

2025-0138
Tiffany Farley
c/o Kimley-Horn
District No. 2
Planning Version

RESOLUTION NO. 32672

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT AMENDMENT FOR AN UNADDRESSED PROPERTY LOCATED IN THE 1500 BLOCK OF MERCER STREET AND 1547 MERCER STREET, SUBJECT TO CERTAIN CONDITIONS.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby granted a Special Exceptions Permit for a Residential Planned Unit Development Amendment for property located in the 1500 block of Mercer Street and 1547 Mercer Street, more particularly described in the attached maps and referenced in the legal description below:

Two unplatted tracts of land located in the 1500 block of Mercer Street and 1547 Mercer Street, being the properties described in Deed Book 13764, Page 244, ROHC. Tax Map Numbers 118E-E-006 and 006.01.

This Special Exceptions Permit is subject to the following conditions:

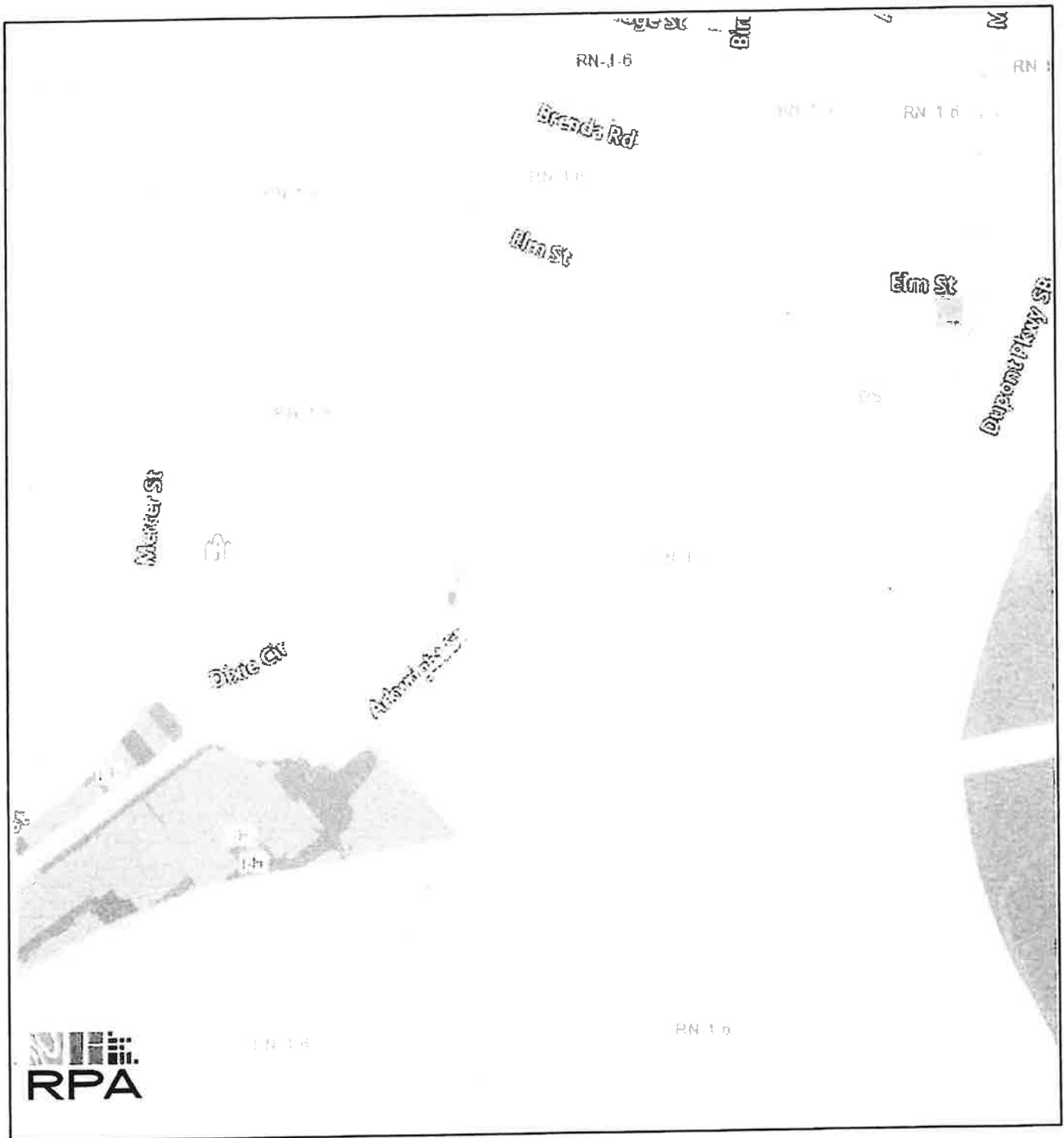
- 1) Restore minimum forty (40') foot right-of-way width on Arkwright Street and extend it to tie into Luptonville Crossing, established in Ordinance No. 13648;
- 2) Provide on-street parking on the north side of Arkwright Street and extend existing sidewalk to Luptonville Crossing;
- 3) Provide street yard trees at thirty (30') feet on center on the south side of Arkwright Street; and

