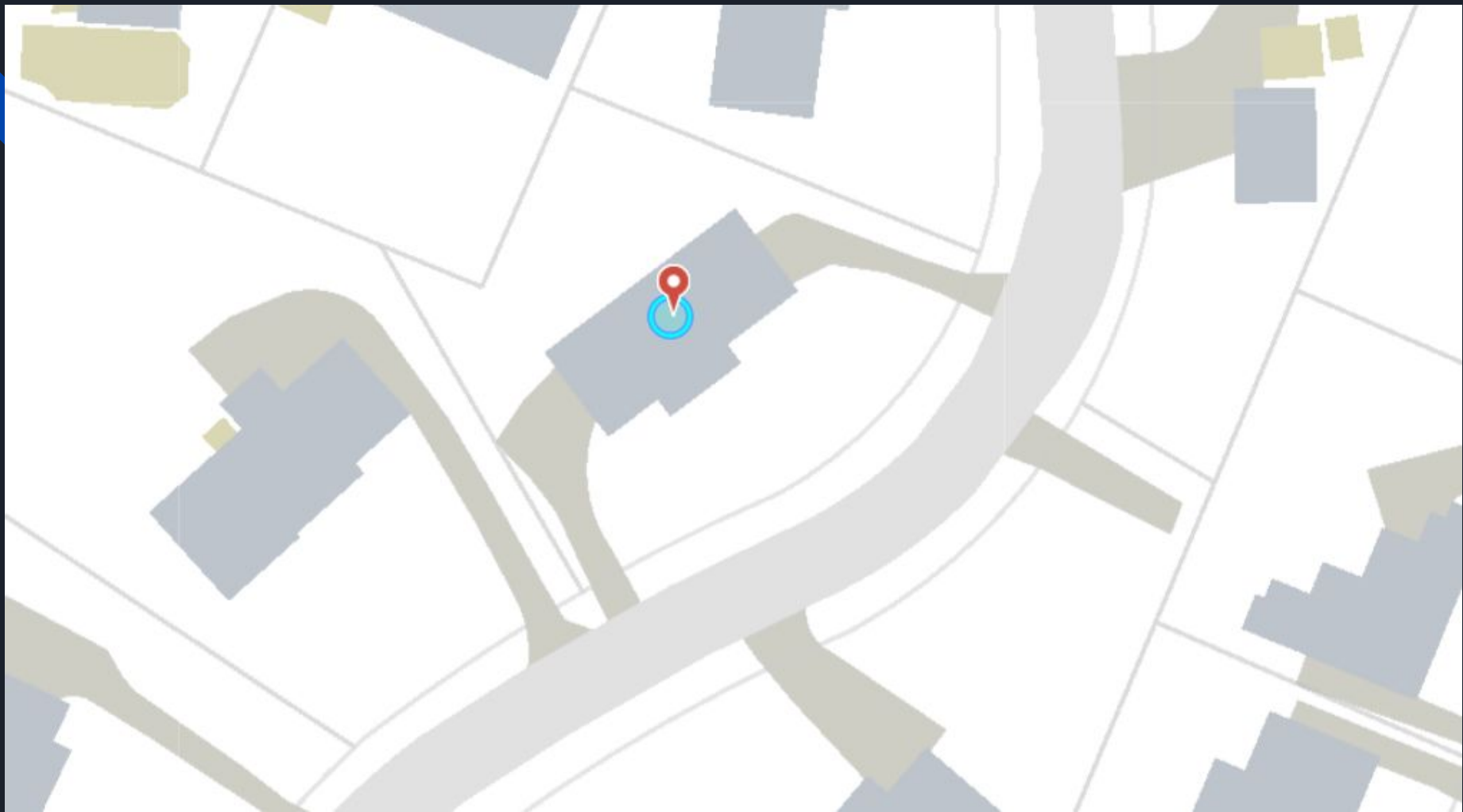
Zoning: RN-1-6 Residential Neighborhood

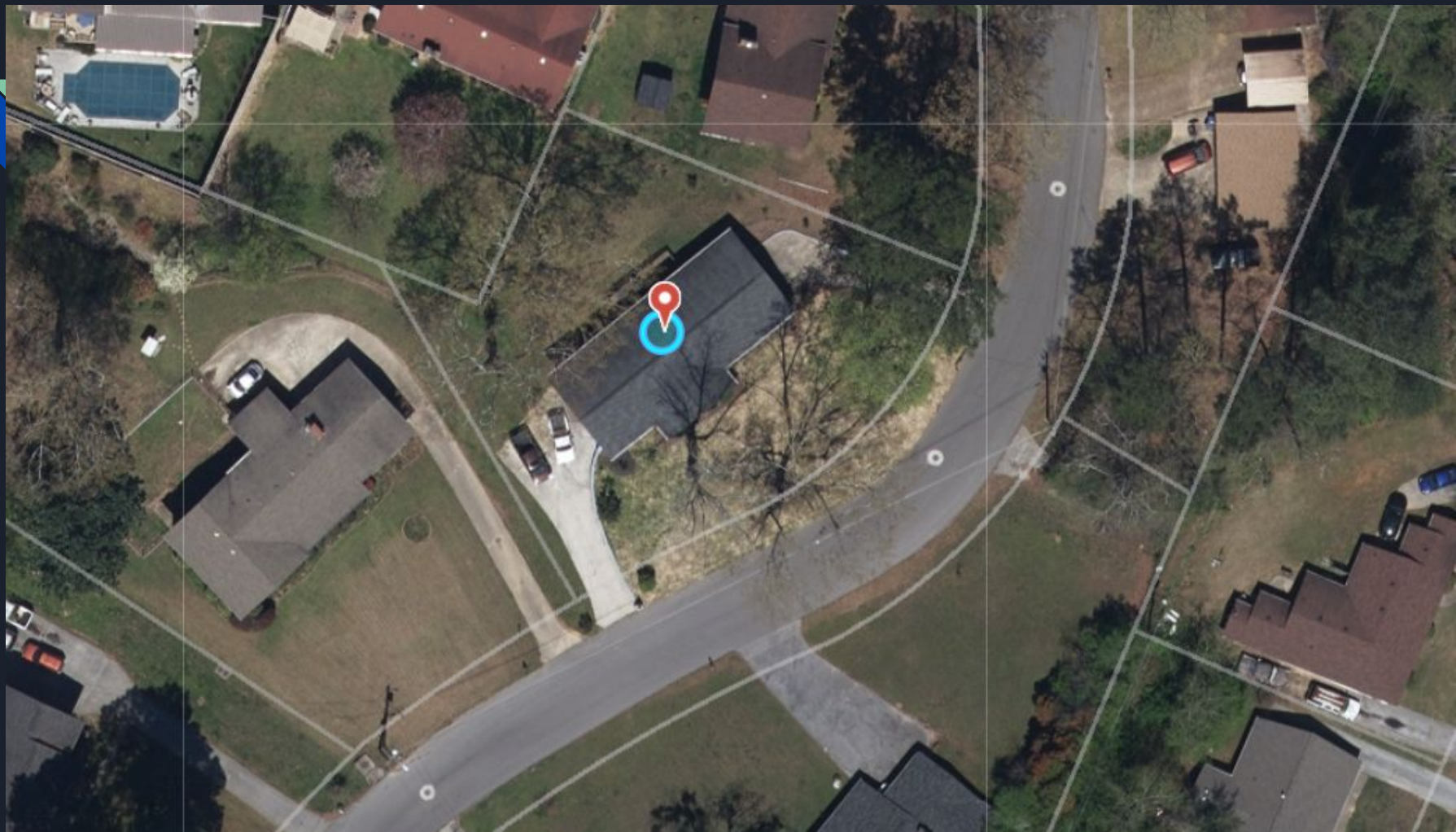
Council District: 3

Variance Request: Reduction in rear setback from 25 feet to 17 feet and a reduction in left side setback from 5 feet to 0 feet.

Hardship: Lot shape / size



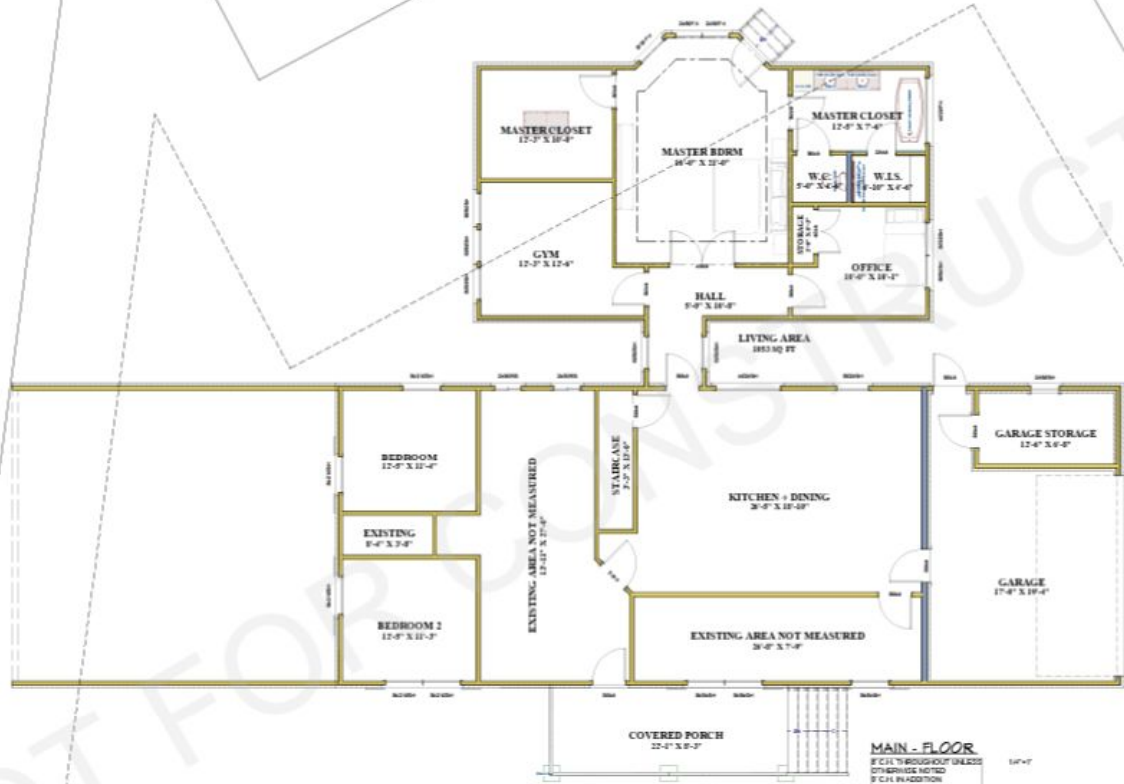






SITE PLAN

1/2" = 1' = 0"



THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF GOODMAN CREATIONS AND PROTECTED UNDER CH 13, SECTIONS 1301-1332 OF THE FEDERAL COPYRIGHT LAW. UNAUTHORIZED USE, COPYING OR DISTRIBUTION WILL BE CONSIDERED AN INFRINGEMENT. INFRINGEMENT UPON COPYRIGHT LAW IS SUBJECT TO DAMAGES PER SECTION 13.23.

GOODMAN CREATIONS

4398 WILSON AVENUE ST
CLEVELAND, OH 44122-2448

MAKE REMODEL

**1053 SQFT CUSTOM
DESIGN**

1053 SQFT MAIN FLOOR

SCALE: SEE VIEW

DATE: 5.31.23

DRAWN BY:
S.A.S.

SHEET NUMBER

7

Sheet 7



FRONT ELEVATION
1/4"=1'



REAR ELEVATION
1/4"=1'

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SHEET NUMBER
17

SCALE: SEE VIEW
DATE: 5.31.23
DRAWN BY:
S.A.S.

EXTERIOR
ELEVATIONS

WARE REMODEL
1053 SQFT CUSTOM
DESIGN

GOODMAN CREATIONS

Jeff Goodman, P.E.
4500 W. 13th St.
Cleveland, OH 44112
(440) 244-4838





E2 LEFT ELEVATION
1/4"=1'



E4 RIGHT ELEVATION
1/4"=1'

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND
PROPERTY OF GOODMAN CREATIONS AND PROTECTED UNDER CH 13,
SECTIONS 1301-1332 OF THE FEDERAL COPYRIGHT LAW. UNAUTHORIZED
USE, COPYING OR DISTRIBUTION WILL BE CONSIDERED AN INFRINGEMENT.
INFRINGEMENT UPON COPYRIGHT LAW IS SUBJECT TO DAMAGES PER
SECTION 1332.

SHEET NUMBER
18

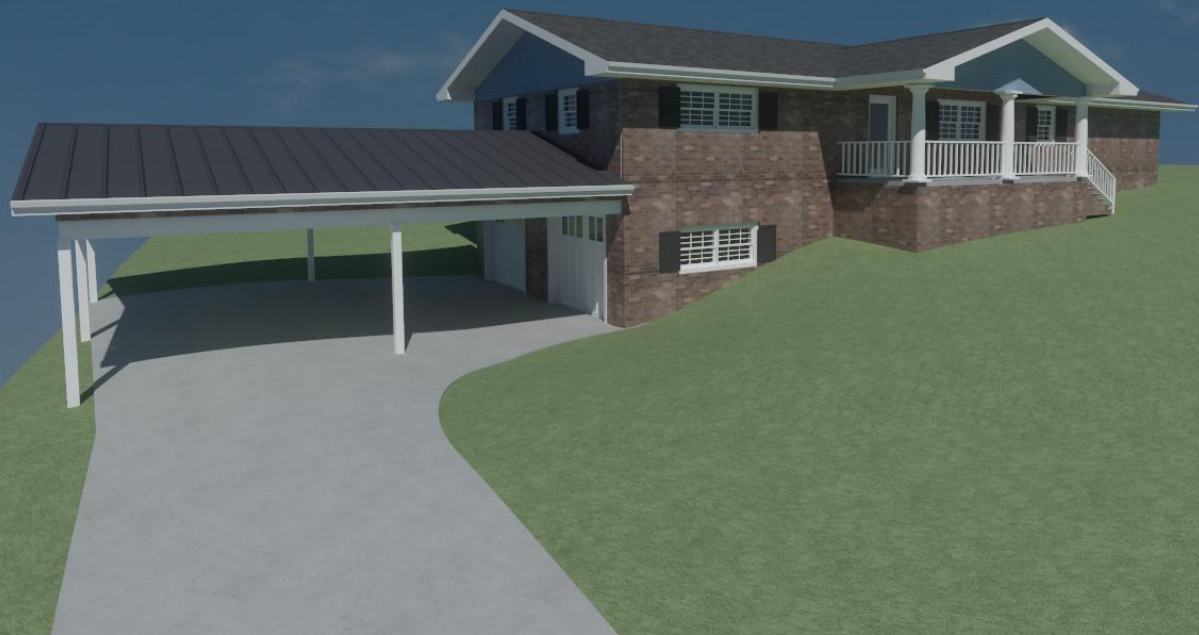
SCALE: SEE VIEW
DATE: 5.11.23
DRAWN BY:
P.A.G.

