

PARKWAY TOWERS RE-DEVELOPMENT

1823 Reggie White Boulevard • Chattanooga, Tennessee 37408



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PARKWAY TOWERS
Chattanooga, TN
ACT ID ZAB0480002

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$2,650,000
Down Payment	100% / \$2,650,000
Loan Type	All Cash
Lot Size (SF)	19,617
Price/SF	\$135.08
Lot Size (Acres)	0.46 acre(s)
Price/Acre	\$5,760,869
Price/Unit	-
Allowable Buildable SF	19,617
Number of Lots	1
Price/Lot	\$2,650,000
Type of Ownership	Fee Simple



CURRENT STRUCTURE



PROPOSED HOTEL

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Bluecare	4,167
Erlanger Medical Center	4,025
CHI	3,800
Kenco Logistic Services Inc	2,500
Republic Parking System LLC	2,185
Xanitos Inc	1,628
Provident	1,510
County Executive Office	1,400
UTC	1,095
Securitas Critical Chattanooga	1,002
Hamilton County Alstom Power Inc	918
	900

DEMOGRAPHICS

	One-Mile	Three-Miles	Five-Miles
2018 Estimate Pop	5,106	44,482	112,256
2010 Census Pop	4,493	41,288	106,763
2018 Estimate HH	2,975	17,785	46,650
2010 Census HH	2,555	16,113	43,844
Median HH Income	\$13,748	\$26,207	\$33,431
Per Capita Income	\$18,672	\$21,111	\$24,028
Average HH Income	\$29,356	\$49,842	\$56,481

INVESTMENT OVERVIEW

This five-story office building built in 1920 is situated directly across the street from the University of Tennessee Chattanooga football stadium. The property provides direct views into the stadium playing field and is highly visible from Interstate 24 and State Highway 27. This particular neighborhood has a concentration of early 20th and late 19th century industrial buildings and sits in the Southside Historic District. The Southside Historic District has seen a number of new developments including: Naked River Brewing Company, Wander Linger Brewing Company, Southside Social along with many other restaurants and bars. In addition, there are established venues that include: The Chattanooga Choo Choo Hotel, the Chattanooga Brewing Company, the Frothy Monkey and the Terminal Brew House. The property sits in an opportunity zone and should easily meet the IRS requirements as to opportunity zone regulations and improvement requirements. The property will most likely qualify for historic tax credits as well. Some potential uses include: hotel, apartment complex, office and mixed use. Please see appendix for full zoning regulations. A full phase two study is available along with a lead paint report.



INVESTMENT HIGHLIGHTS

- Zoning Allows for Retail, Multifamily, Hospitality and Industrial Developments
- Directly Adjacent to University of Tennessee Chattanooga Football Stadium
- Located in Southside Historic District of Chattanooga
- Property Sits in an Opportunity Zone With Potential for Historic Tax Credits as Well



PROPERTY SUMMARY

THE OFFERING		
Property		Parkway Towers
Price		\$2,650,000
Property Address	1823 Reggie White Blvd, Chattanooga, TN	
Assessors Parcel Number		145K E 003
Zoning		Industrial Mixed Use (U-IX-4)
Utilities		All utilities to site
Ingress/Egress		Reggie White Blvd
Access		Reggie White Blvd
SITE DESCRIPTION		
Lot Size (SF)		19,617
Price/SF		\$135.08
Lot Size (Acres)		0.46
Number of Lots		1
Type of Ownership		Fee Simple
PUBLIC UTILITIES		
Sanitary Sewer		Available
Storm Sewer		Available
Potable Water		Available
Gas		Available



ZONING AND PERMITTING USES

Parkway Towers is located in an Industrial Mixed-Use Zone (U-IX-4), which is intended to accommodate a variety of light industrial and manufacturing uses. It also allows for retail, service and commercial activity and limited residential opportunities in a pedestrian friendly environment. Among the permitted uses by right are multifamily buildings, hotels, restaurants and medical facilities. The maximum building height allowed is four-stories (50 feet). Variances for additional height could be available.