- 4) Maximum two (2) story building height for new structures fronting Arkwright Street with a minimum twenty-five (25') foot setback.

ADOPTED: October 14, 2025

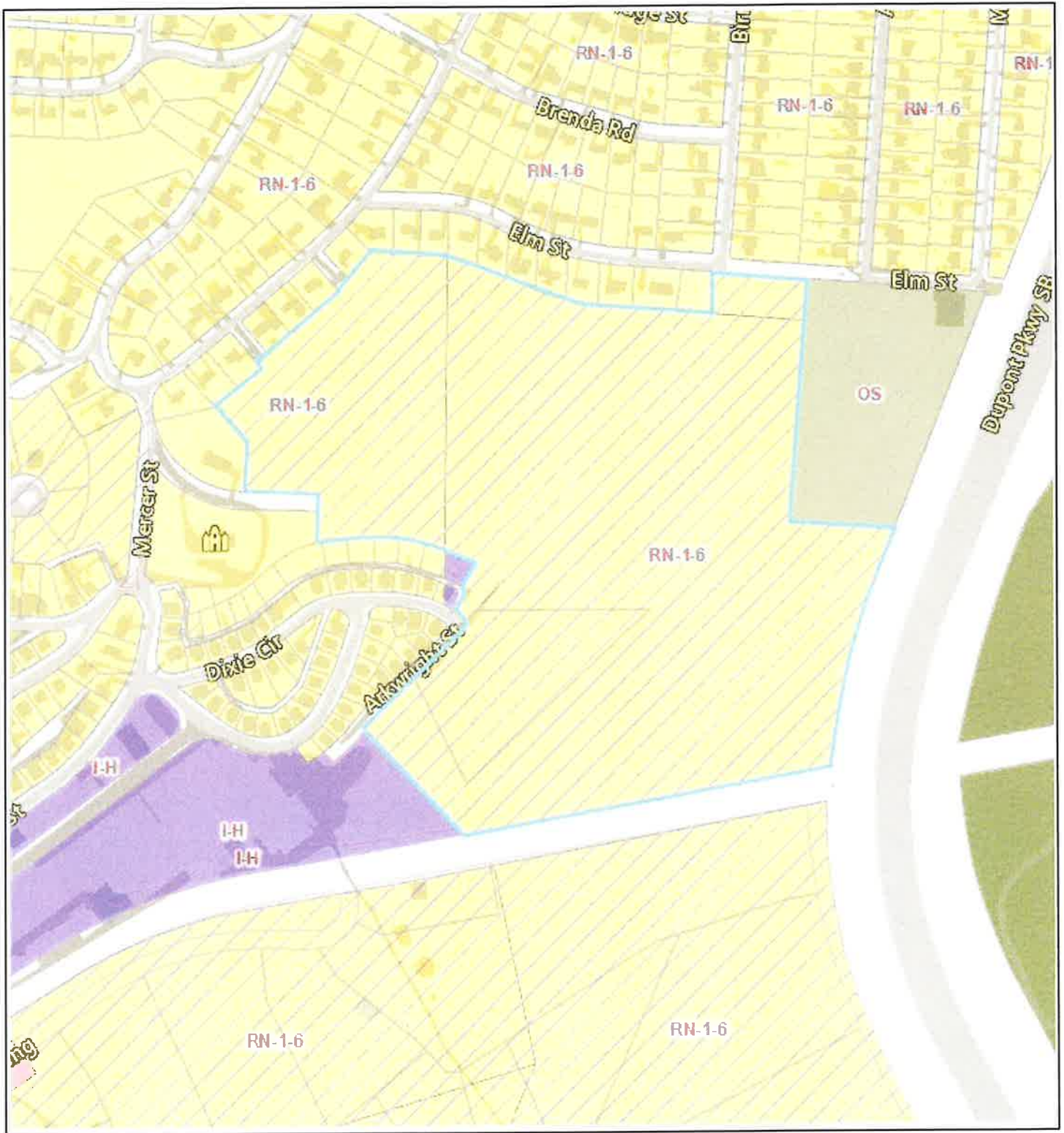
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2025-0138 PUD Amendment

