

First Reading: December 10, 2024
Second Reading: December 17, 2024
Alternate Version #2

ORDINANCE NO. 14171

AN ORDINANCE TO APPROVE THE ADOPTION OF THE NEW OFFICIAL ZONING MAP UTILIZING THE ZONING DISTRICTS AS ADOPTED BY THE NEW CITY OF CHATTANOOGA ZONING ORDINANCE (CITY CODE CHAPTER 38) ORDINANCE NO. 14137 AND THE REPEAL OF THE CURRENT CITY OF CHATTANOOGA ZONING MAP.

WHEREAS, zoning regulations consist of two elements: the text of the zoning ordinance and the zoning map; and

WHEREAS, the City of Chattanooga adopted a new zoning ordinance, Ordinance No. 14137, on July 23, 2024, with a December 18, 2024, effective date; and

WHEREAS, a new zoning map has been developed to transition property from old to new zoning districts; and

WHEREAS, the intent is to apply the new zoning categories to property with the zone most similar to the zone currently in place; and

WHEREAS, the main goal of equivalency zoning is to prevent “non-conforming” statuses where properties that were legal under the old zoning become non-compliant under the new rules; and

WHEREAS, the intent is to allow properties as much as possible to retain their current uses and development rights even if they do not exactly match the new zoning categories; and

WHEREAS, Sec. 38-12 establishes the Official Zoning Map and notes that the map is “maintained as part of the Geographic Information System (GIS) of the Chattanooga-Hamilton County Regional Planning Agency (RPA)”; and

WHEREAS, conditions have been added to zoning requests by Chattanooga Council through the rezoning process and are still effective/active on the equivalent zone; and

WHEREAS, rezoning with conditions amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinances and zoning ordinances with conditions may be accessed through the official zoning map; and

WHEREAS, the official zoning map includes Special Exceptions Permits including Planned Unit Developments; and

WHEREAS, the Official Zoning Map includes the Form-based Code (FBC) but no changes were made to the FBC zones through development of the equivalent zoning map and no Form-based Code map changes have been made; and

WHEREAS, the official zoning map presented to the Regional Planning Commission was finalized on 11/08/2024 and is incorporated herein by reference and as shown on the attachment; and

WHEREAS, when City council approves final action on the new zoning map the prior official zoning map will be repealed and archived for future reference; and

WHEREAS, the draft equivalent zoning map does not include case 2024-0069 Towerco c/o Verizon Wireless (R-1 Residential Zone to R-3 Residential Zone) which is set for a First Reading on December 3, 2024, and final action will be included on the official zoning map and mapped the appropriate equivalent zone, if applicable; and

WHEREAS, an equivalency table was developed to detail the current and equivalent zoning as shown on the attachment; and

WHEREAS, during the equivalency mapping process, certain properties were determined not to conform with the proposed equivalency zone and are presented for Planning Commission and City Council review and action; and

WHEREAS, exceptions or deviations acted on by the Chattanooga City Council as related to the UGC Urban General Commercial Zone and C-4 Planned Commerce Center Zone prior to the removal of these modification processes per Ordinance No. 13880 on August 16, 2022, also carry over to the new official zoning map; and

WHEREAS, the Board of Zoning Appeals may issue variance to former zones during the Grace Period but may not issue new Special Exceptions Permits. All variances must be acted on by the Board of Zoning Appeals by the end of the Grace Period on June 18, 2025.

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

TENNESSEE:

SECTION 1. That the digital file of the official zoning map as presented to the Regional Planning Commission was finalized on 11/15/2024 with corrections as noted with the final map for Council action dated as of 11/22/2024 and is accessed here: <https://storymaps.arcgis.com/stories/dcb5eb4843a044068f56c013e1fef9ab> and is incorporated herein by reference and as shown on the attachment with the exceptions as shown below:

1) Rezoning to the Requested Zone as identified for the following three properties:

Property Owner	Address	Tax Map Number	Current Zone	Proposed Equivalent Zone	Requested Zone
MT Partners LLC	2518 E 16th Street	156F B 002	C-3 with conditions	C-MU-1	TRN-3
MT Partners LLC	2515 E 16th Street	156C Q 008.01	C-3 with conditions	C-MU-1	TRN-3
Geraldine Charton	1341 Burgess Road	135 029	C-2 with conditions	CC with conditions	CC with amended condition "Subject to use only as a restaurant and winery".