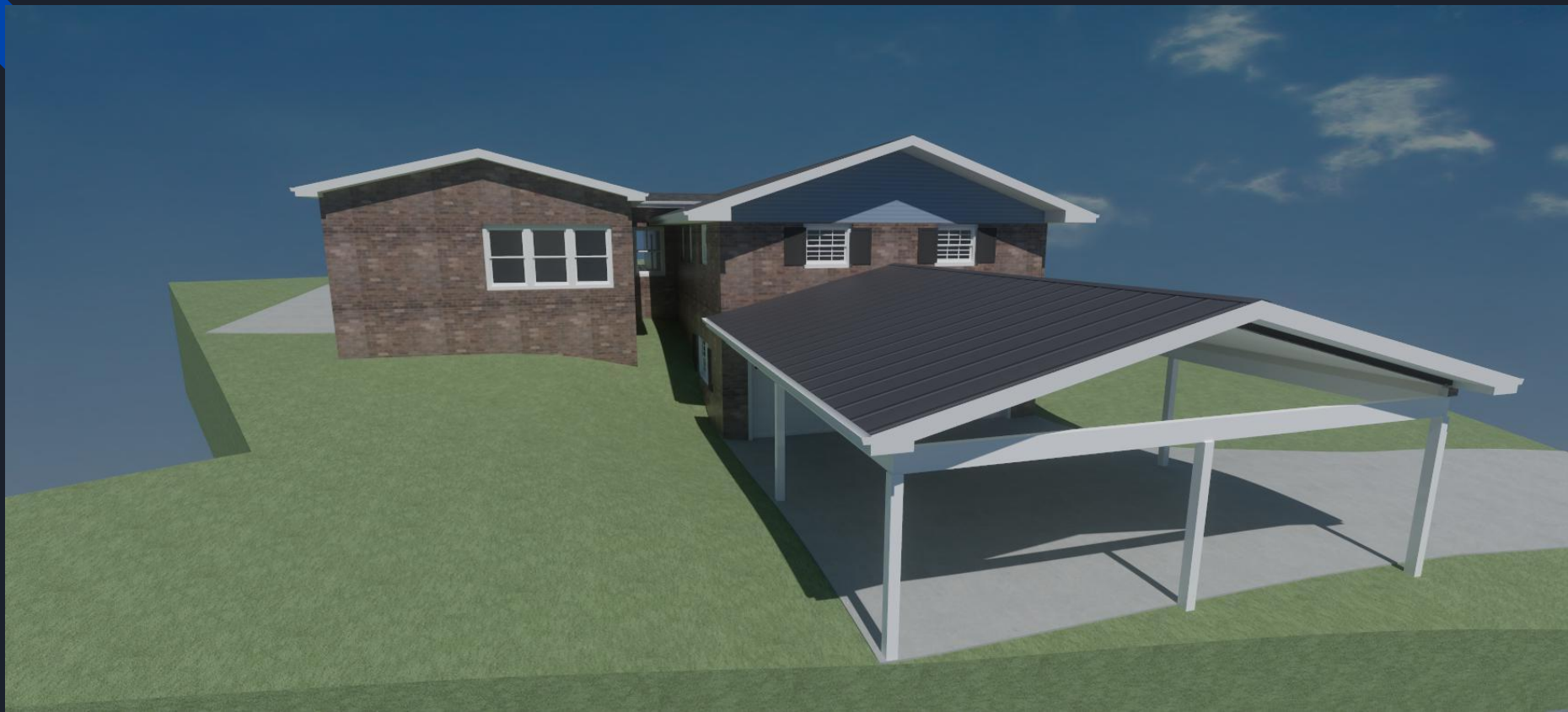
EXTERIOR
ELEVATIONS

WARE REMODEL
1053 SQFT CUSTOM
DESIGN

GOODMAN CREATIONS
Jared Goodman
4099 SOUTH DOCKEY ST
CLEVELAND, OH 44132
(419) 244-4829













BZA-25-59

7444 Pinewood Dr 37421

Applicant: LaBella Associates

Zoning: TRN-3 Traditional Residential Neighborhood

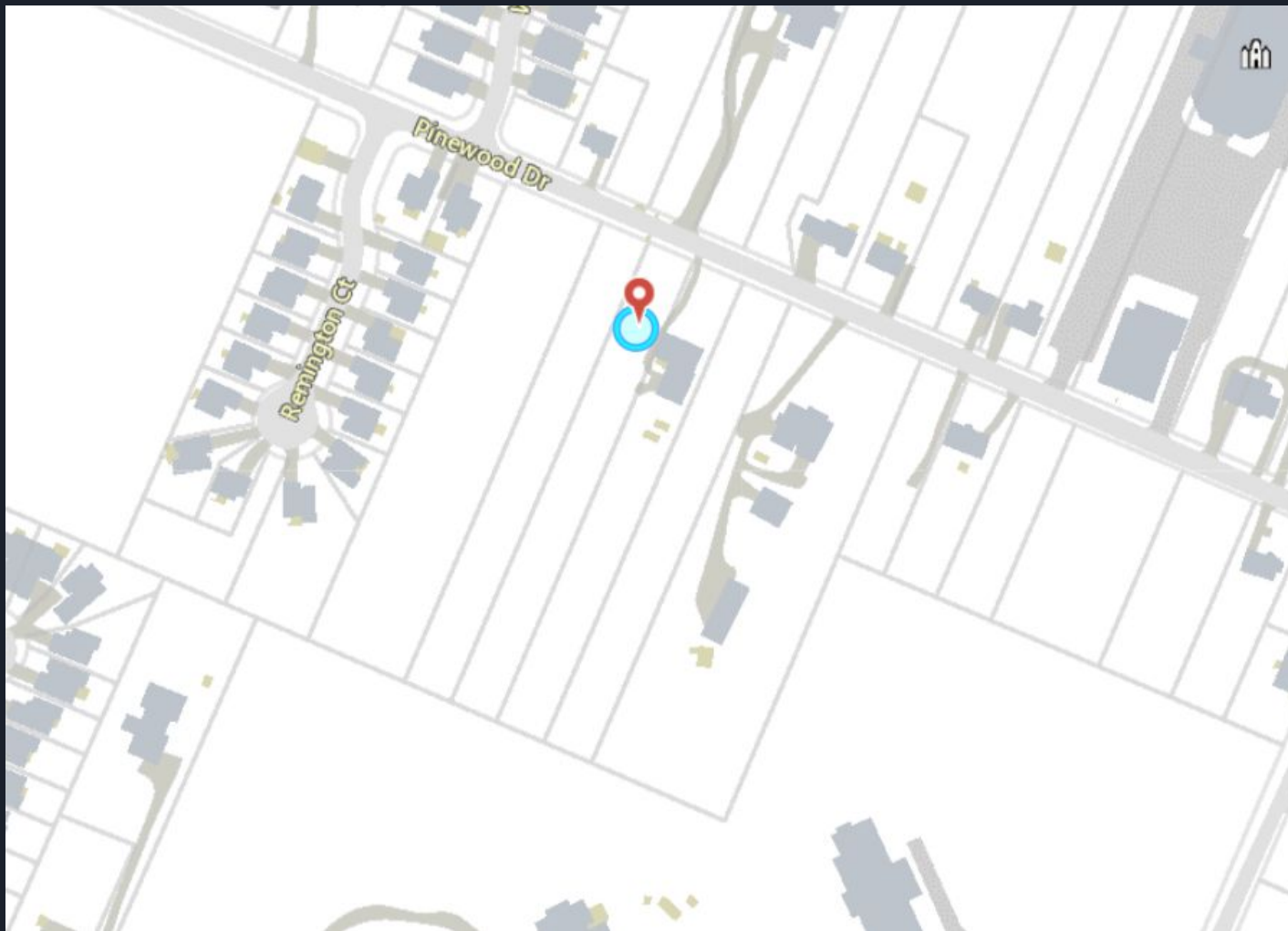
Council District: 4

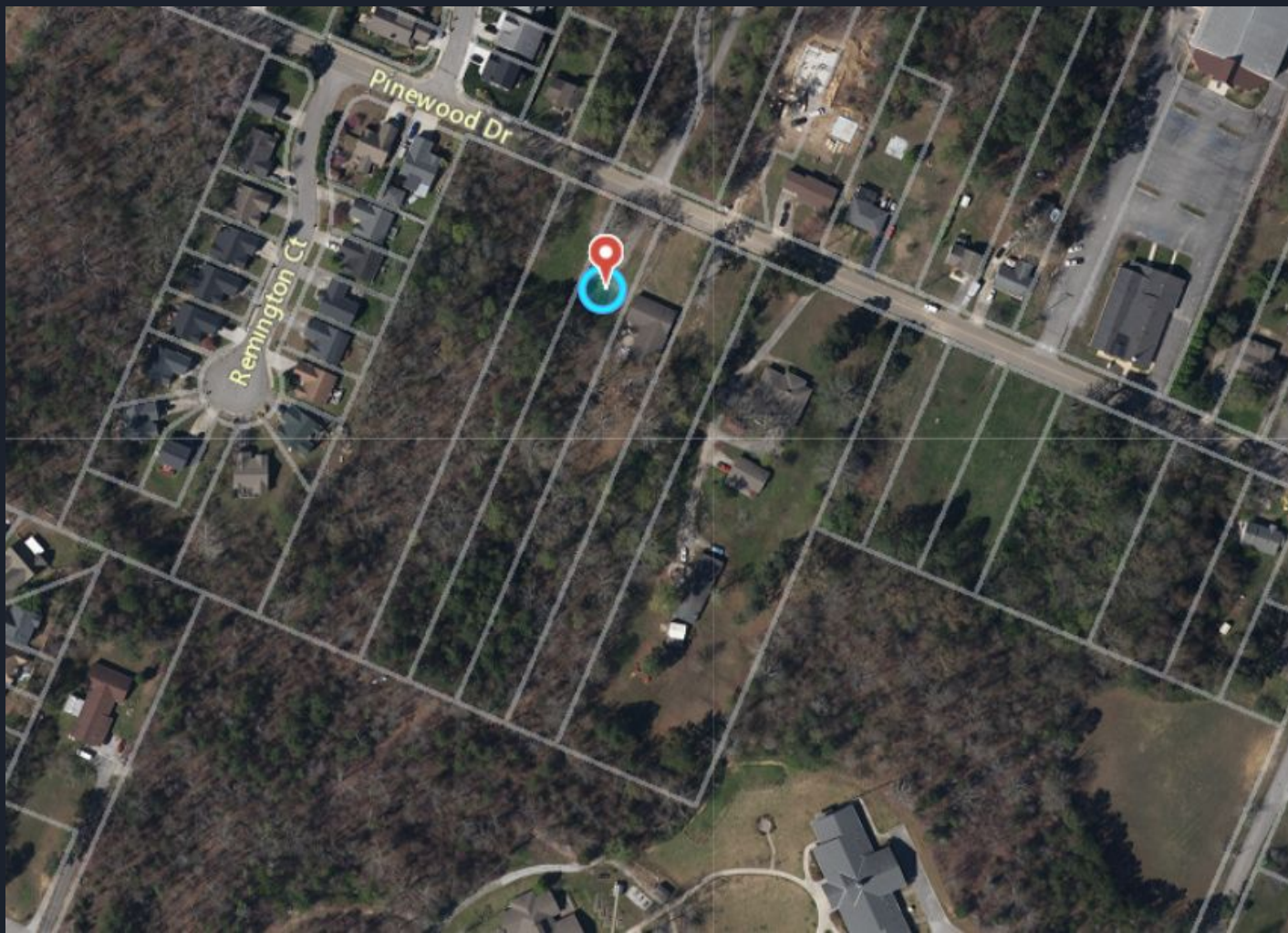
Variance Request: Increase in maximum allowed townhouse units outside the Urban Overlay from 4 attached units to 6 attached units.

Hardship: Other

APPLICANT HAS REQUESTED TO WITHDRAW







July 3, 2025

City of Chattanooga Board of Zoning Appeals
Land Development Office
1250 Market St, Suite 1000
Chattanooga, TN 37402

RE: Variance Request – Pinewood Townhomes

Dear Members of the Board:

On behalf of Pinewood Holdings, LaBella Associates respectfully requests your consideration for a variance to support the Pinewood Townhomes subdivision, located at the former address of 7444 Pinewood Drive, and newly addressed as “Henson Court” by Hamilton County, herein referred to as the “project site.”

Project Background and Zoning History

Pinewood Townhomes is an active subdivision development and is nearing completion. The project was originally zoned, designed and approved for a total of thirty-one (31) residential townhouse units under the prior R-T/Z (Residential Townhouse/Zero Lot Line) zoning district. Under that prior zoning, developments were permitted to construct buildings with more than four (4) attached units outside the Urban Overlay District.

The development received the following key approvals:

- **Land Disturbance Permit (LDP)** approved prior to the December 2024 grace period (November 2024), as L-24-463 (“Pinewood Townhomes”);
- **Preliminary Plat** approved May 2024
- **Final Plat** approval granted at the June 9 Regional Planning Agency meeting. The Final Plat is still awaiting construction completion and final signature to file the subdivision at the Register of Deeds.

Substantial infrastructure improvements, including the construction of Henson Court (future public road) and utilities (sewer, water, stormwater, electric/communications, etc), have been constructed consistent with these approvals and in reliance on the previous zoning regulations. Improvements such as individual laterals and services to each of these unit locations have been accommodated as well.

Zoning Transition and Need for Variance

While the site proceeded under the R-T/Z zoning throughout the planning, design, and horizontal construction phases, building permits were not submitted prior to the June 18, 2025, deadline for applications under the prior code. Typically building permits within a residential subdivision are denied at application until final plats are filed at register and HC Addressing and GIS is updated. As a result, the City of Chattanooga now requires building permits to be reviewed under the new zoning ordinance, which designates the site’s equivalency zoning district as TRN-3 (Traditional Residential Neighborhood Zone).

Under Section 38.42 – Principal Use Standards, Subsection (m) Dwelling: Three-Unit; Four-Unit; Multi-Unit; Townhouse, (1) Development Standards (iii), the new code states:



“Townhouse developments outside the Urban Overlay Zone are limited to a maximum of four attached units.”

Our approved development plan includes a total of seven buildings, comprised as follows:

- Five (5) buildings with four (4) attached townhouse units each;
- One (1) building with five (5) attached townhouse units;
- One (1) building with six (6) attached townhouse units.

These five-unit and six-unit buildings were permitted under the former R-T/Z zoning and are integral to achieving the approved total of thirty-one (31) units for the subdivision.

Hardship and Justification for Variance

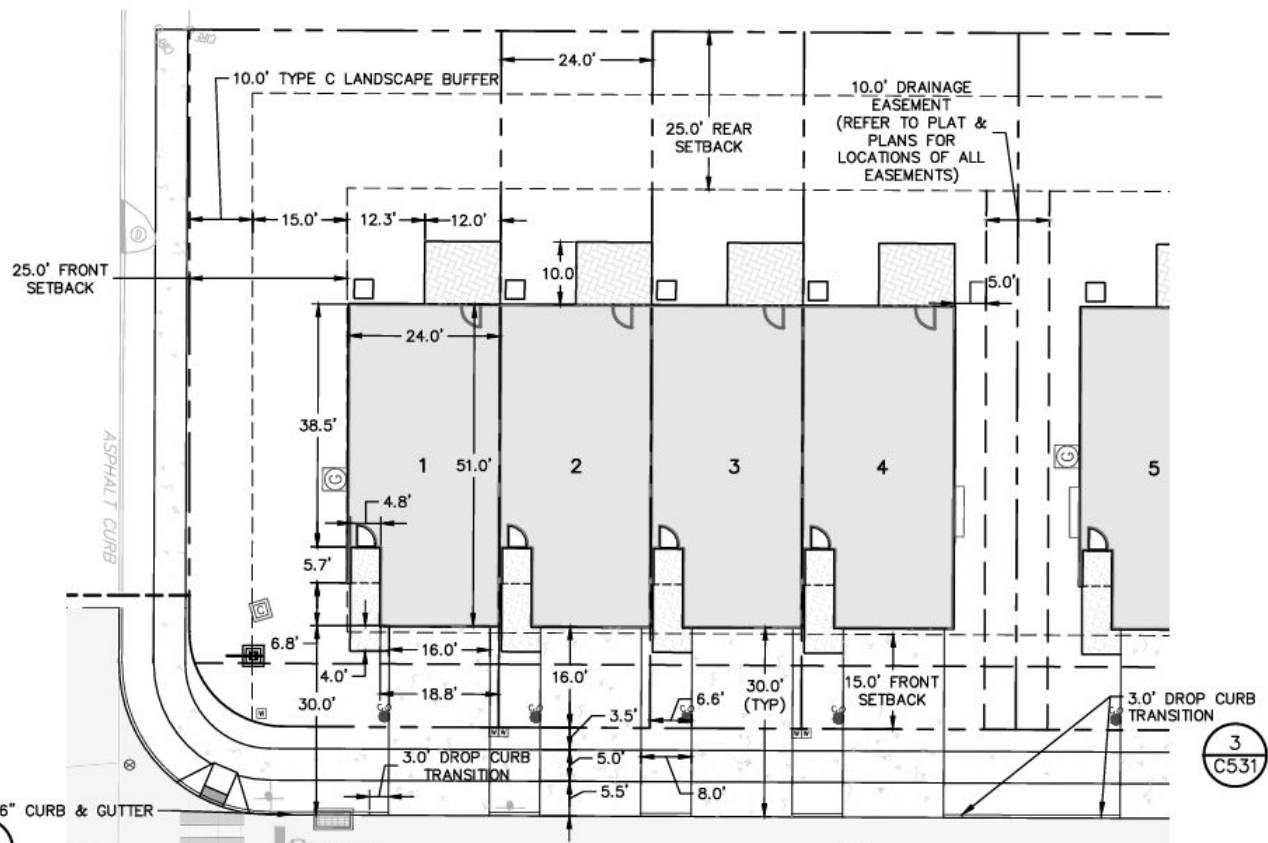
For this unique case, a strict enforcement of the new four-unit townhouse limit outside the urban overlay would create a hardship and justification to why granting the variance is not a detriment are provided below.

- The developers were promised that during the zoning process, that the equivalency zones and their requirements would not remove development rights. In this case, the new codes removed the right to develop this site as intended.
- We understand that the standards for apply for a building permit for a residential subdivision or a lot along a public road to be: the public road must be fully complete and the subdivision plat must be filed at the HC Register of Deeds or the building permit application will be denied at submission and closed. Therefore, this hardship was created by an unfortunate timing between the development construction schedule and change of zoning.
- The horizontal developer is not the same as the vertical developer, and rights to pull building permits are not granted until for vertical developer until the final plat is filed and horizontal construction is 100% complete.
- The five-unit and six-unit buildings are consistent with the character and density of the approved subdivision and would not adversely affect adjacent properties or the surrounding neighborhood. The development has not received any opposition through zoning, preliminary plat, or final platting process as proposed. The LDP was approved with a 360-degree landscape buffer under the old zoning. The subdivision has had plenty of public exposure and no detriment to the public has been noted.
- The subdivision plat was approved with TRN-3 zoning stated on the plat showing the building lot configuration as requested in this variance.

For these reasons, we respectfully request the Board of Zoning Appeals approve a variance to allow the construction of one five-unit townhouse structure and one six-unit townhouse structure along with the compliant 4-unit structures as planned, thereby enabling Pinewood Holdings to complete the subdivision in accordance with the prior approvals and work done in reliance with permits received.

Thank you for your consideration of this request. Please let us know if additional information or materials are needed for your review.

Respectfully submitted,
LaBella Associates



2
C130

UNITS ENLARGEMENT PLAN

SCALE: 1"=20'



3
C531

3
C531





















Sec. 38-42. - Principal Use Standards

(m) Dwelling: Three-Unit; Four-Unit; Multi-Unit, Townhouse

iii. Townhouses outside the Urban Overlay Zone are limited to a maximum of four attached units (i.e. a cluster or grouping of townhouse units may not have more than four individual townhouse dwelling units contiguous to one another).