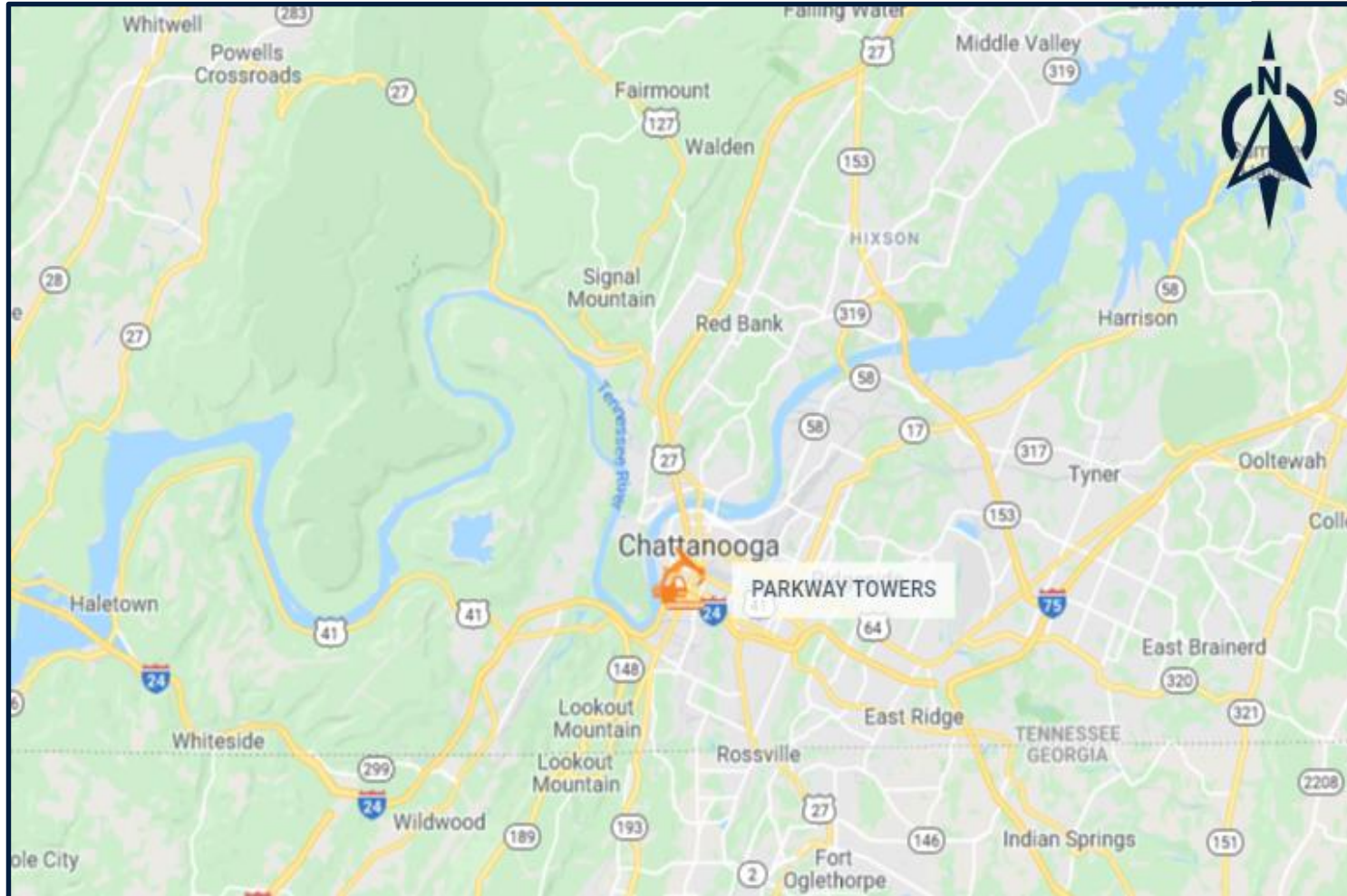
Chattanooga employs a form based code, which promotes downtown development that is cohesive between new and old uses. It will reinforce and maintain downtown's character, but allows development additional creativity in its design.