2) The following properties shall be corrected in the equivalency zone as noted (with conditions if applicable as shown on the equivalency table):


Current Zone	Proposed New Equivalent Zone	OWNERNAME1	ADDRESS	Tax Map #	Legal Description
R-4	C-NT	CHRIST CHURCH PARISH	OAK ST	145D J 012	PT LT 28 BLK H LONGS ADDN N/R
R-4	C-NT	CHRIST CHURCH PARISH INC	661 DOUGLAS ST	145D J 011	PT LOT 28 LONGS ADDN N/R
C-3	C-MU2	FIRST BAPTIST CHURCH INC	504 E 08TH ST	145D T 002	PT LT A BLK 7 GRIFFINS ADDN N/R
C-3	C-MU2	FIRST BAPTIST CHURCH INC	514 E 08TH ST	145D T 004	LT 1 ALLEN BROS SUB PB 5 PG 33 REV 108-150
C-3	C-MU2	FIRST BAPTIST CHURCH INC	506 E 08TH ST	145D T 003	LT B BLK 7 GRIFFINS ADDN N/R
C-3	C-MU2	FIRST CHRISTIAN CHURCH OF CHATT	650 MC CALLIE AVE	145D P 006	LOT 1 BLK 12 GRIFFINS ADDN PB R1 PG 705 REV 85-123
C-3	C-MU2	FIRST CHURCH OF CHRIST	612 MC CALLIE AVE	145D P 002	PT OF LOT B-C BLK 10 GRIFFIN ADDITION N/R
C-3	C-MU2	FIRST CHURCH OF CHRIST	MC CALLIE AVE	145D P 001	LT 1-4 PT LT B BLK 10 J F SHIPPS GRIFFIN PB4 PG20
C-3	C-MU2	FIRST PRESBYTERIAN CHURCH	DOUGLAS ST	145D P 012	LOT 4 J F SHIPPS SUB BLK 10 GRIFFINS ADDN PB4 PG20
C-3	C-MU2	FIRST PRESBYTERIAN CHURCH	E 08TH ST	145D P 011	LTS 1-10 BLK 10 GRIFFIN ADDN N/R
C-3	C-MU2	FIRST PRESBYTERIAN CHURCH OF	MC CALLIE AVE	145D N 002	LT B PT A BLK 8 GRIFFIN ADDN N/R
C-3	C-MU2	FIRST PRESBYTERIAN CHURCH OF	554 MC CALLIE AVE	145D N 003	PT LT C BLK 8 GRIFFIN ADDN N/R
R-4	C-NT	FIRST PRESBYTERIAN CHURCH OF CHATT	531 MC CALLIE AVE	145D J 016	LT 22A LONGS ADDITION TO CHATTANOOGA SUB PB 99 PG 27
R-4	C-NT	FIRST PRESBYTERIAN CHURCH OF CHATT	559 MC CALLIE AVE	145D J 013	LT 26 LONGS ADDITION TO CHATTANOOGA SUB PB 99 PG 27
C-3	C-MU2	ROA LAND CHA LLC	726 MC CALLIE AVE	145D Q 007	LT 9 KAYLORS ADDN PB T1 PG 259
C-3	C-MU2	UTC ONE LLC	528 E 08TH ST	145D T 007	LOTS 5&6 ALLEN BROS SUB PB 5 PG 33

3) The following zoning and Special Exception Permit cases were not finalized on the final map for Council action dated as of 11/22/2024 and shall be mapped and equivalency zoned as follows:

