

**A RESOLUTION TO AMEND THE CHATTANOOGA CITY CODE,
PART II, CHAPTER 38 ZONING ORDINANCE, ARTICLE V, DIVISION
26, RESIDENTIAL PLANNED UNIT DEVELOPMENT, SECTION 38-
393 PERMITTED USES, TO ALLOW ALL USES PERMITTED IN THE
UNDERLYING ZONE(S)**

WHEREAS, The Planned Unit Development is a special exceptions use granted by the Chattanooga City Council; and

WHEREAS, The Planned Unit Development currently only permits residential uses, schools, and churches even in zones that typically permit other uses; and

WHEREAS, The Planned Unit Development could be utilized as a tool to allow mixed use development with both residential and non-residential uses; and

WHEREAS, The Planned Unit Development site plan illustrates and regulates how the development will occur; and

WHEREAS, The Planned Unit Development site plan is a legal, enforceable document; and

WHEREAS, Permitting the uses in the zone underlying a Planned Unit Development will permit mixed use development with both residential and non-residential uses.

NOW THEREFORE, BE IT RESOLVED, that the Chattanooga-Hamilton County Regional Planning Commission on July 14, 2014, does hereby recommend to the Chattanooga City Council that the following sections be amended as follows:

Article V, Section 38-393. Permitted Uses in all PUDs be amended by deleting Item 11 in its entirety and substituting in lieu thereof the following:

11) All uses permitted in the underlying zone(s)

Article V, Section 38-398. Permitted Density be deleted in its entirety and replaced in lieu of with the following:

(1) The maximum number of dwelling units in a PUD to be located in an R-1 Residential Zone shall be computed by multiplying the gross acreage to be developed by 5, excluding any area to be developed as a church or school.

- (2) The maximum number of dwelling units of a PUD to be located in an R-3, R-4, or any commercial zone in which dwellings are permitted, except for the C-5 Neighborhood Commercial Zone, shall be computed by multiplying the gross acreage to be developed by 24, excluding any area to be developed as a church, school, or other non-residential use.
- (3) The maximum number of dwelling units in a PUD to be located in a C-5 Neighborhood Commercial Zone shall be computed by multiplying the gross acreage to be developed by 8, excluding any area to be developed as non-residential.
- (4) The maximum number of dwelling units of a PUD to be located in all other zones shall be computed by multiplying the gross acreage to be developed by 8, excluding any area to be developed as a church, school, or other non-residential use.
- (5) Where zone boundaries for two or more residential zones divide one tract of land proposed for a PUD, the maximum number of dwelling units shall be computed by multiplying the gross acreage within each zone by the densities given above, and adding the numbers for the whole tract. The allowed maximum number of dwelling units may be located anywhere within the tract, in accordance with the regulations of this chapter.
- (6) The maximum number of dwelling units to be developed under a PUD in the A-1 Urban Agricultural Zone shall be computed by multiplying the gross acreage to be developed, excluding set asides, as described in article V, section 38-456, Subsections (2) and (3), by 8.

Respectfully submitted,

John Bridger, Secretary

Date of Adoption: July 14, 2014

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