A copy of the Industrial Mixed-Use zoning regulations is included as an appendix to the Offering Memorandum.





1823 Reggie White Blvd, Chattanooga, Tennessee 37408



CLOSE PROXIMITY TO:



Downtown



Major Highway

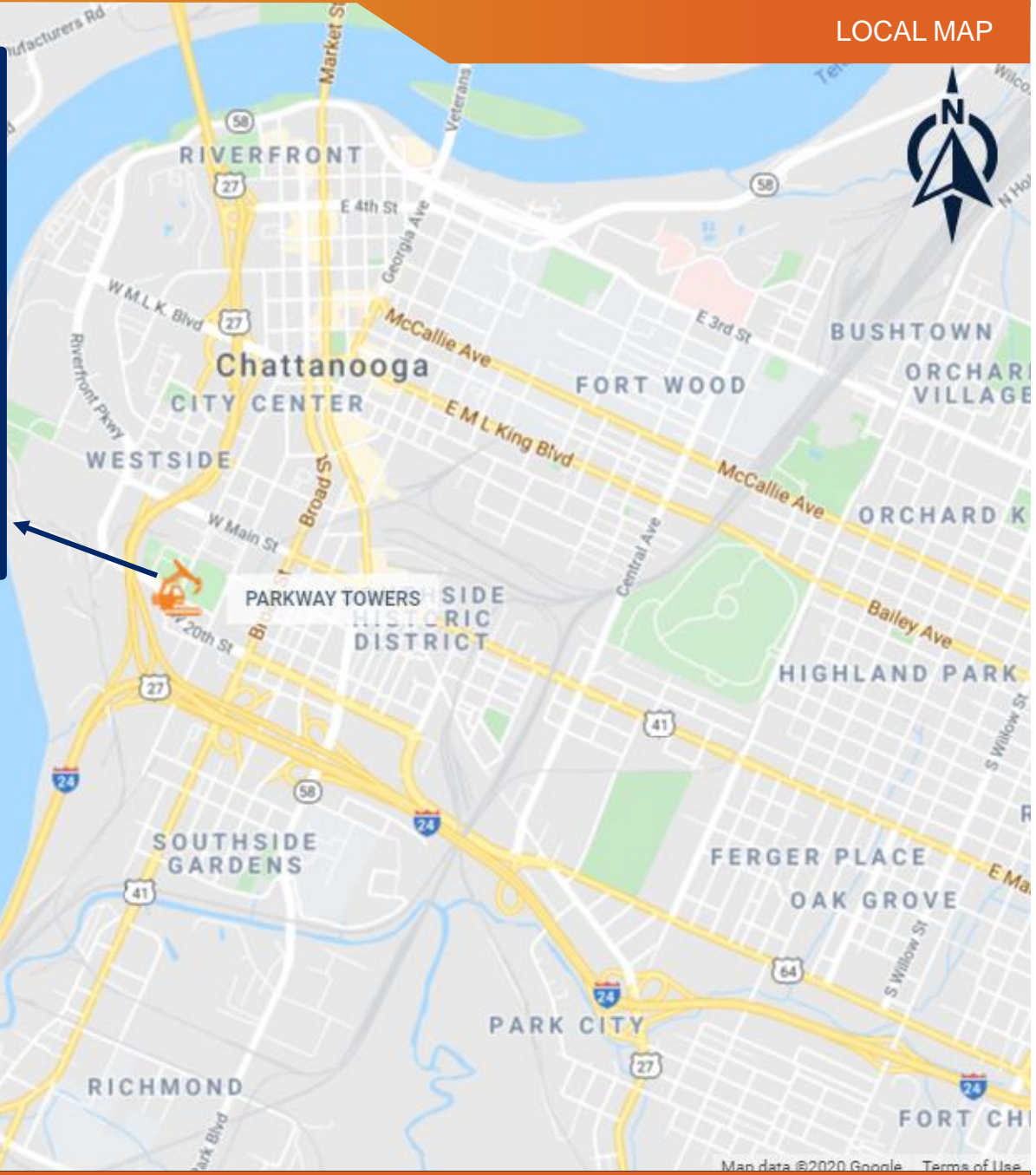


Schools



Shopping Center

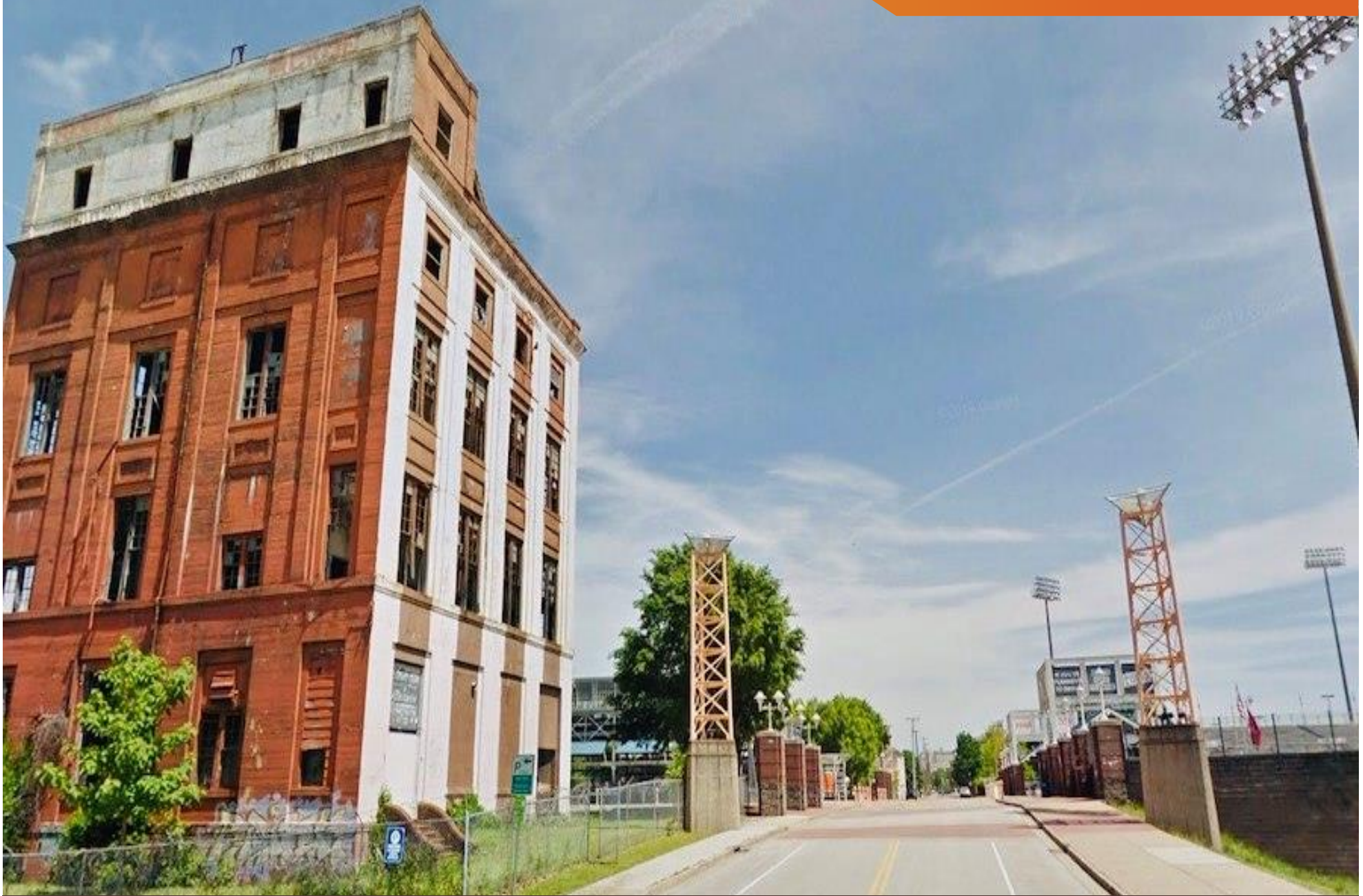






Google

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FINANCIAL ANALYSIS



PROPERTY SUMMARY

THE OFFERING		Notes
Land Price	\$2,650,000	
Land Price/SF	\$135.08	
Land Price/Acre	\$5,760,869	
Development Type	Redevelopment	
Floor Area Ratio (FAR)	N/A	
Density	N/A	

FINANCING		Notes
New Acquisition Financing	All Cash	

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



Closed 1,678 debt and equity financings in 2018



National platform operating within the firm's brokerage offices



\$6.24 billion total national volume in 2018



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Our ability to enhance buyer pool by expanding finance options

Our ability to enhance seller control

- Through buyer qualification support
- Our ability to manage buyers finance expectations
- Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings
- By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file

