

The Regional Planning Agency has been asked, by the South Broad Redevelopment Group and the Chattanooga City Council (Resolution 28339), to study rezoning options for the South Broad Street and St. Elmo Avenue corridors. The City of Chattanooga is proposing new stormwater improvements and street enhancements for this important gateway corridor to the South Broad, Alton Park, St. Elmo and Lookout Mountain communities. The “Complete Street” enhancements will improve both motorist and pedestrian safety. In addition, construction has begun on a new Riverwalk segment to connect the downtown riverfront with this area and the hiking trails on Lookout Mountain. All of these proposed changes promote pedestrian activity and the South Broad community’s vision, but current zoning remains an obstacle.

In 2010, portions of Broad Street north of Chattanooga Creek were rezoned to UGC (Urban General Commercial), establishing standards for new development that are more in line with the community’s vision. This UGC zoning promotes urban development forms and a more walkable environment for visitors and residents alike. To continue this impetus and encourage reinvestment, UGC Zoning is now being recommended for some properties in this corridor south of Chattanooga Creek. Please contact Pam Glaser at pglaser@chattanooga.gov or 423-643-5911 for more information.

Benefits of Rezoning to UGC:

Better aligns zoning with existing development and the community’s vision

Supports City infrastructure investments that promote walkability

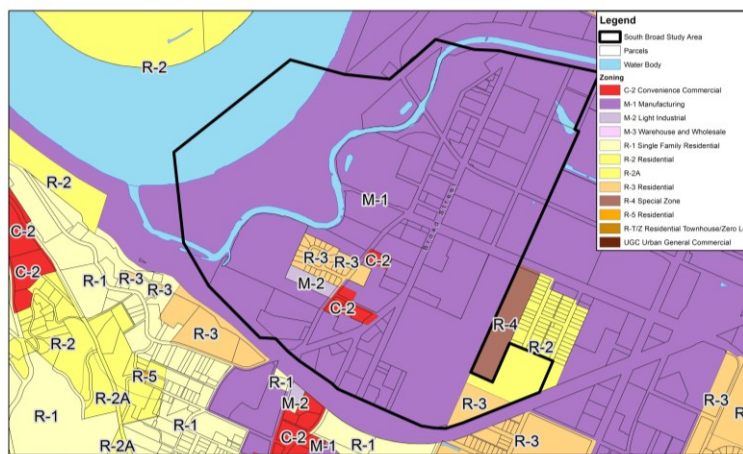
Optimizes redevelopment potential

Encourages urban development patterns that support:

- **Mixed-use and retail**
- **A range of housing options**
- **Transit**

Provides a more streamlined development approval process with fewer variances delays

Offers more flexibility for building setbacks, height, parking and landscaping



Current Zoning does not reflect the existing uses in the corridor, nor does it support the community’s vision for future development, as described in the adopted South Broad Redevelopment Plan.



Generally, UGC zoning promotes:

- **A mix of uses (including retail, offices, light manufacturing, and dwellings)**
- **Buildings (up to four stories) built close to the sidewalk to encourage pedestrian activity**
- **Parking that is placed to the rear or side, and options for shared parking, bikes, transit and on-street parking.**
- **Landscaping for street edges, service areas, and parking lots that enhances the visual appeal of the area and promotes more efficient management of storm water**

See www.chcrpa.org for a link to the Chattanooga Zoning Ordinance.

NEXT STEPS:

1. Public Information Meetings
2. Planning Commission Review
3. City Council Adoption