NEW BUSINESS

BZA-25-61

1607 Central Ave, 37408

Applicant: Timothy Joy

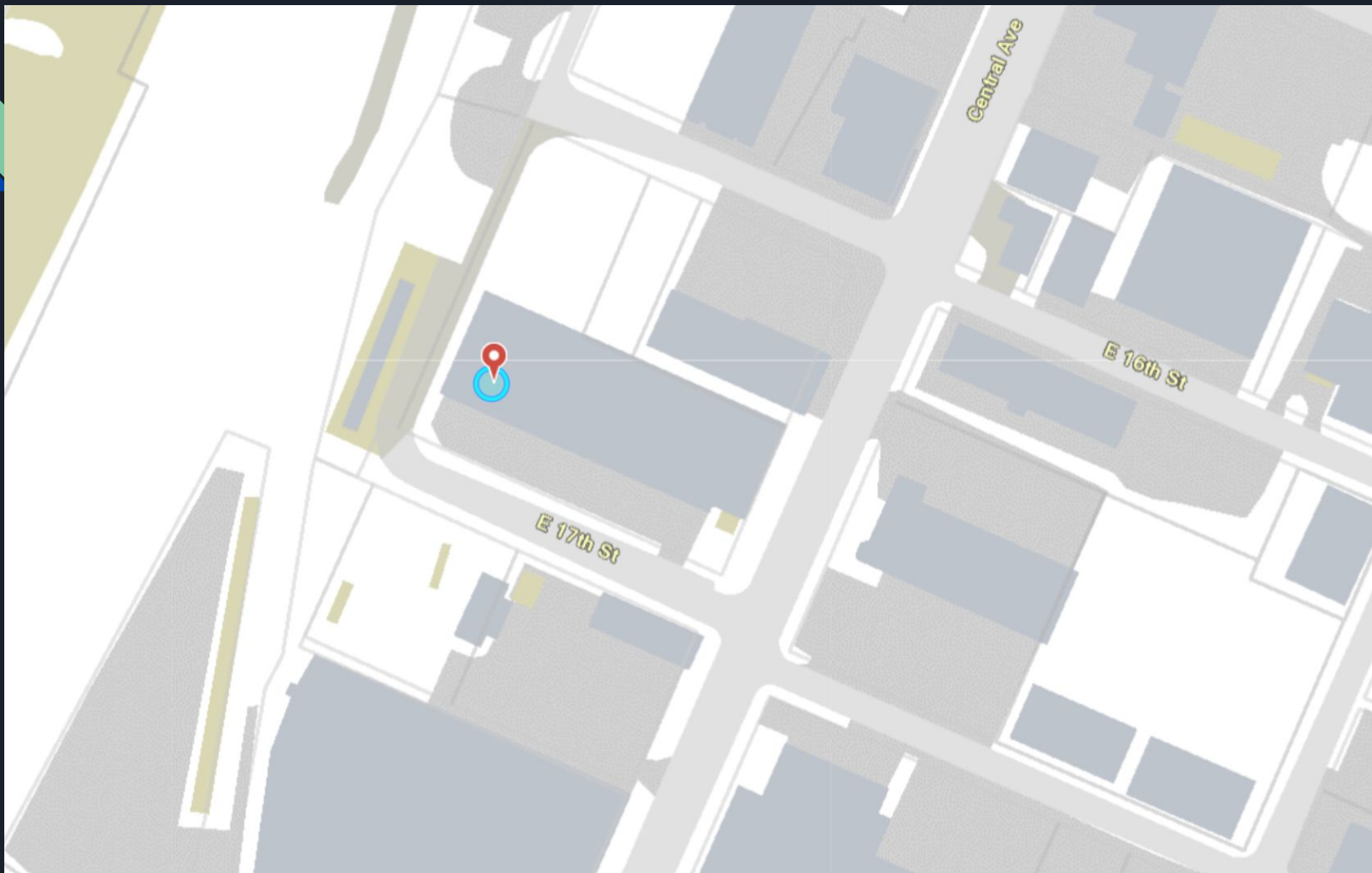
Zoning: I-H Heavy Industrial

Council District: 7

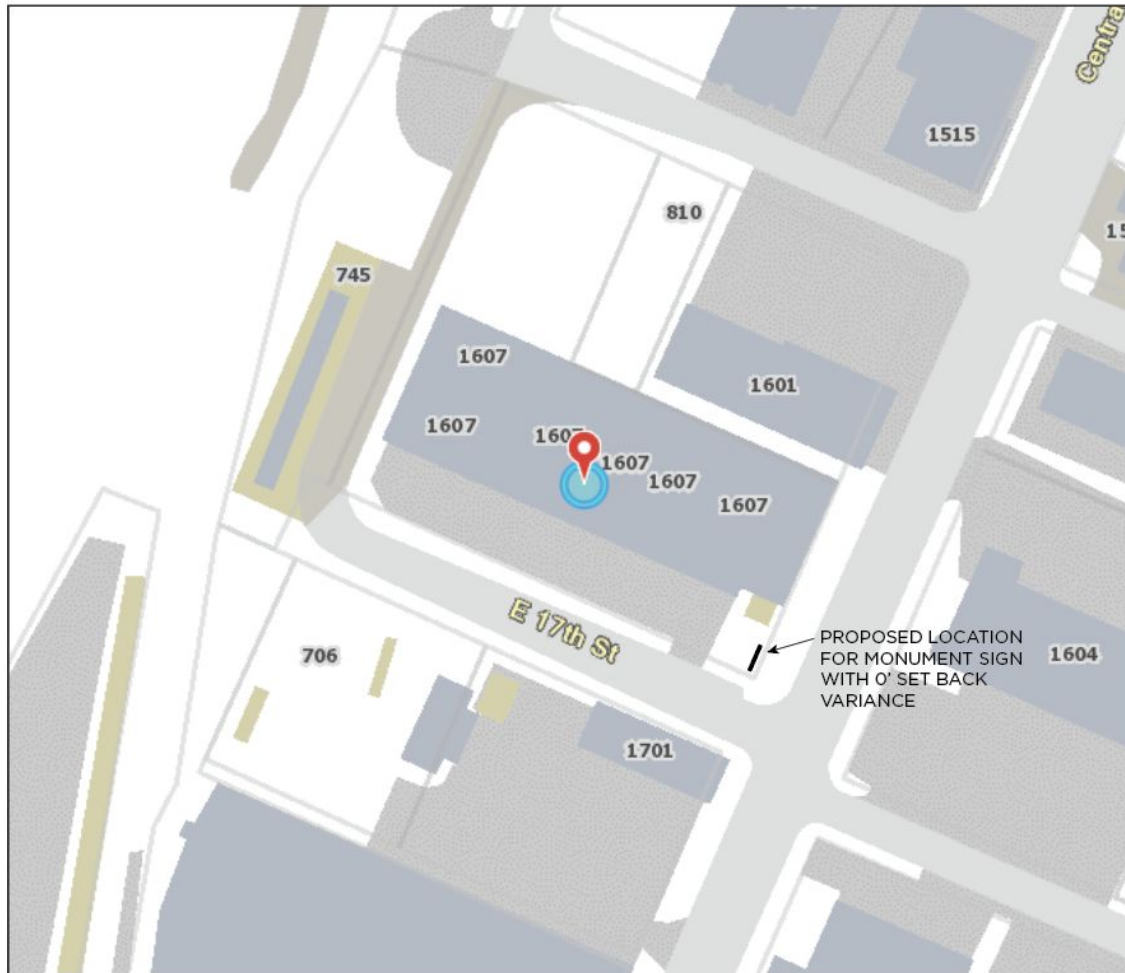
Variance Request: Reduction in the right-of-way setback from 15 feet to 0 feet for a new sign.

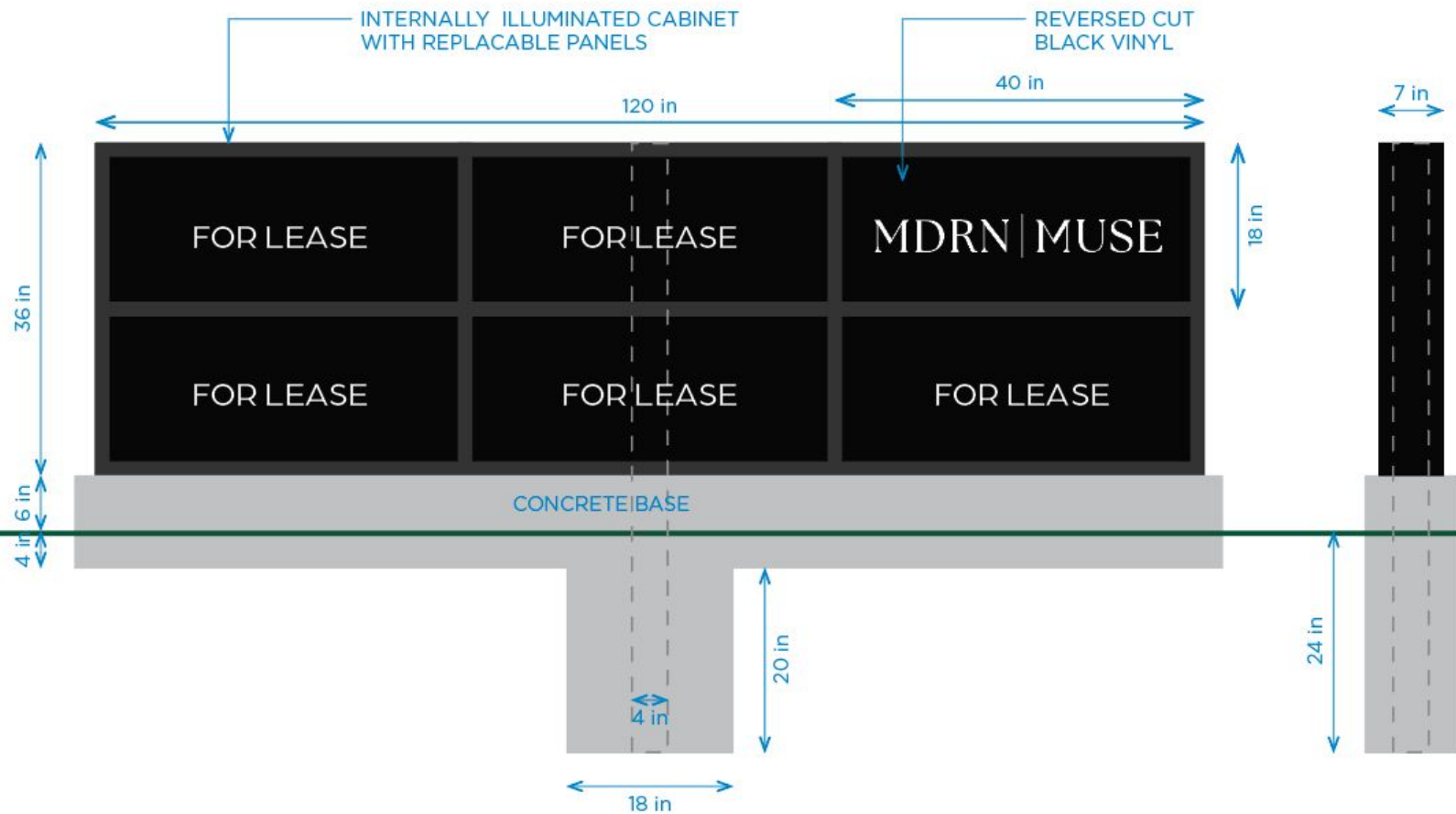
Hardship: Lot shape / size













Central Ave
1600

SVN
COMMERCIAL REAL ESTATE
FOR LEASE
423-682-8241

FOR LEASE

FOR LEASE

MDRN | MUSE

FOR LEASE

FOR LEASE

FOR LEASE



BZA-25-66

2408 Awtry St, 37406

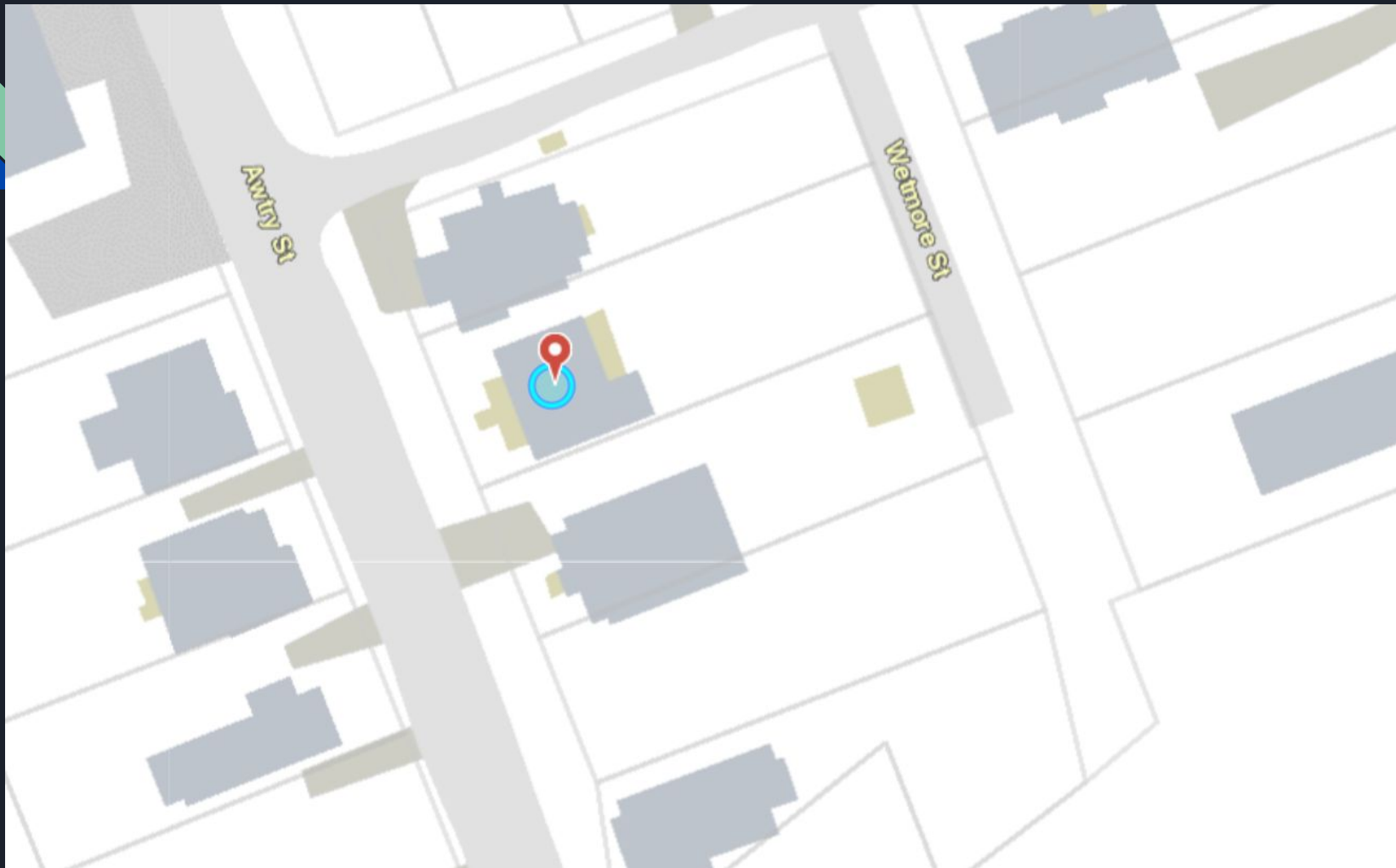
Applicant: Kristie Tyler

Zoning: RN-1-5 Residential Neighborhood

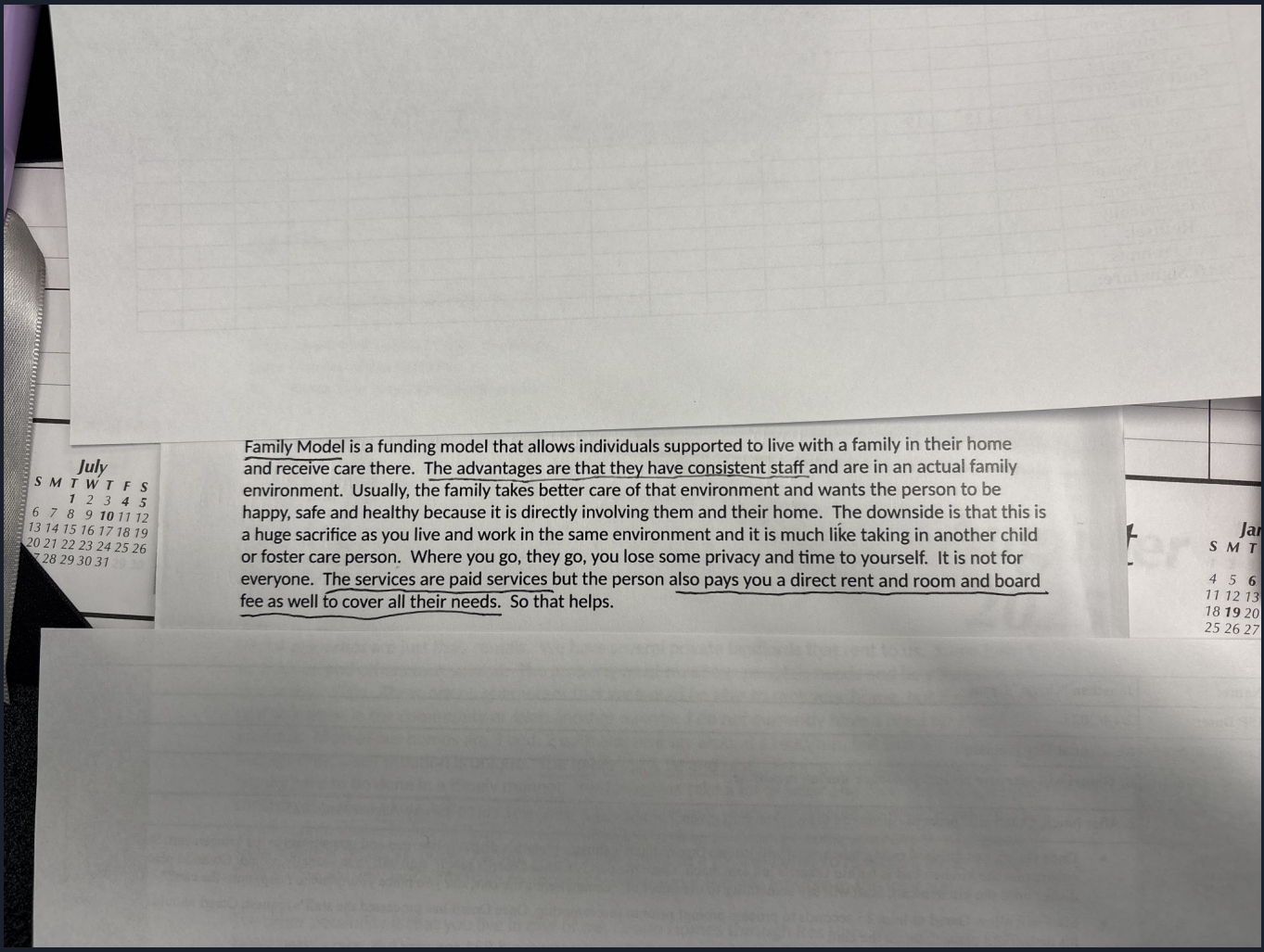
Council District: 9

Variance Request: Special Exception for a Group Home:
For-Profit in the RN-1-5 zone.









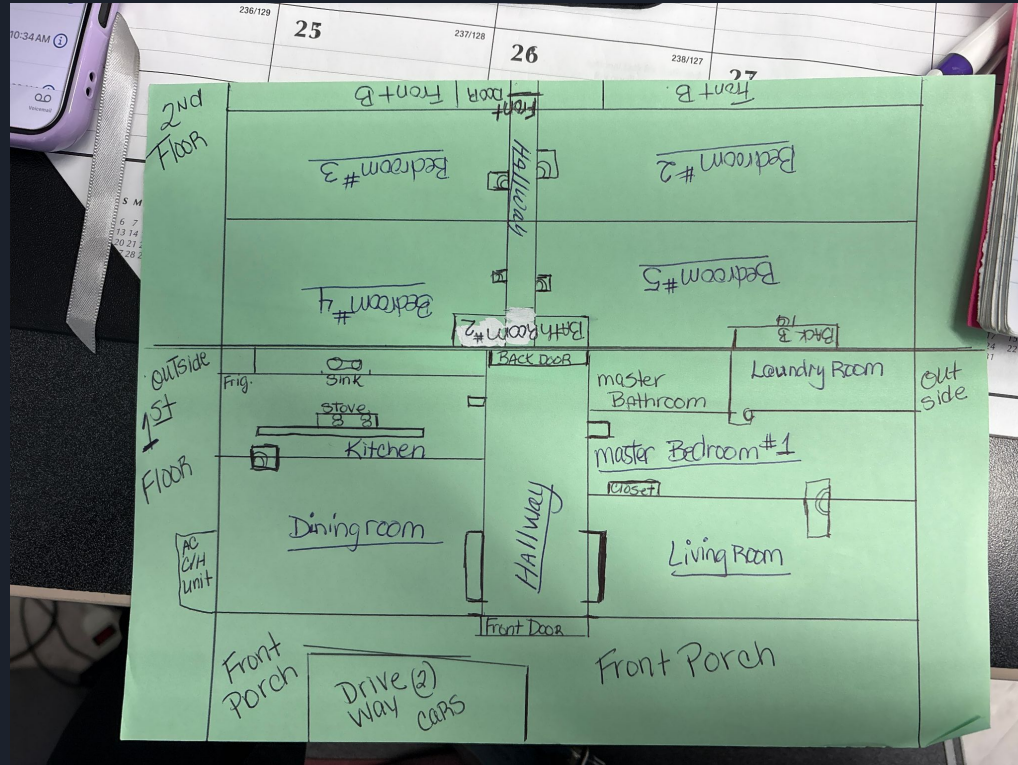
July

S	M	T	W	T	F	S
	1	2	3	4	5	
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Family Model is a funding model that allows individuals supported to live with a family in their home and receive care there. The advantages are that they have consistent staff and are in an actual family environment. Usually, the family takes better care of that environment and wants the person to be happy, safe and healthy because it is directly involving them and their home. The downside is that this is a huge sacrifice as you live and work in the same environment and it is much like taking in another child or foster care person. Where you go, they go, you lose some privacy and time to yourself. It is not for everyone. The services are paid services but the person also pays you a direct rent and room and board fee as well to cover all their needs. So that helps.

