

First Reading: August 19, 2022
Second Reading: August 23, 2022

2022-0149
Bean Bowl, LLC
District No. 8
Planning Version

ORDINANCE NO. 13883

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 1200 JUDD ROAD, 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 part of a property located at 1200 Judd Road, more particularly described herein:

Part of a property located at 1200 Judd Road beginning at the southwest corner of Tax Map Number 127F-A-002 thence northwest 244.93 feet to a point, thence southwest 60 feet to a point, thence southeast 243.35 feet to a point, thence southeast 796.44 feet to a point, thence southeast 247.73 feet to a point, thence southeast 265.13 feet to a point, thence southwest 151.30 feet to a point, thence southeast 221.50 feet to a point, thence northwest 2798.96 feet to a point, thence northeast 164.17 feet to a point, thence southeast 263.62 feet to a point, thence northeast 19 feet to a point, thence northwest 155 feet to a point, thence northeast 74.86 feet to a point, thence northeast along a curve 295.744 feet to a point, thence continuing northeast along said curve 108.65 feet to a point, thence southeast 115.75 feet to a point, thence northeast 97.51 feet to a point, thence northwest 115.75 feet to a point, thence northeast 120.49 feet to a point,

thence northeast 406.438 feet to a point, thence northeast 75.52 feet to a point, thence northeast following a curve 695.39 feet to a point, thence northeast 71.37 feet to a point, thence southeast 115.75 feet to a point, thence northeast 38.65 feet to a point, thence northwest 295.23 feet to a point, thence northeast 373.40 feet to a point, thence southeast 1167.32 feet being the southwest corner of Tax Map Number 127F-A-002 being the point of beginning and being part of the property described in Deed Book 11730, Page 87, ROHC. Tax Map Number 127F-A-003 (part).

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

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

1. Use Conditions

District A: Allowed uses include commercial or residential uses. Prohibited uses include adult-oriented establishments, alternative financial services institutions, construction or contractor yard related businesses, telecommunication towers, construction or contractor yard related businesses, telecommunication towers, billboards and funeral homes or mortuaries. Any auto-oriented uses which include car washes, auto-repair shops, and auto dealerships as well as wholesale warehousing facilities shall be prohibited within 200' of Use District C;

District B: Residential Use Only

District C: Allowed uses include commercial or residential uses. Prohibited uses include adult-oriented establishments, alternative financial service institutions, construction or contractor yard related businesses, all auto-oriented uses, kennels, telecommunication towers, billboards, wholesale warehousing or storage/mini-storage facilities and funeral homes or mortuaries.

2. Primary Street

For purposes of these condition's Judd Road is not considered a primary street.

3. Front, Side and Rear Setbacks

A. For new multi-family buildings four (4) stories in height or greater, and for all new non-residential buildings, a zero (0) foot building setback is required along the primary street frontage.

(i) To accommodate outdoor pedestrian activities including a park, plaza, or outdoor dining, a greater setback is permitted if a street edge delineating the public and private space is provided in accordance with Landscaping Standards 7 A of this section.

B. For new multi-family less than four (4) stories, detached, duplex, townhome, and multi-family residential dwellings there are no setback or street edge requirements. Where no existing structures exist on the block, the maximum setback is thirty (30') feet.

4. Minimum and Maximum Height

A. The minimum height of new nonresidential buildings shall be eighteen (18) feet.

B. The maximum height of all new nonresidential buildings and new multi-family, and mixed use buildings shall be six (6) stories in all District A and C.

C. Maximum height of all residential buildings shall be four (4) stories in Districts A, B, and C.

5. Building Standards

A. Buildings can address Judd Road or a new internal (private or public) street as its primary entrance.

B. Structured parking shall be allowed on the entire ground floor of any non-residential/multi-family or mixed use buildings. Any building façade on a primary street without ground floor structured parking will be required to provide ground floor openings (doors and windows) at a minimum of fifty (50%) percent of the ground floor façade area for buildings. All structured parking will be screened from the right-of-way by either an evergreen hedge, or a decorative metal fence with landscaping, or by the parking structure wall, with a minimum height of three (3') feet, including ground level parking. Building frontage along Judd Road is not required to provide a minimum ground floor opening or building façade requirement.

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

6. Parking and Access

A. Maximum of four curb cuts to District A are permitted along the road frontage of Judd Road.

- B. Off-street parking shall be located to the side or rear of buildings.
- C. Garages for new residential dwellings shall be located behind the primary building except for perimeter lots shall be allowed to have front loaded garages.