MARKET COMPARABLES

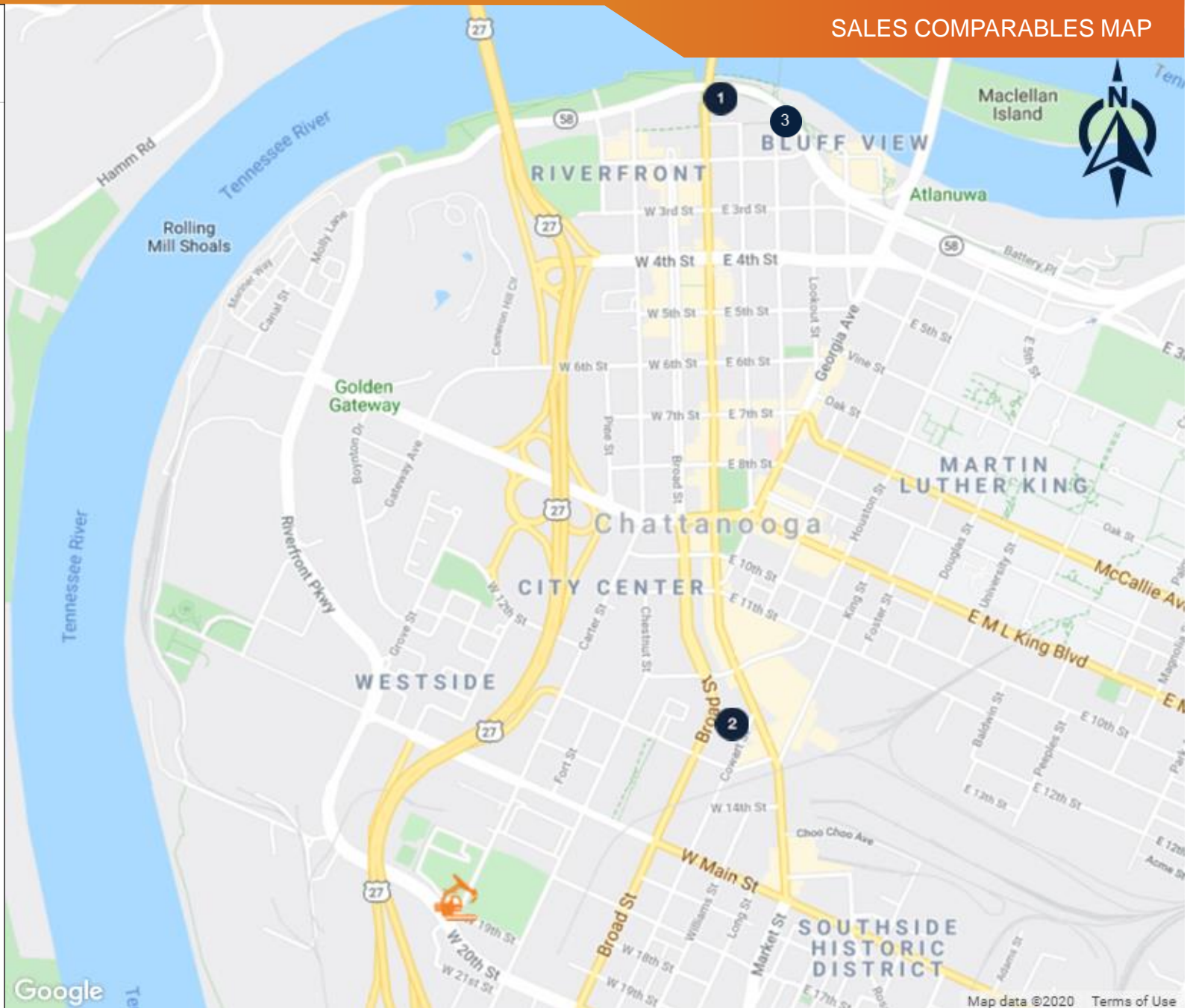




**PARKWAY TOWERS
(SUBJECT)**