Jan

S	M	T
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11	12	13
18	19	20
25	26	27









Staff Review - Sec. 38-75 (e)

Special exceptions are reviewed by staff in accordance with the evaluation criteria as found in sec. 38-75 (e). Staff finds the following:

(1) The proposed special exception will not endanger the public health, safety, or welfare.

The use proposed by Faith, Love & Grace will provide services through a "family model" wherein care, supervision and support is provided by an individual or couple on a 24/7 basis within a family-style environment, rather an institutional setting. Services include but are not limited to: daily assistance with activities such as bathing, eating and dressing, and medication administration. Individuals being cared for receive long-term, individualized care and are encouraged to acquire skills and make their own choices. Providers of said care receive support and training.

(2) The proposed special exception is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

The proposed special exception is surrounded by residential dwellings and places of worship, as well as organizations with similar missions and goals, such as Chattanooga Inner City Outreach.

(3) The special exception in the specific location proposed is consistent with the spirit and intent of this Code and adopted City land use policies.

2408 Awtry Street is zoned RN-1-5 and is located within the Historic River-to-Ridge Area Plan. The top concerns and preference of residents surveyed were **commercial centers; new development and jobs; housing options; parks, greenways and open space; and transportation.**



Group-Home: For-Profit Definition (sec. 38-45)

Group Homes Operated on a For-profit Basis. A group care facility, operated on a for-profit basis, in a residential dwelling for:

- 1) care of persons in need of personal services or assistance essential for activities of daily living; or
- 2) care of persons in transition or in need of supervision, including drug and alcohol rehabilitation (excluding medical detoxification). Group home does not include persons who are mentally ill and, because of such mental illness, pose a likelihood of serious harm as defined in Tennessee Code Annotated § 33-6-501, or who have been convicted of serious criminal conduct related to such mental illness. A group home with eight or fewer residents operated on a commercial basis is required to have a Special Exceptions Permit.



Community Comments

Anne Najjar <najjarannecre@gmail.com>
To: ldozoning@chattanooga.gov

Fri, Sep 26, 2025 at 3:44 AM

Dear LDO Zoning Department / Planning Commission,

I am writing to formally express my opposition to the rezoning of [2408 Awtry St](#), Chattanooga, TN 37406 to allow a *Special Exception Group Home For Profit*.

Our street has worked hard together as neighbors to create a safe, welcoming environment where families and long-time residents look out for one another. Many of us have lived here for decades, investing time and resources into maintaining and improving our homes. This has been in alignment with the goals of the Glass Street district—to strengthen and rebuild the community for residents who live here.

Allowing a for-profit group home on this family street would disrupt the character of our neighborhood. This is not the type of development that builds community; rather, it introduces uncertainty and potential disruption. In addition, we have no clear understanding of the level of special-needs clients who would be housed at this facility. If it is a Level 2 facility, there could be legitimate safety concerns for the families and children living nearby.

Furthermore, the presence of a for-profit group home is very likely to decrease property values in an area where residents have already invested so much to bring value and stability. It is disheartening to think that all the work we have put into building up our street could be undermined for the sake of profit.

I am currently out of the country and unable to attend the meeting in person. However, I want it to be clearly noted that I am strongly opposed to this rezoning request.

Thank you for your time and consideration.

Sincerely,
Anne Najjar

[2409 Awtry St, Chattanooga, TN 37406](#)

423-605-6980



Community Comments

Anne Najjar <najjaranne@chattanooga.gov>
To: Levi Witt <lwitt@chattanooga.gov>

Sat, Sep 27, 2025 at 8:58 AM

Levi,

Can you also read into the presentation since I am unable to be there being out of the country country the following:

I want to be very clear: I am not against special needs homes. In fact, my goddaughter has Down syndrome, and I am a strong supporter of people with special needs. My concern here is not about the concept of such a home, but about the lack of information regarding what this specific home will be. We don't know the level of care (whether it's a Level 3, Level 1 or 2) we do not know who will be housed there, or how it will operate. What we do know is that it's a for-profit venture, and that is what worries me most.

As someone who works in real estate, I understand the dynamics of communities. I have always invested in communities that others questioned, often being told, "Why on earth would you live there?" But I believe in fighting for businesses and developments that strengthen communities, not just generate profit. I want to see neighborhoods grow, thrive, and become the best version of themselves—not be used purely for monetary gain.

That's why this issue is so difficult for me. I fully believe in supporting homes for those with special needs, but I do not believe this particular location is the right fit. From my professional experience, when for-profit operators place a home like this in the middle of a residential street without transparency or community support, it rarely ends well.

It hurts me to oppose something tied to a cause I care so deeply about, but I cannot support this proposal as it stands. I wish I could be there in person to share this sentiment, because I respect the need for these homes—but I also know, from both personal and professional experience, that this is the wrong place for it.

Anne Najjar
Clear Path Realty and Development
423-605-6980

On Sep 26, 2025, at 16:44, Levi Witt <lwitt@chattanooga.gov> wrote:

[Quoted text hidden]



Community Comments

Jesus De la cruz <jesusdelacruz90@gmail.com>
To: lswitt@chattanooga.gov
Cc: Sierra De La Cruz <dugallsierra16@gmail.com>

Fri, Sep 26, 2025 at 10:54 AM

Good morning Levi,

I am writing to formally oppose the rezoning of 2408 Awtry St, Chattanooga, TN 37406, to allow a Special Exception Group Home for Profit.

My wife and I are looking to start a family, and the safety and stability of this neighborhood is a top priority for us. Allowing a for-profit group home on this family-oriented street would disrupt the character of the neighborhood and raise serious safety concerns for families/children nearby.

We purchased our home on Awtry St two years ago and would not like to see our property value drop due to this.

Thank you,
Jesus De La Cruz
jesusdelacruz90@gmail.com
423.227.5654



Community Comments

Sierra De La Cruz <dugallsierra16@gmail.com>
To: lswitt@chattanooga.gov
Cc: Jesus De la cruz <jesusdelacruz90@gmail.com>

Fri, Sep 26, 2025 at 11:28 AM

Good morning Levi,

I am writing to formally oppose the rezoning request for [2408 Awtry St, Chattanooga TN 37406](#).

My husband and I purchased our home two years ago with the intention of raising a family in a safe, stable, and residentially oriented neighborhood. This proposed rezoning would undermine the character of our street and introduce serious concerns:

Traffic and congestion: Increase vehicle traffic from staff service providers and visitors will put additional strain on a small residential road, not designed for high turnover.

Property values: Allowing commercial style use in a residential neighborhood, risk reducing surrounding property values and discouraging families from investing in the area.

Safety and neighborhood fit: A for-profit group home would bring in residence and visitors who are not invested in the community, creating instability on a street primarily composed a families in long-term homeowners.

I respectfully urge the bore to deny this rezoning application and preserve the integrity of our family oriented neighborhood.

Thank you for your time and consideration.

Sierra De La Cruz

BZA-25-67

519 Oliver St, 37405

Applicant: Robert MacLafferty

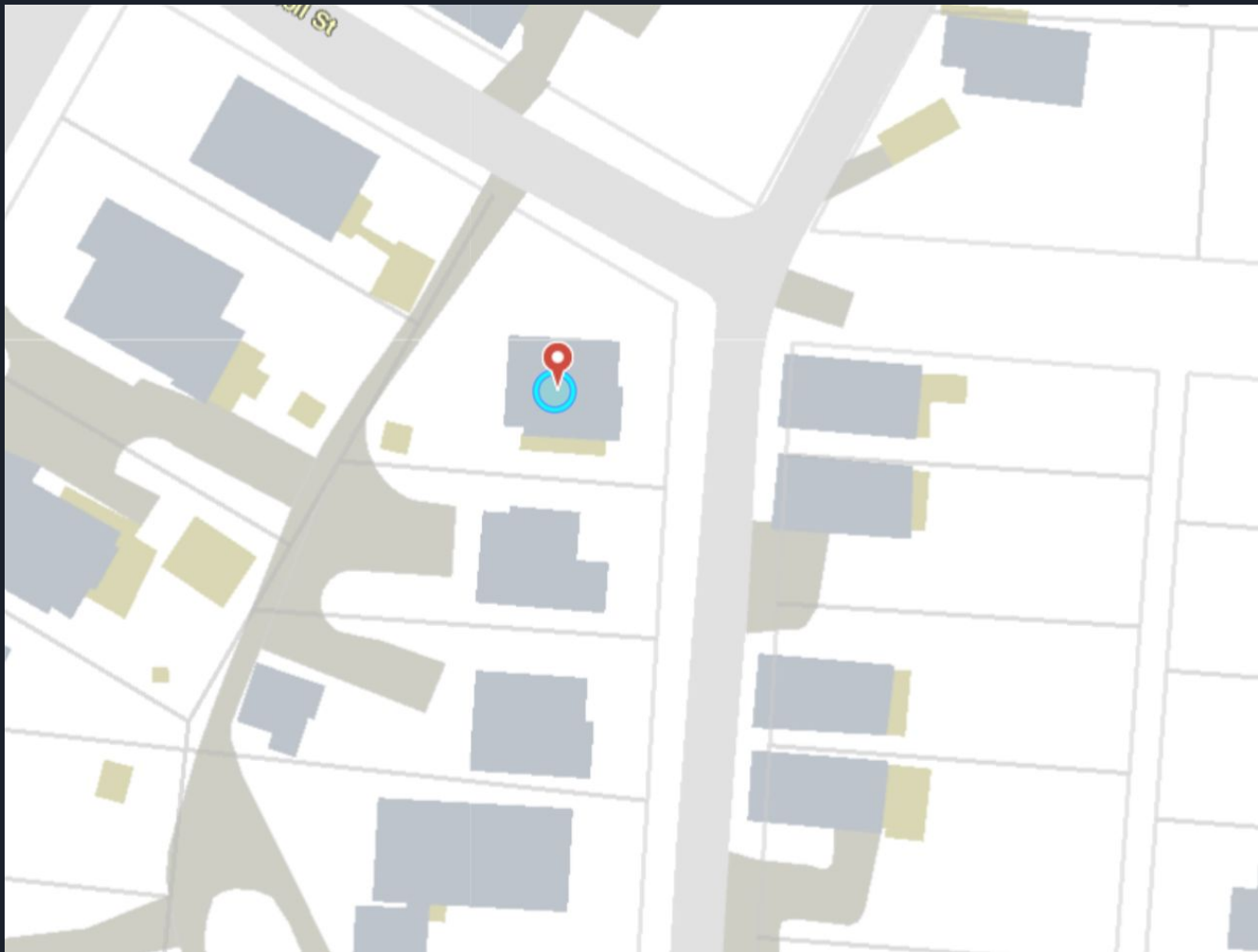
Zoning: RN-3 Residential Neighborhood

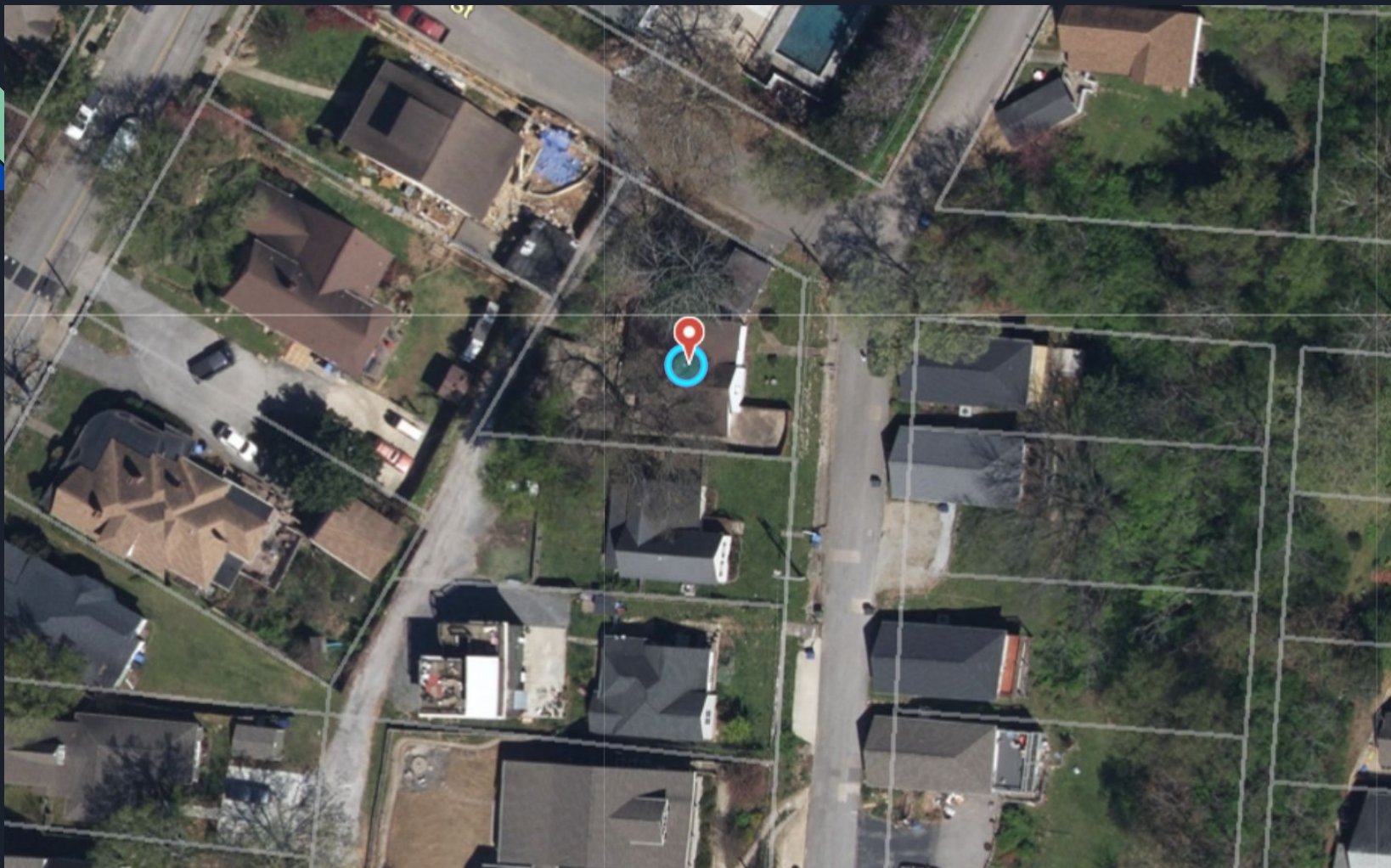
Council District: 2

Variance Request: Reduction in rear setback from 25 feet to 12 feet for an addition.

Hardship: Lot Shape / Size









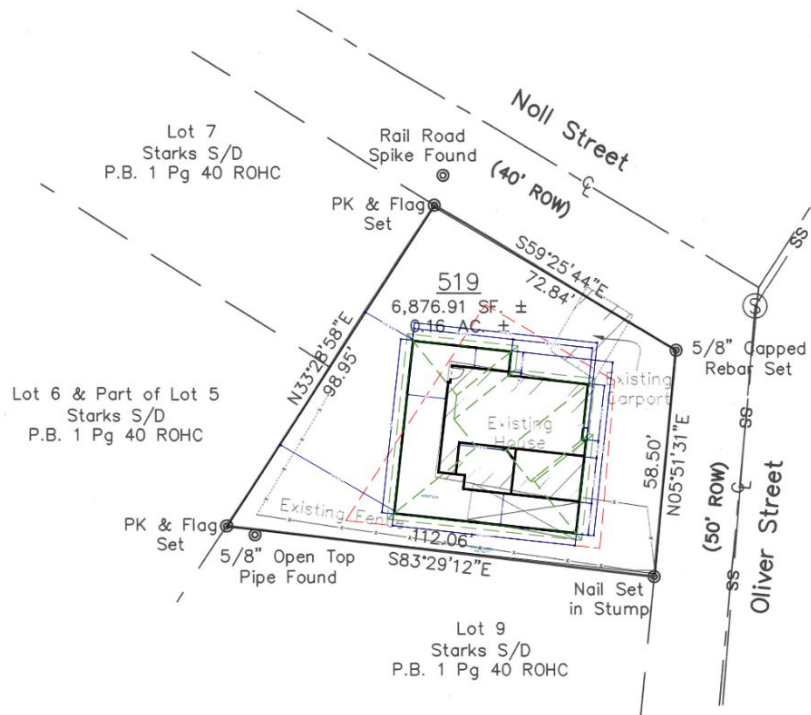
To: Board of Zoning Appeals
From: Robert MacLafferty, Contractor
Date: 8/6/25
Subject: Setback variance request

519 Oliver Street is a 6877 sq ft irregular shaped lot bordered by Oliver and Noll Streets as well as an unnamed alley. The original residence is ~1186 square feet. It is in disrepair and has very poor curb appeal. The proposed addition will bring the total to 2021 sq ft. This will add significant value to the property and is the most feasible plan to both increase the living area of the home as well as improve the curb appeal of the home from both streets.

This property is adjacent to homes that have been improved and are appreciating in value and appearance. The owner, Justin Hamer, believes this project will benefit both the surrounding neighborhood and himself by transforming the home into a more functional, livable space while significantly improving its appearance. The design makes better use of the lot's unique shape and contributes to the long-term investment and visual appeal of the community.

As shown in the drawing, the proposed addition projects into the 25ft rear setback on one corner. The majority of the addition does not cross the setback lines, with only about 120 sq ft, or less than 20% in the setback area. The proposed addition will result in a rectangular structure with clean lines that will improve the esthetics of the property. We request permission to build within the setback area, with the exterior walls projecting less than 12 ft into the rear setback.

Note: current carport is not attractive and will be removed and replaced with an appropriate drive and parking on Noll St.



Survey Overlay from work performed by Copp Engineering Group, 8/14/23

519 Oliver Street Photo Series
(Starting on Oliver Street and moving counter-clockwise through Oliver Street and Alley views.)