7. Landscape Standards

- A. Where a street edge is required, it shall be provided as follows:
 - i. The street edge shall have a minimum height of three (3') feet and a maximum height of four (4') feet above grade and shall consist of:
 - ii. Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
 - iii. A decorative metal fence with landscaping a minimum of three (3') feet in height at maturity, providing a year-round near opaque screen; or
 - iv. An evergreen hedge, with a minimum height at maturity of three (3') feet.
 - v. Highway-style guardrails or security fencing (e.g., chain link) shall not be permitted.
- B. Utility Screens, when used along the right-of-way, shall have a maximum height of six (6') feet on primary streets and eight (8') feet on secondary streets.
- C. Off-street parking fronting a public street shall be screened from the right-of way with a street edge in accordance with the Landscaping Standards 7(a) of this section. Front end in or parallel parking along alleys is exempt from this requirement.
- D. Surface lots shall be landscaped according to the landscape code Sec. 38-594.
- E. Building setbacks in Use District C adjacent to M-1 zoned parcels, provide a ten (10') foot building setback along the southern and eastern perimeter property lines adjacent to any M-1 zoned parcel. Condition does not apply to C-3 property adjacent to the railroad right-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: August 23, 2022



CHAIRPERSON

APPROVED: DISAPPROVED:








MAYOR

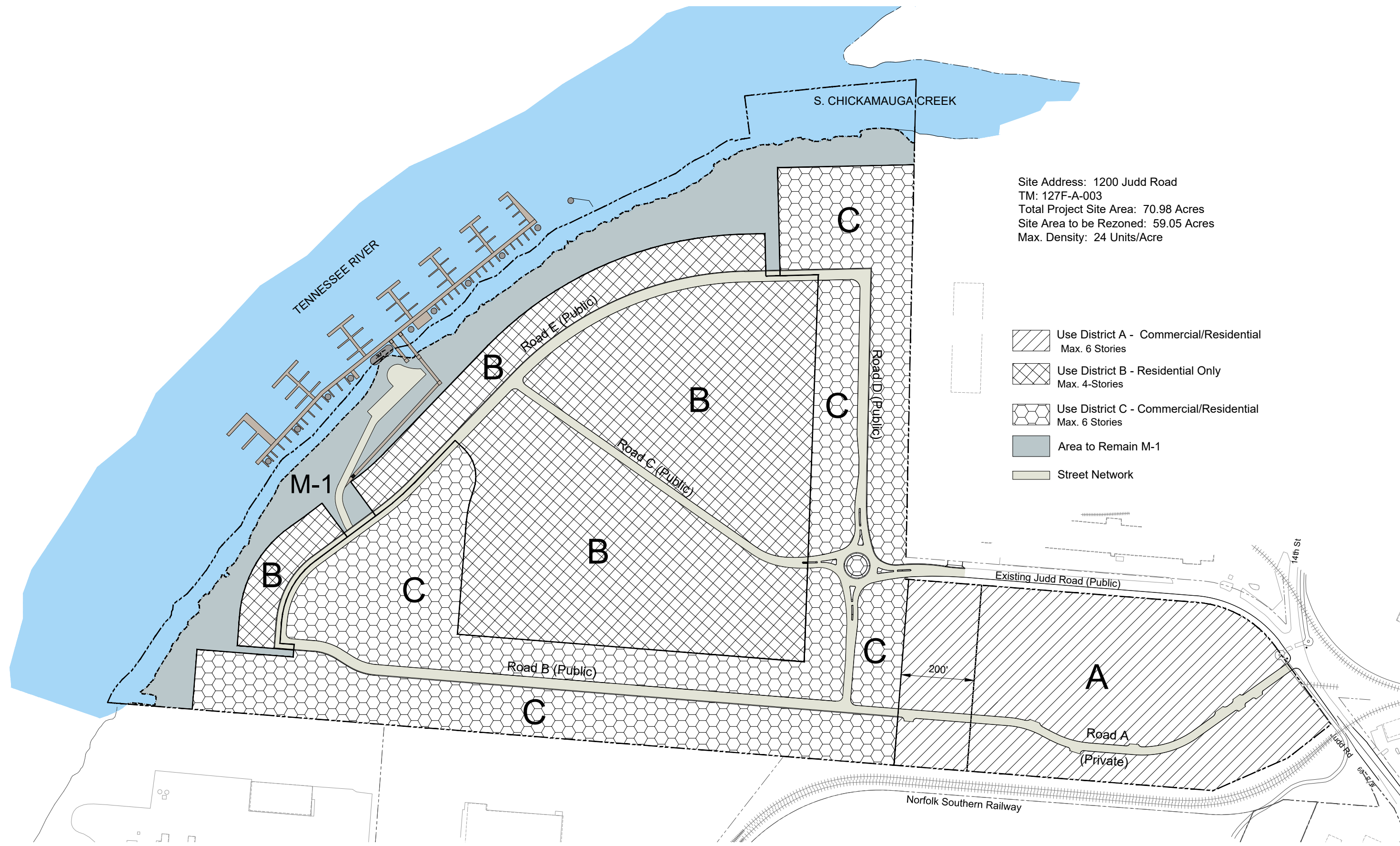
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S. CHICKAMAUGA CREEK

TENNESSEE RIVER

Site Address: 1200 Judd Road
TM: 127F-A-003
Total Project Site Area: 70.98 Acres
Site Area to be Rezoned: 59.05 Acres
Max. Density: 24 Units/Acre

-  Use District A - Commercial/Residential
Max. 6 Stories
-  Use District B - Residential Only
Max. 4-Stories
-  Use District C - Commercial/Residential
Max. 6 Stories
-  Area to Remain M-1
-  Street Network



Site Utilization Plan
1200 Judd Road
TM: 127F-A-003
 JUDD ROAD
 CHATTANOOGA, TENNESSEE

Date: 04/07/22
 By: TJF
 sheet #:
Ex-1