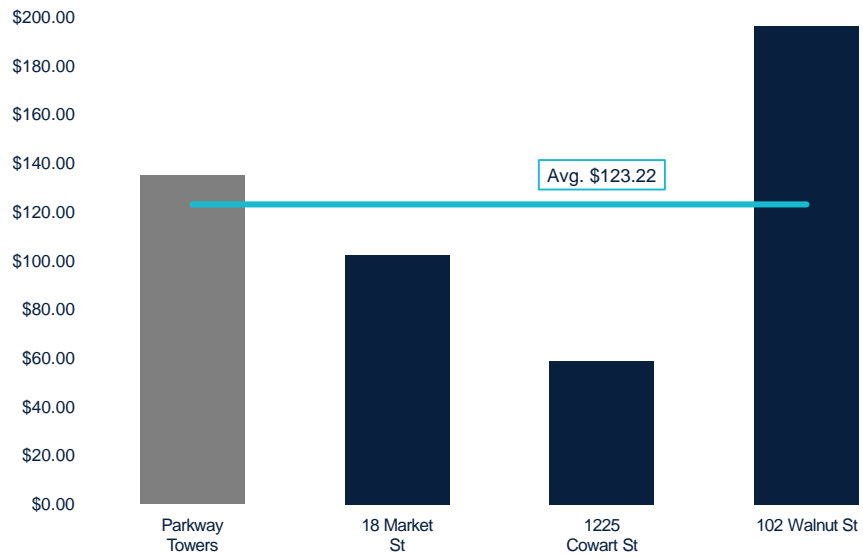
- 1** 18 Market St
- 2** 1225 Cowart St
- 3** 102 Walnut St