Oliver St. View 1

Oliver St. View 2



Noll St. View 1

Noll St. View 2



Noll St. and Alley corner view

Alley View 1

519 Oliver Street Photo Series
(Starting on Oliver Street and moving counter-clockwise through Oliver Street and Alley views.)



Alley View 2

Alley View 3

519 Oliver St. Neighboring Property photos



461 Noll St. directly opposite the property



527 Forest Avenue borders alley shared with property.

519 Oliver St. Neighboring Property photos



604 Forest Avenue. At the corner of Forest and Noll.

BZA-25-68

2105 S Lyerly St, 37404

Applicant: Donna Shepherd

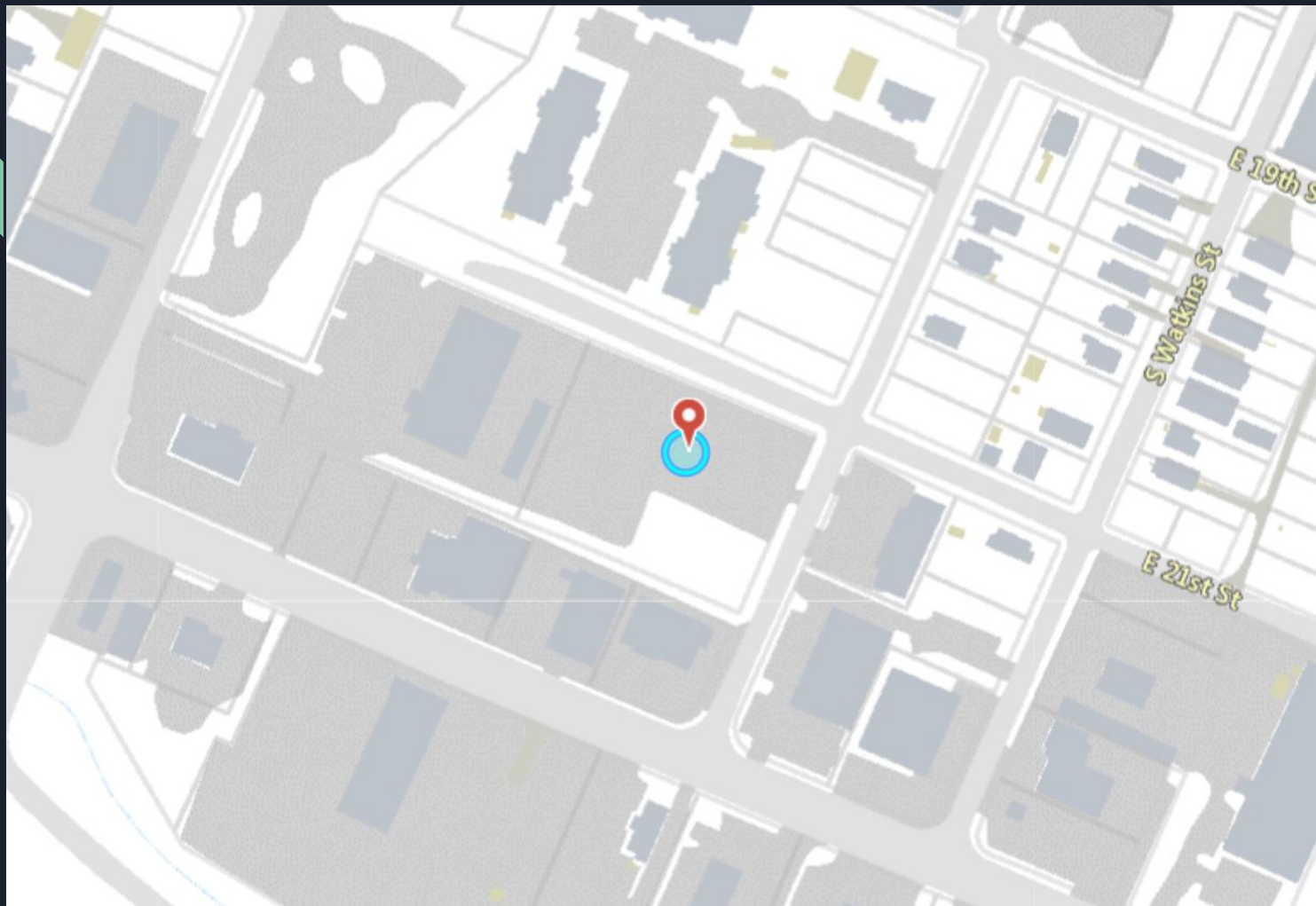
Zoning: C-MU1 Commercial-Mixed Use

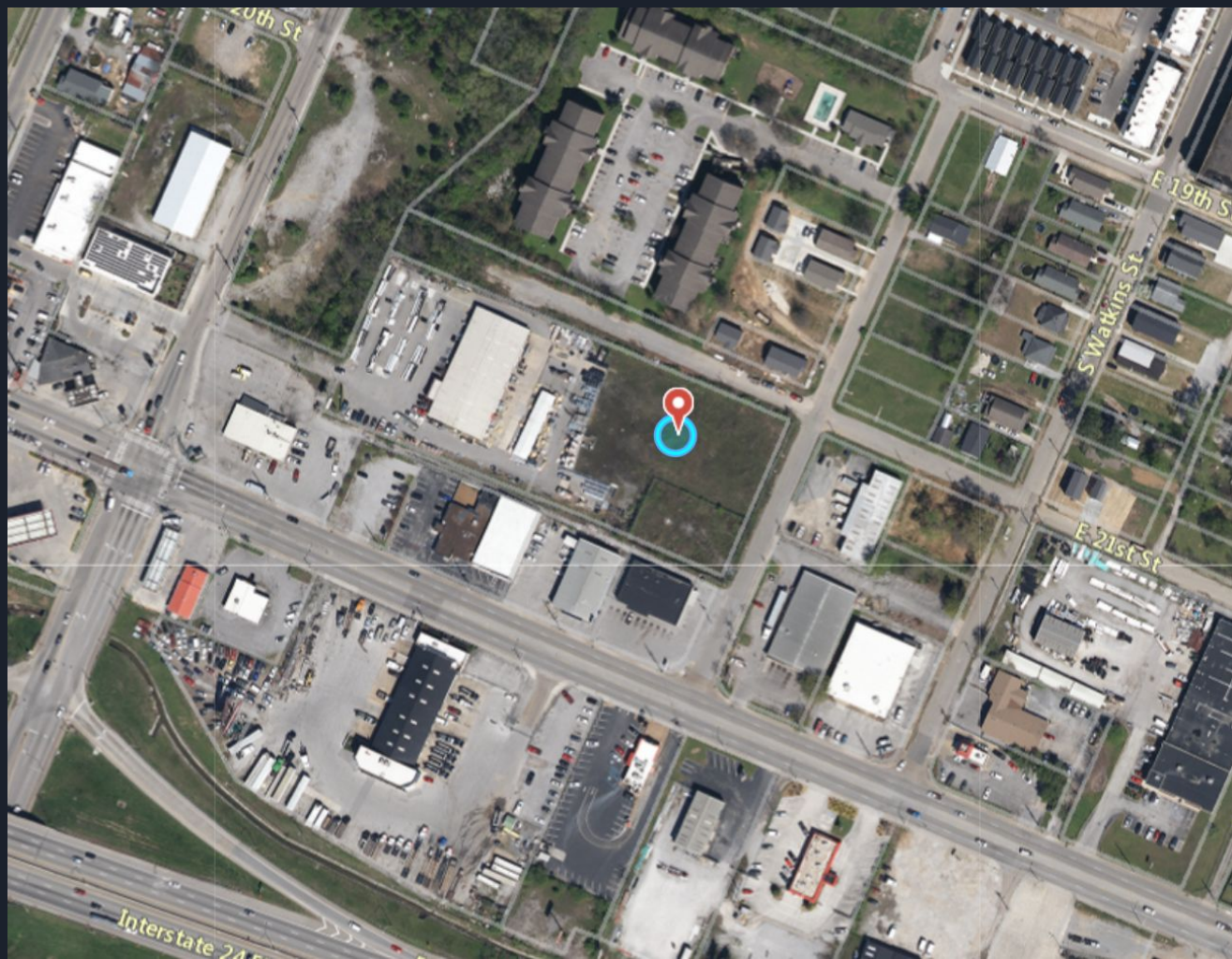
Council District: 9

Variance Request: Reduction in ground floor transparency from 50% to 0% for street facing facades on E. 21st Street and Lyerly Street.

Hardship: Other







August 6, 2025

RE: **BOZA Narrative**
Mill Town 39 - Commercial, Flying Pickle
2105 South Lyerly St. & 2270 E 21st St.

Current Zoning: C-MU1, Mixed Use and Commercial, Code effective 12/17/2024

Proposed Use: Amusement facility – indoor – permitted use for CMU-1
Indoor pickleball facility

Ground floor transparency: Non-residential/Mixed use facing street
50% (between 2' and 10' above grade)

Previous Zoning: C-3 with conditions (Ord 13831).
Restriction on certain commercial uses.
Amusement facility – indoor permitted use
No standards for ground floor transparency

Land Disturbance Permit: Approved under old zoning code

BOZA Request: Sec 38-20, Table 38-20.4, C-MU1, Reduction of ground floor transparency
from 50% to 0% (no windows) for street facing façades on E 21st Street and
S Lyerly Street.

Hardships:

1. Recent zoning code change: The previous C-3 zoning code did not have transparency requirements. This LDP was approved under the old zoning code, however, the developer was unable to complete and submit the building architectural package for a building permit prior to the 6-month grace period. The hardship is that there was a zoning code change mid-project that was not initiated by the developer.
2. Current zoning tools: The C-MU1 zone permits the intended use. There is only one other zoning classification in the new zoning code that does not have transparency requirements – Industrial zones (I-L, I-H, and I-X), but these zones do not allow Amusement Facility – indoor as a permitted use. The Industrial Mixed-Use Zone (I-MU), which allows the intended use, also has transparency requirements. There are no zoning tools which do not have transparency requirements and permit this use.
3. Stringent lighting requirements for intended use: This type of facility has industry standards for lighting and ceiling heights. Introduction of any natural light, with variations in time of day and seasons, disrupt these standards. The zoning code does not allow facilities to black out windows.

Discussion:

1. Safety

Uneven lighting can create shifting shadows and uneven lighting conditions as the sun moves through the day. Pickleball is a high-speed sport and requires quick reflexes and reactions. Shadows can be distracting, hinder a player's reaction time and judgement, and make it difficult for depth perception and focus. Uneven lighting can cause unfair playing conditions, in what should be a controlled environment, and can increase the potential for injury.

2. Architectural explanation of lighting requirements

We use uplighting to improve the users Pickleball playing experience, it provides glare reduction (hotspots in players visions), creates even and consistent illumination, improves ball visibility, protects fixtures from balls. Industry standard and tournament requirements are to have 65-to-75-foot candles evenly spread across the court.

Up-lighting is designed to reflect light off the ceiling and higher portions of the space to evenly illuminate. Introducing daylight into these spaces takes away the benefits, reduces the overall playing experience, and makes it very difficult to meet the footcandle requirements. Windows create conflicting light sources and diminishes the uplighting effectiveness. Whether they are low, high, or skylights introducing any natural light to the ceilings and upper portions of the room will have a negative impact. The result is a washed-out ceiling surface that fails to reflect sufficient artificial light, leading to poor illumination. The variability and intensity of daylight throughout the day will cause inconsistent lighting conditions and could create an effect like a cloud covering the sun and coming back out, or on a lesser scale, of wearing transition glasses and going from inside to outside. A light study has been prepared to illustrate the impact of the introduction of natural lighting.

3. Peer facility

We reached out to another facility that has dealt with issues created by exterior windows and natural light infiltration.

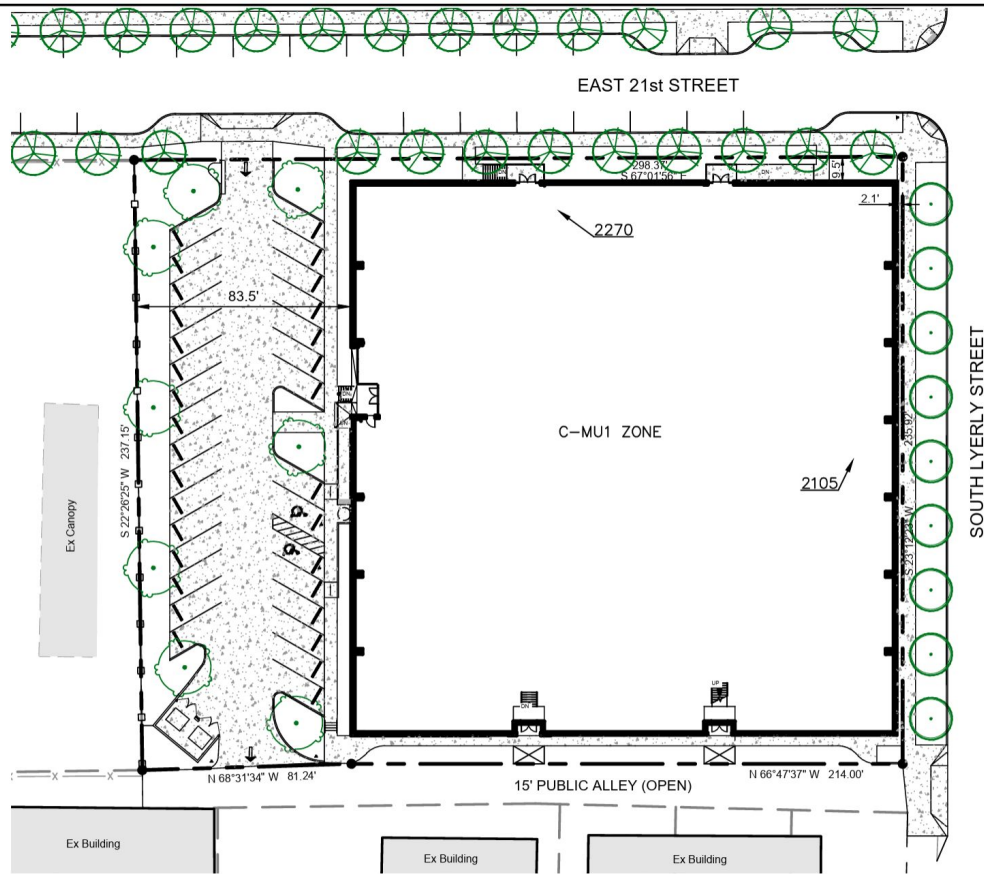
- a. Complaints about lighting and sightlines where due to windows. They were required to spend a lot of money retrofitting their facility to cover up the windows with new metal siding.
- b. Professional players have pulled out of professional events this year on the tour due to lumens not being standard. Having a conflict between lights and natural light is not viable for business.
- c. Adding windows to this new facility could prevent the facility from procuring a spot on the Professional Pickleball Association tour because of lighting issues. This would strip the local economy of tourist dollars.

4. Façade

As demonstrated in the zoning and photographic log, this facility would not be out of character with the surrounding properties if this variance is approved. Adjacent parcels on S Lyerly include a) a distribution warehouse (east), b) the side of the Dollar General (east) - fronts E 23rd Street, and c) the loading dock side of the Coin Laundry (south), which is also front facing towards E 23rd Street.

We acknowledge the requirements for Building Articulation, Table 38-20.4 of the Mixed-Use and Commercial Development Standards. The façade design meets the maximum 25 linear feet blank wall requirement by articulating a rhythm of textured metal panels that are broken up by fins and a change of color.

A custom mural is anticipated at the southeast corner of Lyerly Street. The mural will be by a local artist to provide a clear Mill Town presence. Though the main building entry is anticipated on the west side where off-street parking can be accommodated, the façade articulates two points of entry on the E. 21st Street. Each entry is to receive an awning, clearly marking the entry point, and one entry to receive an accessible ramp leading visitors to the street level. The E. 21st Street façade is further articulated by a dimensional Flying Pickle Logo sign.



LT 39 MILL TOWN 2020 S/D
 DB 12708-0068, PB 123-164
 2270 E 21st STREET
 (ALT 2105 S LYERLY STREET)
 CHATTANOOGA, TENNESSEE

REQUEST: Reduction of ground floor
 transparency requirement from 50% to 0%
 (no windows) on E 21st St and S Lyerly St



BOZA APPLICATION
MILL TOWN 39 COMMERCIAL
 08/06/25

First Reading: May 10, 2022
Second Reading: May 17, 2022

2022-0098
Collier Construction
District No. 9
Planning Version

ORDINANCE NO. 13831

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1619 DODDS AVENUE, 1922 SOUTH WATKINS STREET, 2270 EAST 21ST STREET, AND 1803 AND 2111 SOUTH LYERLY STREET, FROM C-2 CONVENIENCE COMMERCIAL ZONE, M-1 MANUFACTURING ZONE, AND R-3 RESIDENTIAL 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 1619 Dodds Avenue, 1922 South Watkins Street, 2270 East 21st Street, and 1803 and 2111 South Lyerly Street, more particularly described herein:

Lots 4, 5 and 6, Block 11, 1919 Revised Plat of the Dodds Place Subdivision, Plat Book 7, Page 44, ROHC, Part of Lots 10 and 11, Baileys Subdivision Ridgedale, Plat Book 2, Page 15, ROHC, Lot 39, Revised Plat of Lot 1, Stower's Subdivision and Lot 39, Mill Town 2020 Subdivision, Plat Book 123, Page 164, ROHC, and Lot 2, Fairfield Subdivision, Plat Book 6, Page 38, ROHC, being the properties described in Deed Book 12650, Page 333, ROHC, Deed Book 12795, Page 142, being part of the properties described in Deed Book 12708, Page 68, Deed Book 12854, Page 911, and Deed Book 12827, Page 404, ROHC. Tax Map 156F-B-007, 156F-J-029, 156G-E-011, 156G-F-032(part), 032.01 and 036.

and as shown on the maps attached hereto and made a part hereof by reference, from C-2

Convenience Commercial Zone, M-1 Manufacturing Zone, and R-3 Residential Zone to C-3 Central Business Zone.

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

1619 Dodds Avenue: Subject to: All C-3 permitted uses except auto oriented, alternative financial institutions, liquor stores, or adult oriented establishments.

1803 S. Lyerly Street: Subject to: Residential uses only.

1922 S. Watkins Street: Subject to: Residential uses only.

2270 E. 21st Street and 2111 S. Lyerly Street: Subject to: All C-3 permitted uses except auto oriented, alternative financial institutions, liquor stores, or adult oriented establishments.

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: May 17, 2022


CHAIRPERSON

APPROVED: ☒ DISAPPROVED: ☐


MAYOR

/mem

THE FLYING PICKLE
2270 E 21ST STREET, CHATTANOOGA, TN 37404
BOZA APPLICATION PACKAGE

08.06.2025



Cushing
Terrell.