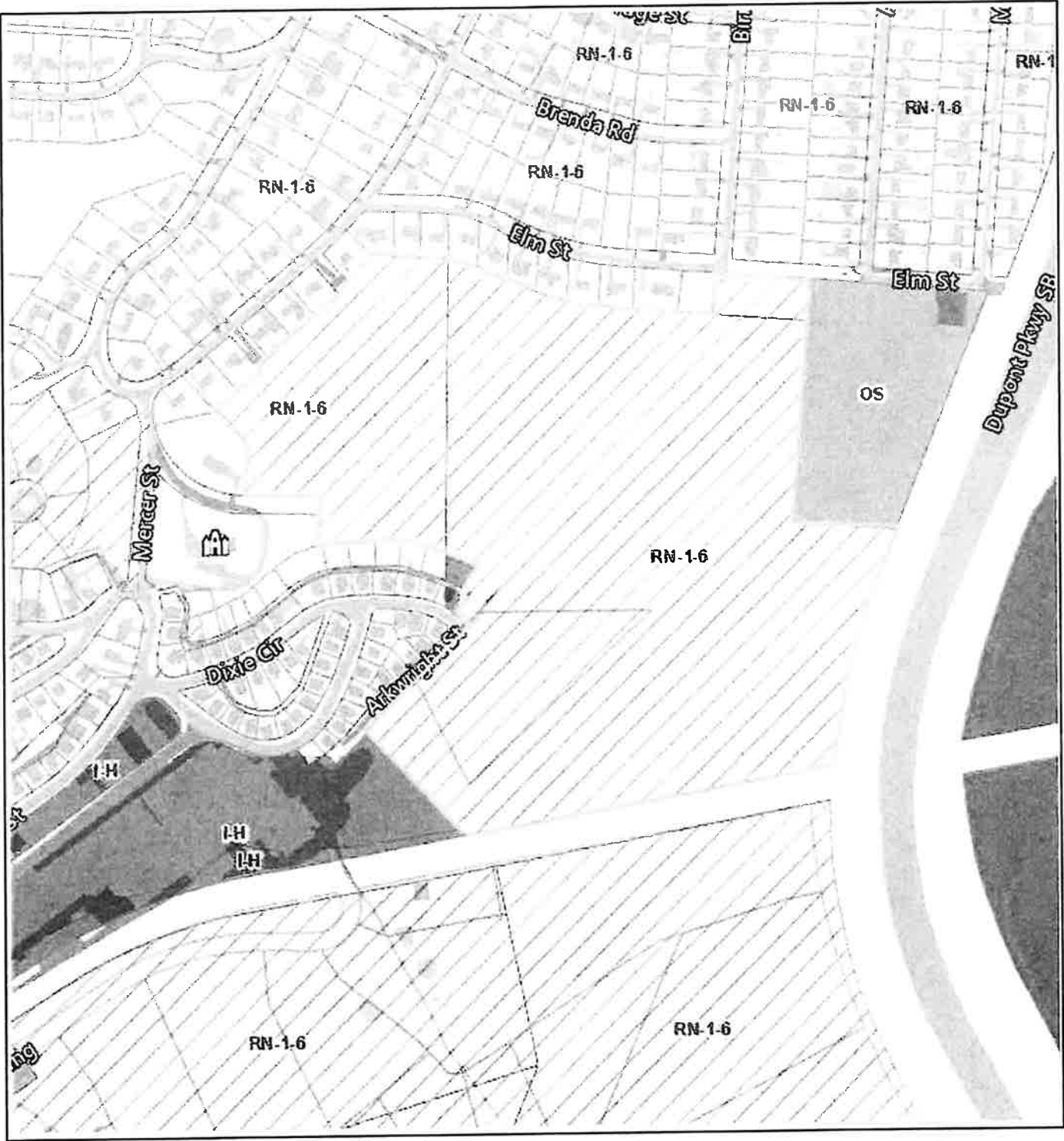


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2025-0138: Approve, subject to the conditions in the Planning Commission Resolution.