Current Zone	New Equivalent Zone	Case Number	OWNERNAME1	ADDRESS	TAX_MAP_NO	LEGALDESC1
C-2	C-C	2024-0149	FXS VENTURES LLC	7410 SONIA LN	139J D 007	LT 15 PT LTS 16,17 W E WALKER TRACT PB15 PG4
C-2	C-C	2024-0149	FXS VENTURES LLC	7409 SONIA LN	139J E 006	PT LTS 9, 11 W E WALKER TRACT PB15 PG4
C-2	C-C	2024-0149	FXS VENTURES LLC	7405 SONIA LN	139J E 007	LOT W 1/2 OF 9 & 11 W E WALKER TRACT PB 15 PG 4
C-2	C-C	2024-0149	FXS VENTURES LLC	7415 SONIA LN	139J E 005	LT 7 & PT LT 9 W E WALKER TRACT PB 15 PG 4
R-1	RN-1-6	2024-0148	HILLOCKS FARM LAND CO LLC	6107 HILLOCKS RDG	091A B 001.01	LT 2 HILLOCKS FARM SUB PB 104 PG 82 REV 104-107 REV 112-108 OUT OF 91A-B-1 FOR 2011
R-1	RN-1-6	2024-0148	HILLOCKS FARM LAND CO LLC	6104 HILLOCKS RDG	091A B 001	FOREST 8019-20A LT 1 HILLOCKS FARM PB 12 PG 45 REV 104-82 REV 104-109 REV 112-108
C-2	C-C	2024-0146	HILLOCKS FARM LAND COMPANY LLC	6046 HWY 153	0911 B 016	W C HIXSON TRACT N/R
C-2	C-C	2024-0146	HILLOCKS FARM LAND COMPANY LLC	6048 HWY 153	0911 B 017	W C HIXSON TRACT N/R
C-2	C-C	2024-0146	HILLOCKS FARM LAND COMPANY LLC	6052 HWY 153	091H C 001	W C HIXSON TRACT N/R
C-2	C-C	2024-0146	HILLOCKS FARM LAND CO LLC	6107 HILLOCKS RDG	091A B 001.01	LT 2 HILLOCKS FARM SUB PB 104 PG 82 REV 104-107 REV 112-108 OUT OF 91A-B-1 FOR 2011
C-2	C-C	2024-0146	HILLOCKS FARM LAND CO LLC	6104 HILLOCKS RDG	091A B 001	FOREST 8019-20A LT 1 HILLOCKS FARM PB 12 PG 45 REV 104-82 REV 104-109 REV 112-108
R-1	RN-1-5	2024-0145	LYLE JEROME	4031 CHANDLER AVE	155N L 011	LOT 27 BLK 1 ROGERS HOME PLACE SOUTH PB 6 PG 18
R-T/Z	TRN-3	2024-0108	HABITAT FOR HUMANITY OF GREATER CHATTANOOGA AREA INC	7437 SHALLOWFORD RD	149G B 001	LOT 7 BLK C J L JENKINS PB 10 PG 49
R-5	RN-1-6	2024-0106	EVANS CHRIS	6664 SANDSWITCH RD	091J A 028	LT 1 SCOTTISH OAKS SUB PB36 PG252

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take one (1) day from and after its passage.

Passed on second and final reading: December 17, 2024


_____ CHAIRPERSON

APPROVED: DISAPPROVED:


_____ MAYOR

/mem/Alternate Version #2

Locator

Chattanooga

- Legend**
- City of Chattanooga
 - Chattanooga boundary
 - Water
 - Road
 - Parr Road Code
 - Block
 - Rail Spans
 - Time Mkt
 - Railroad Corridor, FC
 - SR-1
 - C-C
 - CAR10
 - CAR15
 - CAR
 - CAR7
 - C-4
 - C-8
 - LA
 - LA
 - LD
 - LR
 - SR-1.2
 - SR-1.5
 - SR-1.8
 - SR-2.2
 - SR-2.5
 - SR-3
 - SR-3.5
 - SR-4
 - SR-4.5
 - SR-5