BZA-25-69

3261 Lightfoot Mill Rd, 37406

Applicant: Thaddeus Swoopes

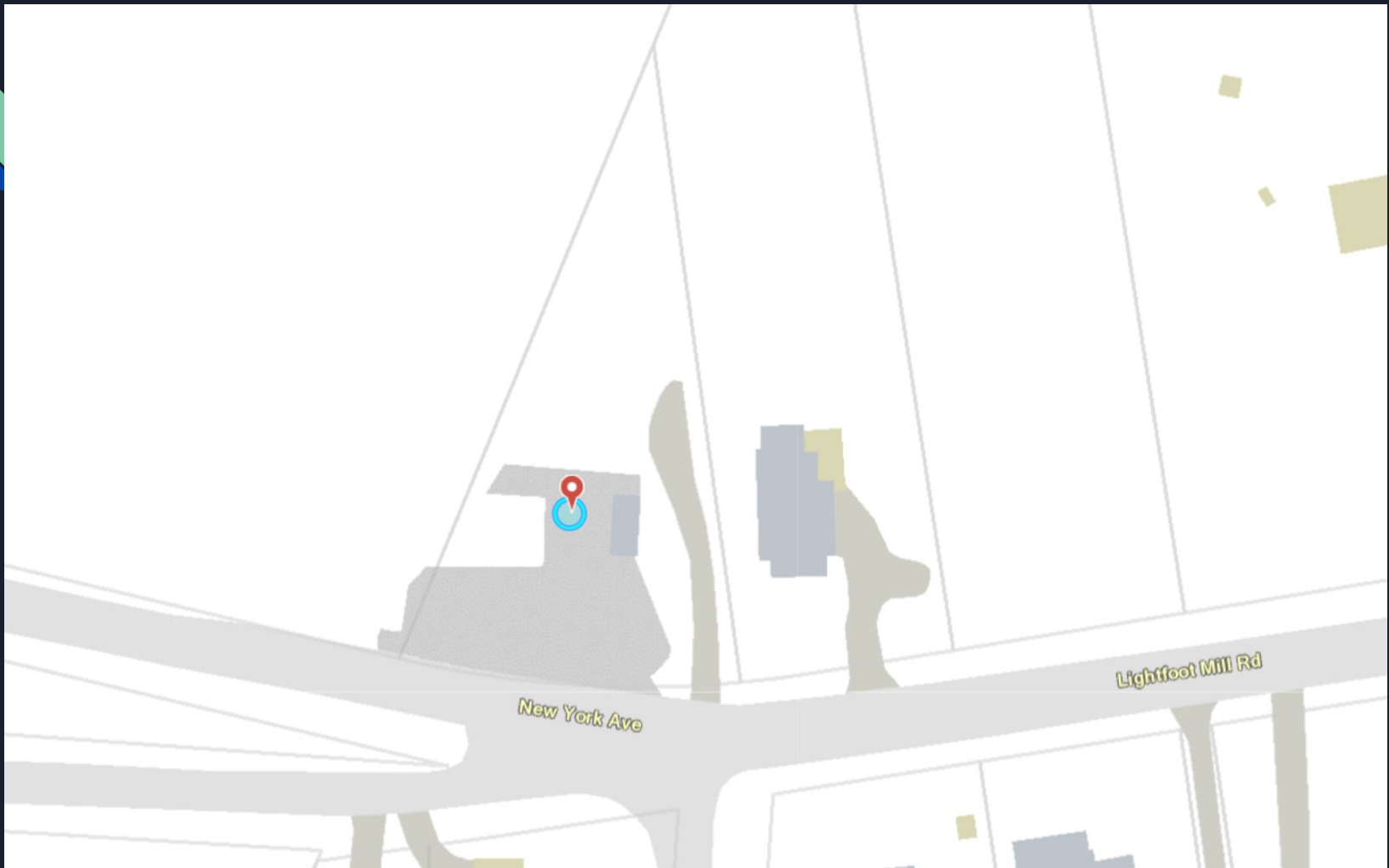
Zoning: C-C Commercial Corridor

Council District: 5

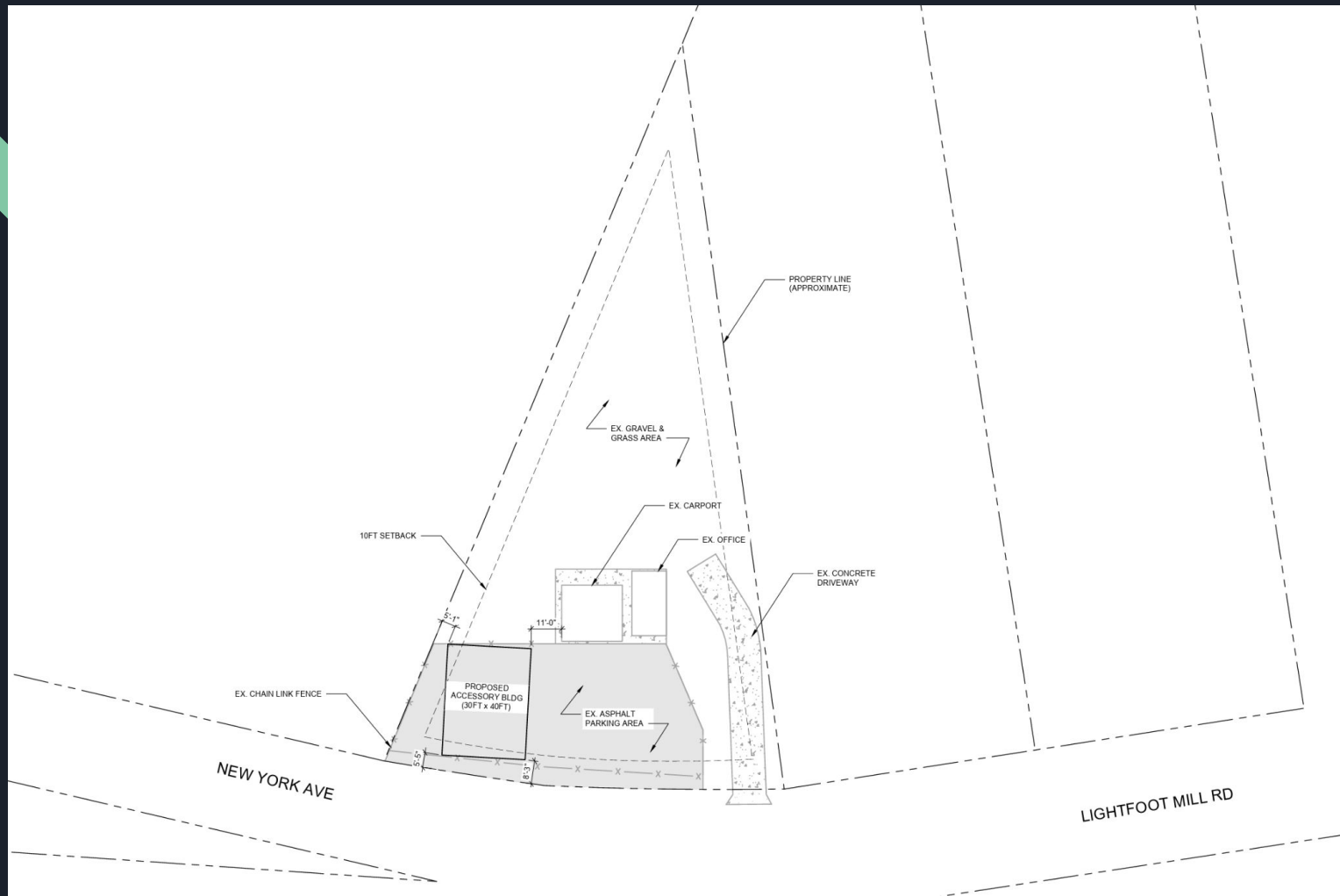
Variance Request: Relief from sec. 38-50 (b) (2) for the location of a detached shed.

Hardship: Topography















BZA-25-71

2332 Shallowford Village Dr,
37421

Applicant: Huston Woodis

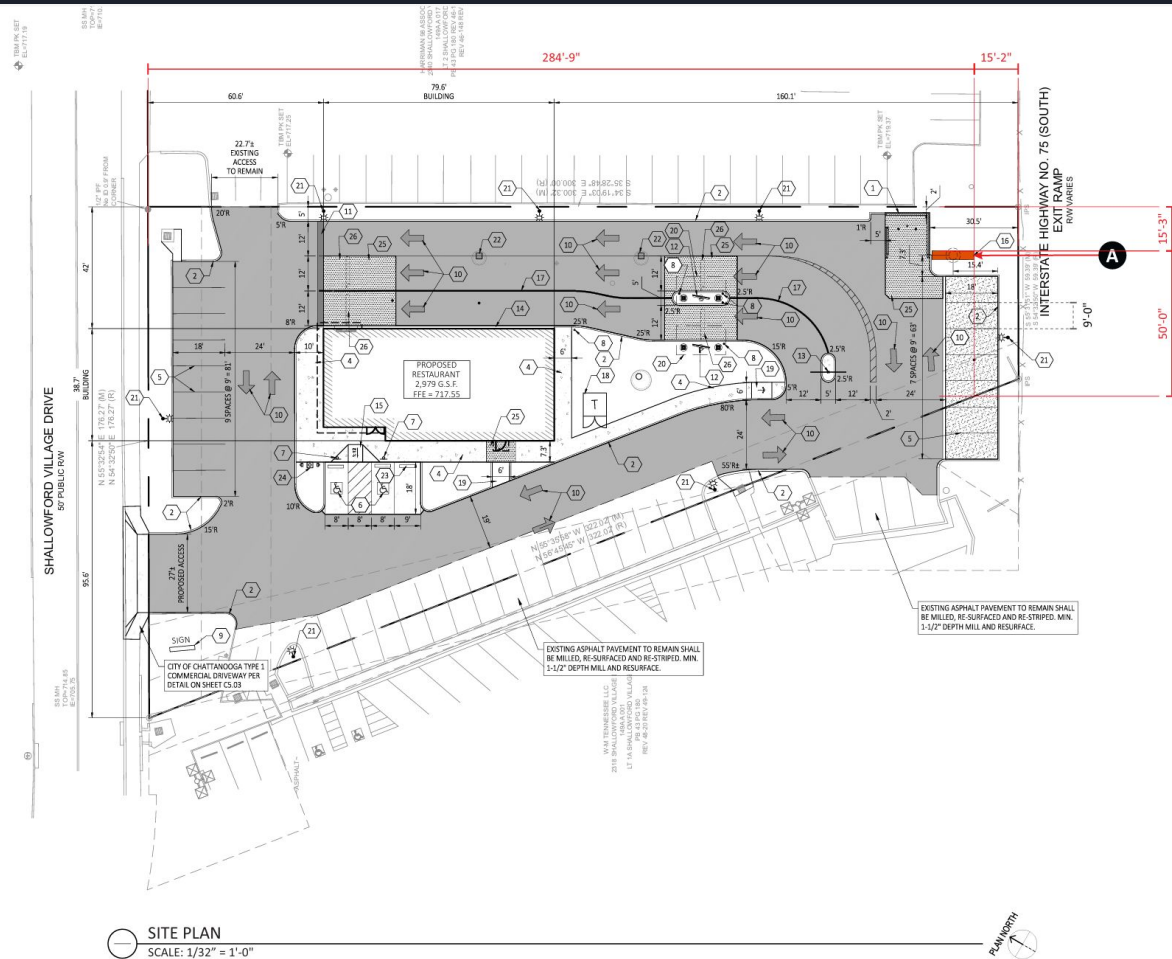
Zoning: C-C Commercial Corridor, C-R

Council District: 6

Variance Request: Increase in maximum allowed sign height from 30 feet to 70 feet for a new sign.

Hardship: Topography

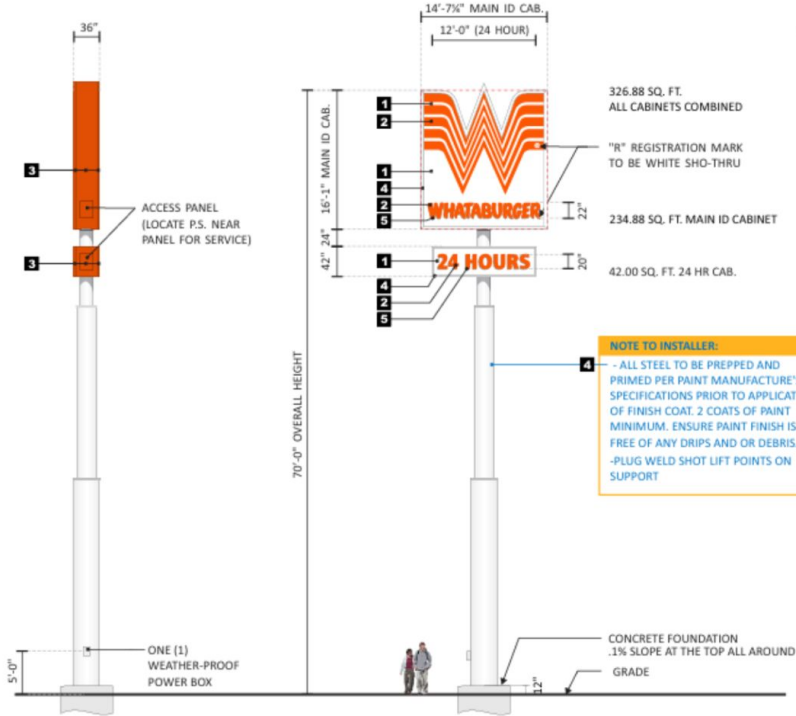




SITE PLAN
SCALE: 1/32" = 1'-0"

OPTION

2



A

D/F PYLON 16'-1" MAIN ID CABINET WITH 24 HOURS

ONE (1) REQUIRED - MANUFACTURE AND INSTALL SCALE: 3/32"=1'-0"

ONE (1) D/F MAIN I-D CABINET

FABRICATED .063" ALUMINUM CABINET WITH 4"x 4" RETAINERS. FLEX FACES ON ANGLE IRON FRAME WITH CLIPS. 3M TRANSLUCENT VINYL GRAPHICS INTERNALLY ILLUMINATED WITH WHITE L.E.D.

ONE (1) D/F CABINET READING "24 HOURS"

FABRICATED .063" ALUMINUM CABINET WITH 2"x 4" RETAINERS FLEX FACES ON ANGLE IRON FRAME WITH CLIPS. 3M TRANSLUCENT VINYL COPY INTERNALLY ILLUMINATED WITH WHITE L.E.D.

10.6 AMPS MAIN ID CABINET / 2.2 AMPS 24 HOUR CAB. / (1) CIRCUIT

ONE STEEL SUPPORT WITH CONCRETE PIER

NOTE: STEEL AND FOUNDATION FOR SIGN TO BE DETERMINED BASED ON SITE SPECIFIC BASIS, LOCAL SOIL CONDITIONS AND WIND LOAD REQUIREMENTS.

COLOR SCHEDULE

- 3M WHITE FLEX FACES
- 3M 3630-44 ORANGE VINYL
- P.T.M. P.M.S. 1665C ORANGE.
- WHITE
- 3M 3630-51 SILVER GRAY VINYL

PAN FORMED WHITE POLYCARBONATE

CABINET - ORANGE AND WHITE
AKZONOBEL EFX SATIN FINISH.
POLE - VALSPAR INDUSTRIAL PAINT.

Project ID
0642746Ar1

Whataburger 1605
Shallowford Village Dr
Chattanooga TN

Date: 6-3-2025
SALES: DEBBIE MOLTZ
PM: MEGAN AUDEER
Designer: INES HERRASTI

Revision Note

- Rev 1 - Plan
Rev 2 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 3 - Plan
Rev 4 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 5 - Plan
Rev 6 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 7 - Plan
Rev 8 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 9 - Plan
Rev 10 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 11 - Plan
Rev 12 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 13 - Plan
Rev 14 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 15 - Plan
Rev 16 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 17 - Plan
Rev 18 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 19 - Plan
Rev 20 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 21 - Plan
Rev 22 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 23 - Plan
Rev 24 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 25 - Plan
Rev 26 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 27 - Plan
Rev 28 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 29 - Plan
Rev 30 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 31 - Plan
Rev 32 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 33 - Plan
Rev 34 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 35 - Plan
Rev 36 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 37 - Plan
Rev 38 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 39 - Plan
Rev 40 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 41 - Plan
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- Rev 43 - Plan
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- Rev 49 - Plan
Rev 50 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 51 - Plan
Rev 52 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 53 - Plan
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- Rev 55 - Plan
Rev 56 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
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- Rev 73 - Plan
Rev 74 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 75 - Plan
Rev 76 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
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- Rev 83 - Plan
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- Rev 91 - Plan
Rev 92 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 93 - Plan
Rev 94 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 95 - Plan
Rev 96 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 97 - Plan
Rev 98 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.
- Rev 99 - Plan
Rev 100 - Steel and foundation for sign to be determined based on site specific basis, local soil conditions and wind load requirements.

Customer Approval

Signature: _____
MM/DD/YYYY

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the sign being ordered. Notify Pattison ID immediately if further details are required.

Pattison
1.866.635.1110
pattisonid.com

Page 3 of 3









BZA-25-72

1009 Reads Lake Rd, 37415

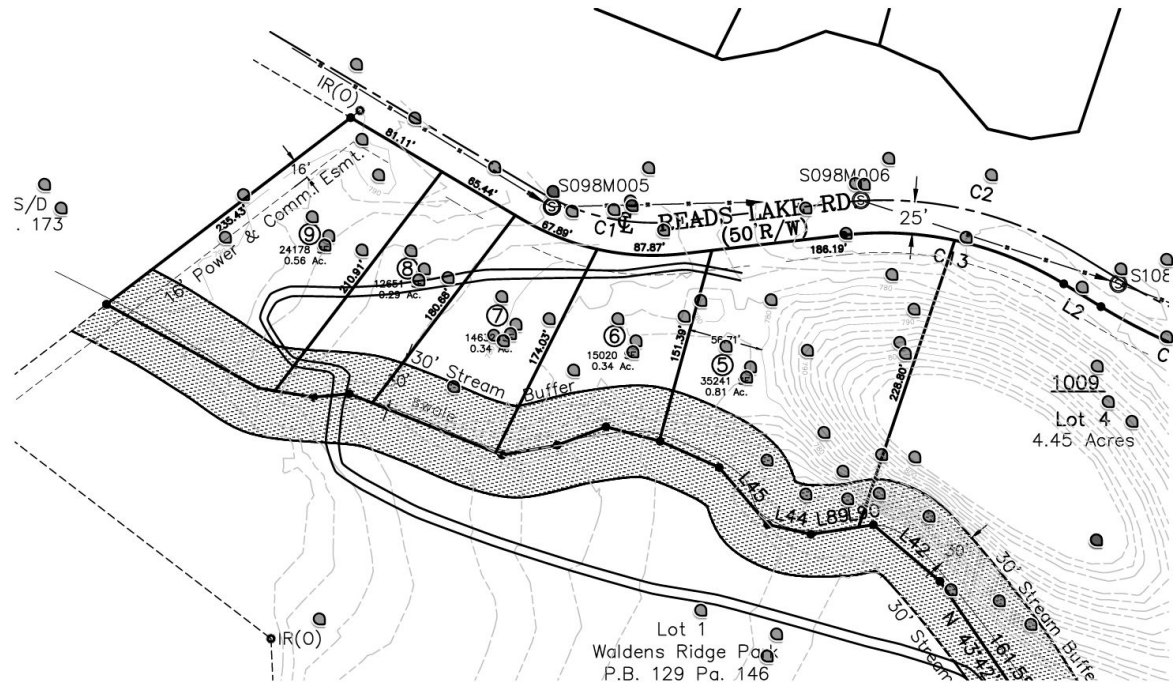
Applicant: John Martin

Zoning: RN-1-7.5

Council District: 1

Variance Request: Interpretation of lots excluded from the Suburban Infill Compatibility Option.