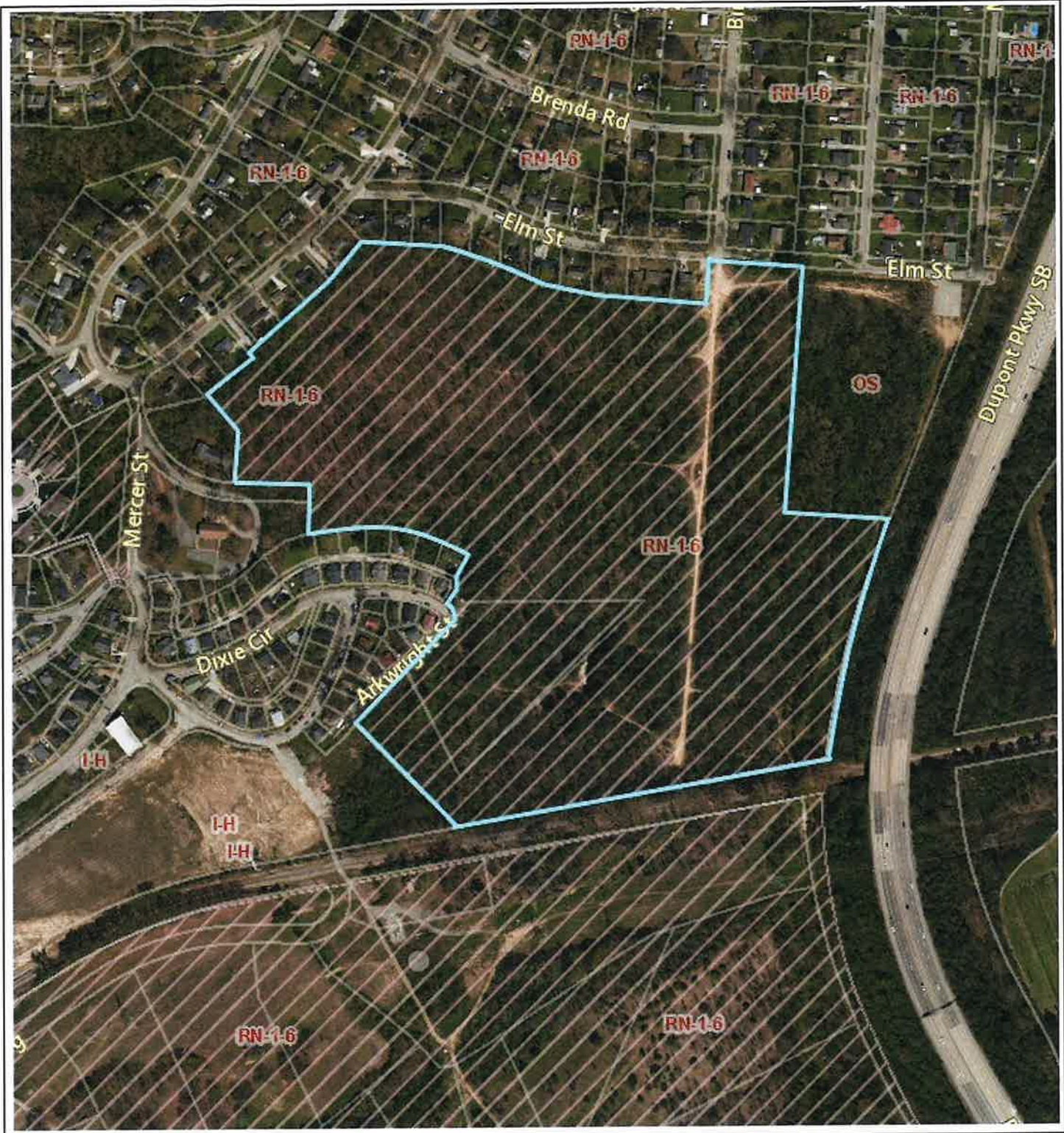
2025-0138 PUD Amendment



2025-0138 PUD Amendment



2025-0138 PUD Amendment



First Reading: August 13, 2024
Second Reading: August 20, 2024

2024-0120
LFG Homes, LLC
District No. 2
Planning Version

ORDINANCE NO. 14142

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1547 MERCER STREET AND AN UNADDRESSED PROPERTY IN THE 1500 BLOCK OF MERCER STREET, FROM M-1 MANUFACTURING ZONE TO R-1 RESIDENTIAL 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 property located at 1547 Mercer Street and an unaddressed property in the 1500 block of Mercer Street, more particularly described herein:

All that part of two unplatted tracts of land located at 1547 Mercer Street and an unaddressed property in the 1500 block of Mercer Street which are currently zoned M-1 Manufacturing Zone and being part of the properties described in Deed Book 11247, Page 120, ROHC. Parts of Tax Map Numbers 118E-E-006 and 006.01.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to R-1 Residential Zone.

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

- 1) Developer agrees to construct a ten foot (10') wide public greenway, at a mutually agreed upon location by developer and the City staff and is not bound to the location of the greenway as shown on the site plan submitted with the rezoning application.