BOZA

August 7th, 2025

Fareway LLC is appealing the denial of the minor subdivision plat for this property. The reason given for denial is invalid and we are appealing for the following reasons:

1. Section 38-16.1-4, item (e) – states that flag lots cannot be used to determine frontage of any lot to be subdivided “when that narrow portion is less than the frontage required by the Chattanooga Zoning Ordinance.” This lot, located at 1020 Reads Lake Rd, is equal to, not less, than the minimum 60 foot frontage required by the Chattanooga Zoning Ordinance for this zone as shown in the table below as well as the Zoning Verification Letter attached below.

Table 38-16-1-4: Minimum Lot Area, Minimum Frontage, and Minimum Lot Width						
	BOZA	BOZA	BOZA	BOZA	BOZA	BOZA
Minimum Lot Area	1.0 acre	1.0 acre	1.0 acre	1.0 acre	1.0 acre	1.0 acre
Minimum Lot Width	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet
Minimum Frontage	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet
Minimum Lot Area	1.0 acre	1.0 acre	1.0 acre	1.0 acre	1.0 acre	1.0 acre
Minimum Lot Width	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet
Minimum Frontage	60 feet	60 feet	60 feet	60 feet	60 feet	60 feet



2. To the extent that this denial is upheld, we would request a variance on the basis of the receipt of the attached Zoning Verification Letter clearly stating our required lot frontage minimum and the fact that there are numerous other lots in this immediate area with smaller frontages than what we have requested here.

Bill Gore, CBO
Director



City of Chattanooga
LAND DEVELOPMENT OFFICE
1250 Market Street, Suite 1000
Chattanooga Tennessee 37402-2713

Tim Kelly
Mayor

Subject Property: 1011-1021 Reads Lake Road
APN: 108D_A_002.06
Current Use:
Viewpoint Cloud #: ZLT-25-63
Date: April 9, 2025

Applicant Name: Stephen Sibley

What is the proposed use? - R-1.75

Are there any variances or conditions associated with this property? - true Additional items needed? - true

Additional Items - Seeking clarification on road frontage minimum and lot size minimums.

The current zoning classification for the subject property is/are: C-C and RN-1.75 ZONES

Overlay District(s)/Zone(s):

According to the zoning ordinances and regulations, the CURRENT use of the subject property is:
Comments: Residential is allowed in this zone.

From the zoning ordinances and regulations, the PROPOSED use of the subject property is: Permitted Use by Right (see comments).
Comments:

Conformance: Per current zoning ordinances and regulations applicable to the subject property, the current structure(s) is/are:
Comments:

Have any variances, special permits/exceptions, ordinances, or conditions been granted/approved for the subject property? : Yes, the following apply to the subject property:

Variance, Special Permit/Exception, Ordinance, Conditions: Case No. 2018-0117, Ordinance No. 13377. There are some conditions.

Additional Comments: Minimum Lot size 60', Minimum Lot area, 7,500 sf. None Residential 10,000sf. In the C-C (Commercial Corridor) these are the structures that are allowed in this zone, Dwelling—Townhouse , Dwelling—Multi-Unit.

Documentation/copies attached - Documentation not readily available - true

To answer the other questions that you need can be obtained through an "Open Records Request."

BY/TITLE:

LDO Planner, MPA - Zoning Division
PRINTED NAME / PHONE or EMAIL:
Robert W. Brabson, II, MPA / rbrabson@chattanooga.gov
MUNICIPALITY/DEPARTMENT/DIVISION:
City of Chattanooga / Public Works / Land Development Office



City of Chattanooga
Land Development Office - Zoning Division
1250 Market Street, Ste. 1000
Chattanooga, TN 37402

The Suburban Infill Lot Compatibility Option shall apply to:

1. Lots zoned RN-1-7.5;
2. Proposed lot frontage less than 120;
3. Lots fronting and existing street; and,
4. Lots served by sewers.

The smallest lot frontage within 300' of the property being subdivided is 122'; therefore, the lot frontages for the proposed lots need to be 120'.

There are existing flag lots along Read Lake Road that have less than 60' of frontage and one flag lot has 60' of frontage. However, based on Section 38-16.1 4. Excluded lots item e. below these lots are flag lots and cannot be used for purposes of establishing lot compatibility.

4. Excluded Lots. The following properties **shall not be used to determine the block character for purposes of establishing lot compatibility:**

- a. Properties zoned non-residential or multi-family.
- b. Properties zoned from single-family, but used for legal non-residential uses or other legal non-conforming uses.
- c. Properties where development continuity cannot be provided due to a natural or man-made barrier, including but not limited to, arterial or collector streets, public land, railroad right-of-way, waterways, or
- d. Properties that face a block face within a non-residential zoning district.
- e. Interior lots located to the rear of another lot but with a narrow portion extending to the street when that narrow portion is less than the frontage required by the Chattanooga Zoning Ordinance.

Based on these requirements of the Suburban Infill Lot Compatibility Option RPA cannot move forward with an approval of this subdivision plat.



Options:

1. Apply to rezone from the RN-1-7.5 Zone to another residential zone that would not be subject to this suburban infill lot frontage compatibility issue.
2. Apply to BOZA for an appeal of the interpretation that Flag Lots are not counted in the Suburban Infill Lot Compatibility formula.
3. Apply for a variance to the Board of Zoning Appeals for the lot width that he desires.

Thank you,

Zoning Division
Land Development Office
(423) 643-5891
ldozoning@chattanooga.gov

BZA-25-73

7404 Tyner Rd, 37421

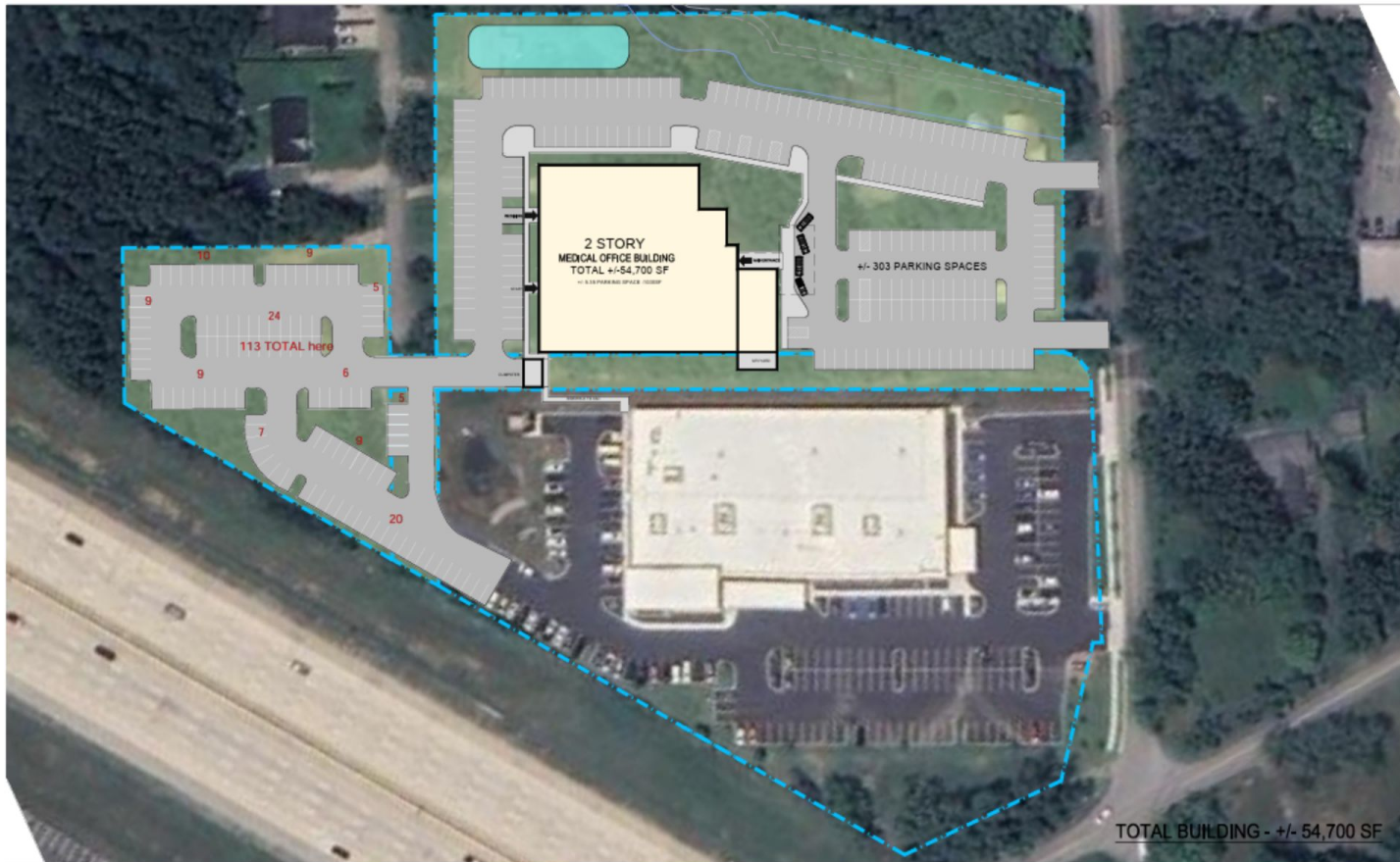
Applicant: Jay Floyd

Zoning: RN-2 Residential Neighborhood

Council District: 6

Variance Request: Increase in maximum allowed parking spaces from 274 to 300.





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**BBL Medical
Facilities**

CONCEPTUAL SITE PLAN - TYNER ROAD

CENTER FOR SPORTS MEDICINE & ORTHOPAEDICS
CHATTANOOGA, TENNESSEE

N.T.S.
8-22-2025

BOZA PARKING VARIANCE for CFMSO MEDICAL OFFICE on TYNER ROAD

The proposed 2-Story 54,700 SF Medical Office Building will occupy 6 parcels fronting on Tyner Road and Sonia Lane, which are adjacent to (west of) the existing Center for Sports Medicine and Orthopedics (CFMSO) surgery center on a 4.5 +/- acre parcel at 7450 Tyner Road owned by Surgery Center of Chatt, RE, LLC. Most of those owners are also owners of FXS Ventures LLC, which currently owns the following 6 land parcels in the City of Chattanooga, TN:

- 7415 Sonia Lane Tax Parcel 139J E 005
- 7409 Sonia Lane Tax Parcel 139J E 006
- 7405 Sonia Lane Tax Parcel 139J E 007
- 7410 Sonia Lane Tax Parcel 139J D 007
- 7404 Tyner Road Tax Parcel 139J E 002
- 7406 Tyner Road Tax Parcel 139J E 003

All of these parcels are currently in the Commercial Corridor zone "C-C" except for 7406 Tyner Road, which is pending approval for re-zoning to C-C in October 2025.

FXS Ventures, LLC is seeking a variance from BOZA to allow more than the maximum number of parking spaces in the C-C zone for "Medical/Dental Office/Clinic" permitted use. The parking table 38-53.1 requires a minimum of 1 space per 500 SF (2 spaces per 1000 SF) Gross Floor Area (GFA). The maximum allowable is 200% of that, or 1 space per 250 SF (4 spaces per 1000 SF).

The owners proposed 54,700 SF medical office building needs 300 parking spaces. The maximum allowable number per the parking table is 219. We are asking for a variance to allow up to 300 parking spaces to be associated with the proposed building (this is approximately 5.5 spaces per 1000 SF).

The owners have parking data based on their actual business experience here in Chattanooga that supports the need for 300 spaces. The attached Parking Data from the CFMSO 4 offices states that the McCallie Avenue location and its services are most similar to the services planned for the proposed Medical Office Building on Tyner Road. At the McCallie Avenue location, they need more than 5.5 spaces per 1000 SF (based on 2024 practice data).

ALSO, the 6 parcels owned by FXS Ventures have been slowly acquired since the inception of the Surgery Center in 2021 for the purpose of building the proposed medical office building, creating an efficient campus to provide comprehensive services for their patients. The previous zoning for the surgery center and 4 of the 6 Parcels was C-2. Chattanooga changed to a new zoning ordinance about a year ago and all of the C-2 parcels were changed to "C-C". The parking requirements for those two zones are not equal.

Under the C-2 zone, a medical office building was required to have a minimum of 5 spaces per 1,000 SF with no maximum. So, the 300 spaces needed for the proposed building would have been allowed under the C-2 zoning without a variance. The change from C-2 to C-C zoning during the process of acquiring these properties has caused a hardship for the owners.

Chattanooga Orthopaedic Group, P.C. (d.b.a. Center for Sports Medicine and Orthopedics)

Location	Square Footage	Total Appointments Seen	Average Appointments per Day	Hrs/Day	Hourly Average Appointments	Employee Head Counts	DAILY AVERAGE APPOINTMENTS PER 1,000 SQ FT	EMPLOYEE HEAD COUNTS PER 1,000 SQ FT	Total Parking Need with No Patient Guests
McCallie	85,596	5,046	297	8	37	139	1.21	4.54	876
Atrium	17,371	4,344	189	8	24	48	1.36	2.76	412
Hisson	16,052	2,559	129	8	16	34	1.60	3.36	499
Cleveland	12,000	3,163	158	8	20	33	1.65	2.75	440

Above is parking need for 2024 based on practice data.

McCallie location operations/services is most similar to the operations/services planned for our new location.

Note: It is common for multiple family members to attend appointments who may be in a separate vehicle from the patient so would have even higher need for parking.

Amend ARTICLE VIII. – SPECIAL PURPOSE ZONES, Section 38-29. 1- INST Institutional Zone, Table 38-29.1: INST Zone Dimensional Standards by replacing the Minimum River Setback with the following:
Riverfront Buffer Zone: Structures within 100' of the Tennessee River floodway may not exceed 5 stories/60'

Amend ARTICLE XII. – OFF-STREET PARKING AND LOADING, Sec. 38-53. - Required Off-Street Vehicle and Bicycle Parking Spaces, (c)Vehicle Parking Space Maximums by deleting (1) in its entirety and replacing with the following:

(1) Required off-street vehicle parking for nonresidential uses is subject to a parking maximum of 200%.except that the required off-street parking maximum for Medical/Dental Office/Clinic uses shall be calculated at a minimum number of parking spaces of 1 per 200sf GFA.

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: July 15, 2025


CHAIRPERSON

APPROVED: ☒ DISAPPROVED: ☐


MAYOR

/mem/Alternate Version

BZA-25-74

112 Baker St, 37405

Applicant: Jordan Wood

Zoning: RN-2 Residential Neighborhood

Council District: 2

Variance Request: Reduction in front setback from 15 feet to 10 feet and a reduction in rear setback from 25 feet to 10 feet.

Hardship: Topography



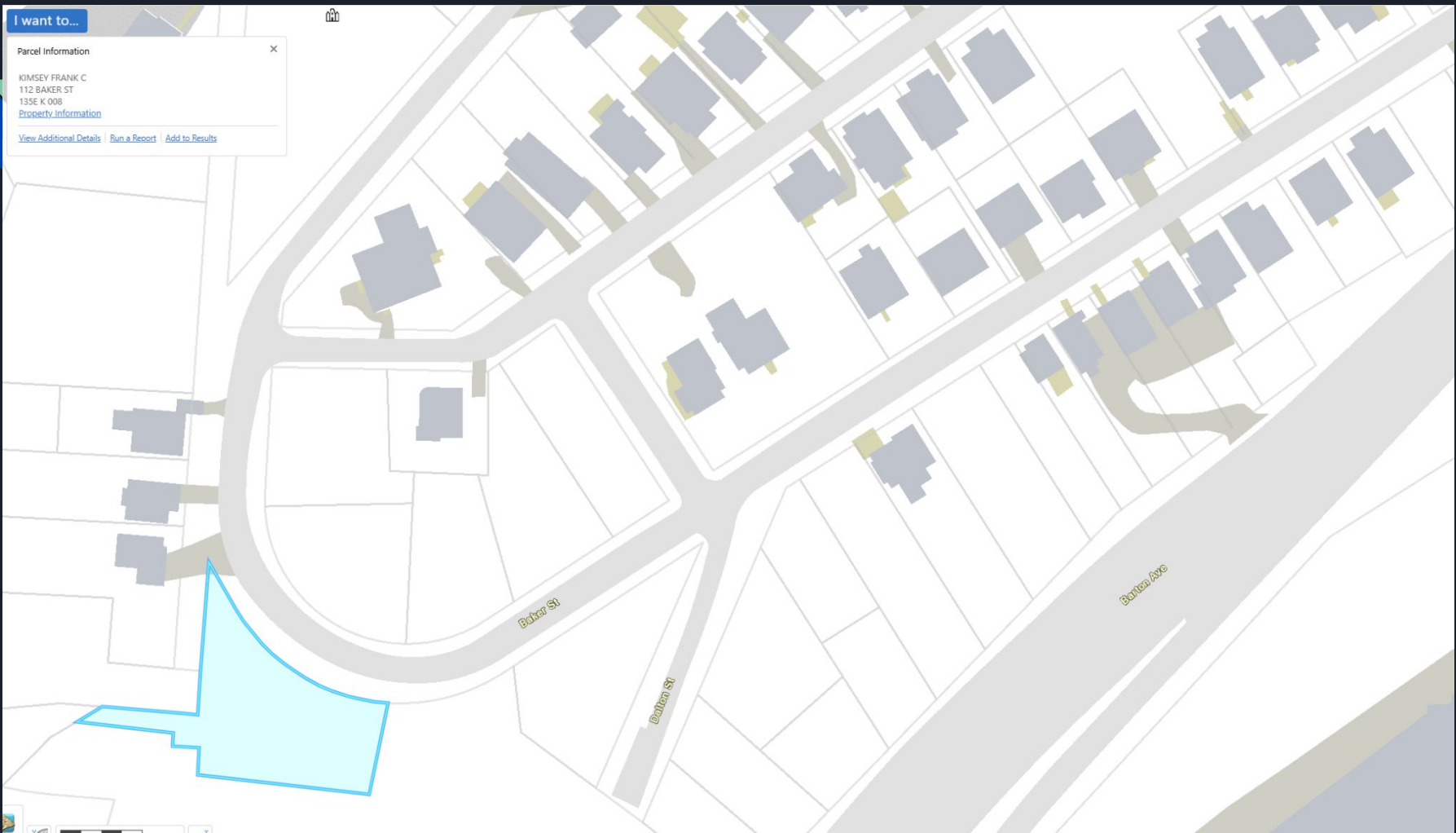
I want to...

Parcel Information

KIMSEY FRANK C
112 BAKER ST
135E K 008

[Property Information](#)

[View Additional Details](#) [Run a Report](#) [Add to Results](#)





Kimsey Residence
112 Baker Street
Chattanooga, TN 37405

Board of Zoning Appeals Variance/ Hardship Application Narrative

River Street Architecture is acting as the agent for Frank Kimsey and Jody Usry, who are the owners of the property at 112 Baker Street, Chattanooga, TN 37405.

Project Details & Existing Conditions

The proposed project for 112 Baker Street is a 3-story single family residence. The lot is currently zoned as RN-2 and is not within Chattanooga's Form-Based Code. The front of the house faces Baker Street and the rear faces Frazier Avenue. The only existing condition is a concrete retaining wall that runs East-West through the property. There is a shared unopened alley abutting the west side of the lot that the owners intend to use for ingress/ egress in the form of a second driveway. There is a 10' power & communications easement along the front property line.

Observed Existing Hardships

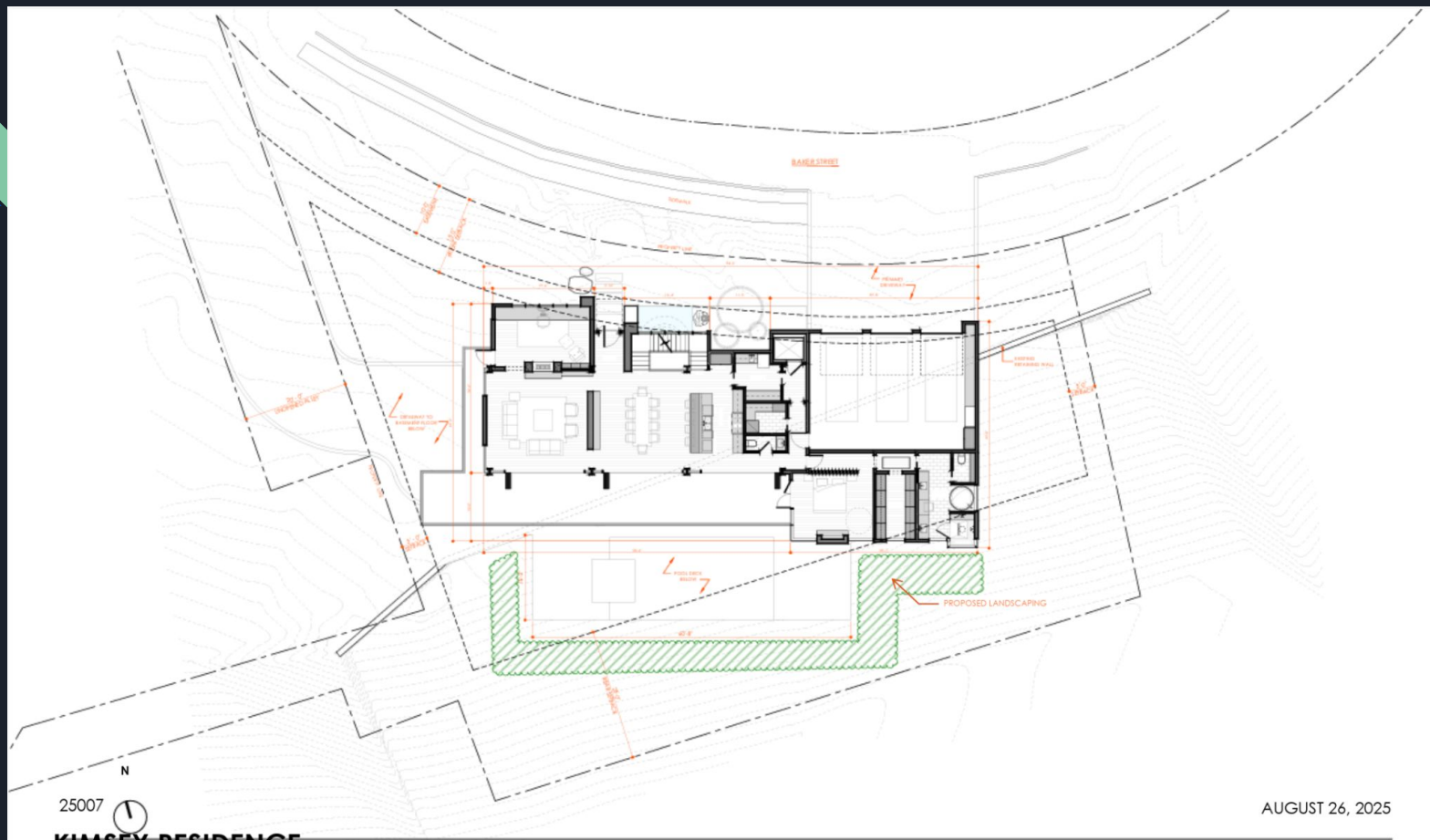
The existing hardships are as follows:

1. **Lack of Buildable Area** The ratio of buildable area (based on current zoning setbacks) to total area is less than 50% due to the atypical shape of the lot.
Lot area = 13,965 sf
Buildable area = 6,475 sf
Ratio: 6,475 / 13,965 = 46% Buildable Area
2. **Location of Front Property Line** The front property line is offset 13'-15' from the curb of Baker Street and 9' from the back edge of the sidewalk, which is atypical. This, in addition to the front setback, puts the front of the project at 28'6" from the curb and 22' from the back edge of the sidewalk, which limits the buildable area.
3. **Steep Topography** - The topography of the site is extreme, and the lot is divided by an existing retaining wall that runs east to west. The buildable area on the high side of the retaining wall is insufficient for the project.
4. **Curved Front Property line** -The front property line is a radius and therefore, in order for the project to face the street, it must be aligned tangentially with the front setback, which is less conducive to a typical rectangular footprint.

Proposed Variance

We are applying for a variance for the front & rear setbacks. Specifically, we'd like to reduce the front setback to 10' to align with the edge of the power easement and we'd like to reduce the rear setback to 10'. We feel that the atypical shape of the lot, the existing retaining wall, the smaller buildable area, and

the extreme topography all contribute to the difficulty in siting the project within the required setbacks. Because the front setback is curved and not rectangular, the rear of the project cannot be parallel with



25007



KIMSEY RESIDENCE

112 BAKER STREET - SITE PLAN - 1/16"=1'-0"

AUGUST 26, 2025





































BZA-25-75

7410 Sonia Ln, 37421

Applicant: Jay Floyd

Zoning: C-C Commercial Corridor

Council District: 6

Variance Request: Special Exception for a Parking Lot
(Principal Use) in the C-C zone.





9-2-2025

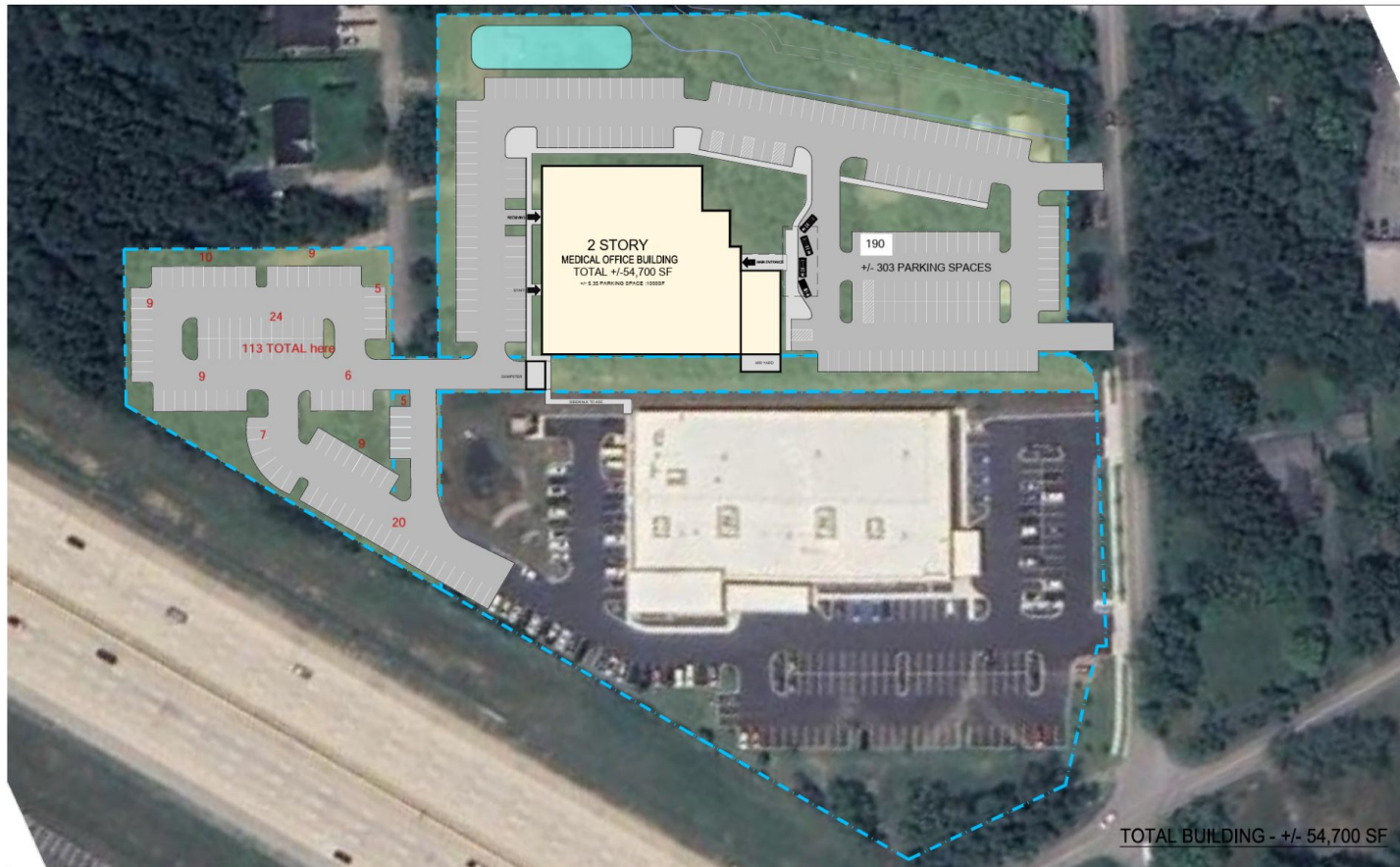
BOZA SPECIAL EXCEPTION for PARKING LOT on SONIA LANE

The Center for Sports Medicine and Orthopedics (CFSMO) plans to build a 2-Story 54,700 SF Medical Office Building on 5 parcels currently zoned "C-C" fronting on Tyner Road and Sonia Lane. The proposed office building will be adjacent to (west of) their existing surgery center at 7450 Tyner Road. These 5 parcels are owned by FXS Ventures, LLC.

CFSMO wants to build a stand-alone employee parking lot on the parcel currently owned by FXS Ventures, LLC at 7410 Sonia Lane, Tax Parcel 139J D 007. "*Parking Lot (Principal Use)*" is allowed as a Special Exception in the "C-C" zone according to Table 38-41.1 of the Zoning Ordinance.

FXS Ventures, LLC is seeking a Special Exception from BOZA to allow construction of an employee parking lot for up to 115 parking spaces on Tax Parcel 139J D 007.

The owners proposed 54,700 SF medical office building needs 300 parking spaces. The maximum allowable number per the parking table is 219. The Special Exception would allow them to build enough employee parking spaces which, in addition to the number of parking spaces allowed adjacent to the proposed building, would meet their needs for patient and employee parking.





Staff Review - Sec. 38-75 (e)

Special exceptions are reviewed by staff in accordance with the evaluation criteria as found in sec. 38-75 (e). Staff finds the following:

(1) The proposed special exception will not endanger the public health, safety, or welfare.

The property located at 7410 Sonia Lane was formerly the site of a single unit detached residential dwelling; however, a demo permit was issued on March 23, 2023.

(2) The proposed special exception is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

The proposed special exception in the proposed location is surrounded by a mix of residential and commercial properties. Additionally, there are single-unit dwellings across the street from the proposed parking lot.

(3) The special exception in the specific location proposed is consistent with the spirit and intent of this Code and adopted City land use policies.

The proposed location of the special exception is zoned C-C Commercial Corridor and is located in the Shallowford Road - Lee Highway Area Plan. The land use plan classifies the proposed location as "heavy business mix", which includes convenience and neighborhood commercial, office, high-density residential, light industry and wholesale. Staff finds that the proposed special exception at 7410 Sonia Lane is consistent with the intent of C-C Commercial Corridor and the adopted area land use plan.

BZA-25-76

205 Minor St, 37405

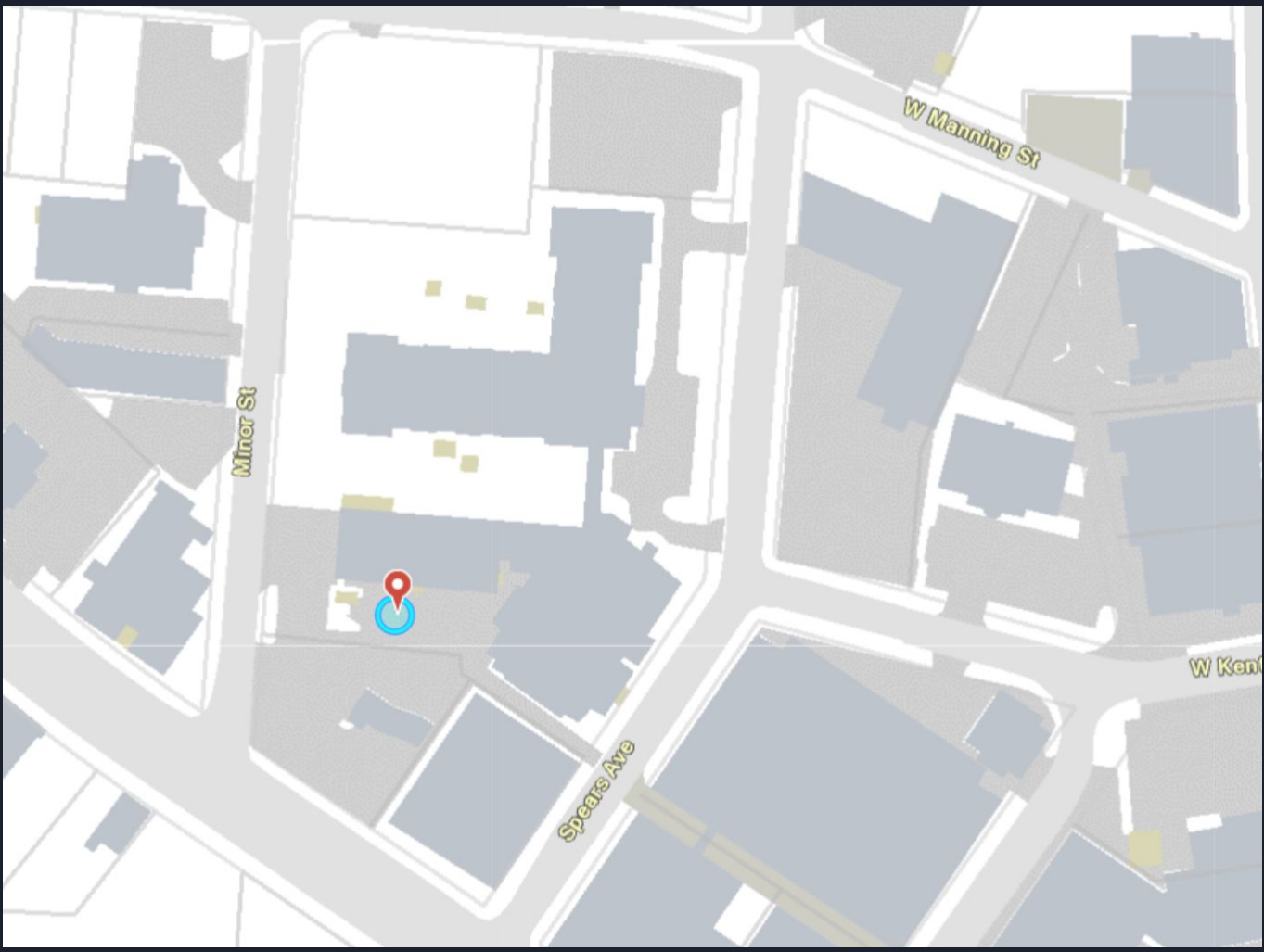
Applicant: Peter Olsen

Zoning: E-IX-3 (Form-Based Code)

Council District: 1

Variance Request: Special Exception for a Drug Treatment Clinic in the E-IX-3 Form-Based Code zone.









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MECANOT
423.687.5



C2.0

C2.0

















Staff Review - Sec. 38-75 (e)

Special exceptions are reviewed by staff in accordance with the evaluation criteria as found in sec. 38-75 (e). Staff finds the following:

(1) The proposed special exception will not endanger the public health, safety, or welfare.

CADAS is a non-profit treatment facility that provides treatment for substance abuse and co-occurring disorders. They also provide a number of services, such as rehabilitation, transitional living, outpatient services, and prevention. Staff finds that the proposed special exception does not endanger public health, safety or welfare.

(2) The proposed special exception is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

The proposed special exception is surrounded by other CADAS treatment facilities, as well as similar organizations such as Northside Neighborhood House which gives aid and assistance to vulnerable members of the community. Staff finds the proposed use to be compatible with surrounding land uses and adjacent properties.

(3) The special exception in the specific location proposed is consistent with the spirit and intent of this Code and adopted City land use policies.

The specific location of the special exception is zoned E-IX-3 (Form-Based Code) and is located within the North Shore Plan. The North Shore Plan envisions a vibrant, connected community that balances growth with preservation, offering diverse housing, transportation, and public spaces while protecting its unique character and natural assets. Staff finds that the proposed special exception at 205 Minor Street is consistent with the intent of E-IX-3 and the North Shore area plan.

Previous Approved Special Exception for CADAS at Same Site - BOZA-24-50

BOZA-24-50

This is an e-permit. To learn more, scan this barcode or visit [chattanoogatn.viewpointcloud.com/#/records/512105](https://chattanooga.viewpointcloud.com/#/records/512105)



Issued to: Artech Design Group

Location: 207 SPEARS AVE , CHATTANOOGA

Board of Zoning Appeals (BOZA)

Expires:



City of Chattanooga, TN

Adjourn

Board of Zoning Appeals
October 1st, 2025 Meeting