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

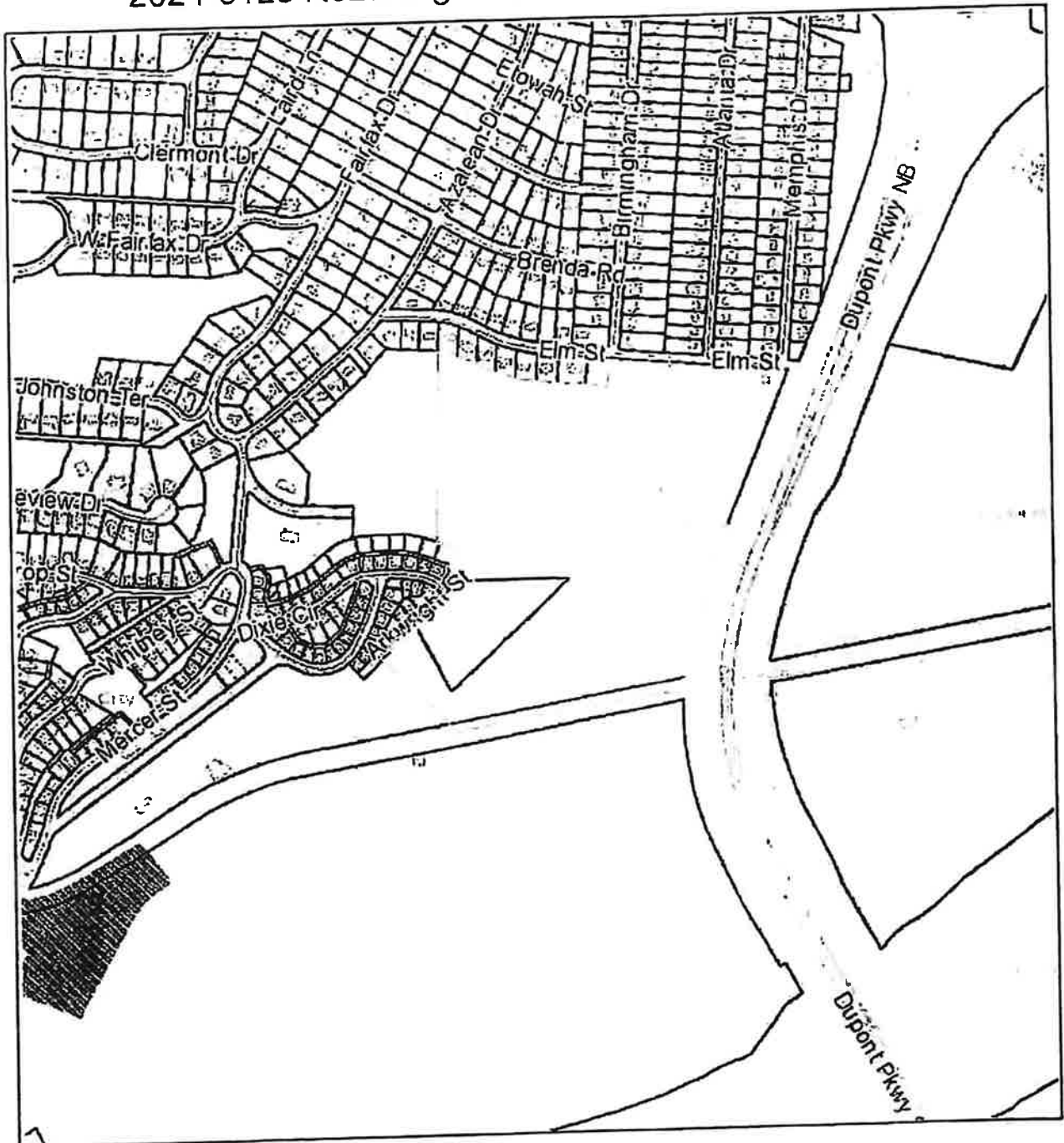
Passed on second and final reading: August 20, 2024


CHAIRPERSON
APPROVED: ☒ DISAPPROVED: ☐


MAYOR

/mem

2024-0120 Rezoning from M-1 to R-1 with conditions



2024-0120 Rezoning from M-1 to R-1 with conditions



Master Plan - PUD Amendment

Parcel Area: 46.67 Acres
Maximum Density: 46.67 (5) = 233.35 Units

Current Zoning: R-1-6 with PUD Overlay

- 15' Front Building Setback
- 10' Corner Side Setback
- 25' Perimeter Building Setback
- 5' Side Setback
- 10' Building Separation
- 40' Minimum Lot Width- Single-Family Detached
- 28' Minimum Lot Width for Townhomes
- 30' Minimum Lot Width - Single-Unit Attached

221 Total Dwelling Units - 46.67 Acres
4.74 Dwelling Units/Acre

Single-Family Detached
157 Units
20.00 Acres

Single-Unit Attached Units
42 Units
3.00 Acres

Townhomes
22 Units
2.25 Acres

City of Chattanooga Greenway

City of Chattanooga Sidewalk

All Roads to be Public R/W



PROPERTY OWNED BY CITY

Table of Revisions

# of Units and Types	Original PUD	PUD Amendment
Single-Family Detached	100	157
Single-Unit Attached	00	42
Townhomes	87	22
Total Unit Count	187	221
Density	4.00 DU/Acre	4.74 DU/Acre

20.00 Acres
3.00 Acres
2.25 Acres