● SALES COMPARABLES

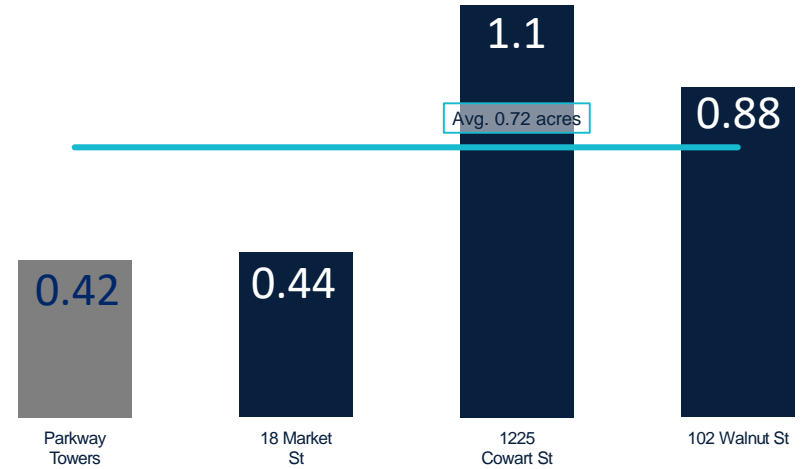


SALES COMPARABLES SALES COMPS AVG

Average Price Per Square Foot



Property Size in Acres



SALES COMPARABLES

PARKWAY TOWERS
1823 Reggie White Blvd, Chattanooga, Tennessee 37408



Asking Price	\$2,650,000
Zoning	U-IX-4
Price/SF	\$135.08
Lot Size (Acres)	0.46 acre(s)
Price/Acre	\$5,760,869

NOTES

Opportunity Zone

18 MARKET ST
18 Market St, Chattanooga, Tennessee, 37402



Close of Escrow	7/20/2018
Sales Price	\$1,875,000
Zoning	M1
Price/SF	\$102.49
Lot Size (Acres)	0.44
Price/Acre	\$4,464,286

NOTES

Opportunity Zone

1225 COWART ST
1225 Cowart St, Chattanooga, Tennessee, 37402



Close of Escrow	3/28/2018
Sales Price	\$2,750,000
Zoning	C3
Price/SF	\$59.00
Lot Size (Acres)	1.1
Price/Acre	\$2,570,093

NOTES

Opportunity Zone

SALES COMPARABLES

102 WALNUT ST
 102 Walnut St, Chattanooga,
 Tennessee, 37403



Close of Escrow	1/1/2015
Sales Price	\$2,350,000
Price/SF	\$196.32
Lot Size (Acres)	0.88

NOTES

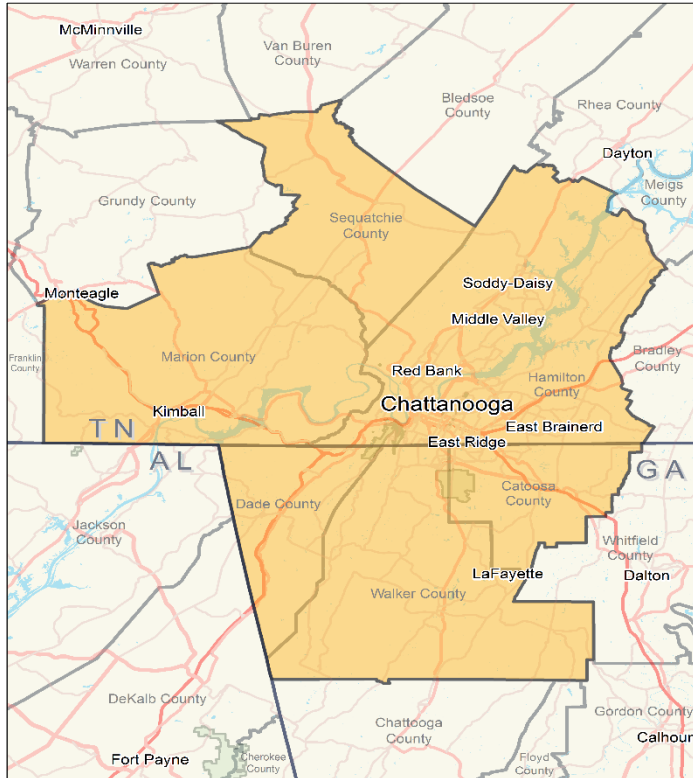
Opportunity Zone

MARKET OVERVIEW



CHATTANOOGA OVERVIEW

Steeped in tradition and scenic beauty, the Chattanooga metropolitan area has a lot to offer. The market consists of six counties in Tennessee and Georgia: Hamilton, Marion, Sequatchie, Catoosa, Dade and Walker. The region's growing economy is helping to draw new residents. Roughly 558,000 people reside in the metro, including nearly 180,000 in Chattanooga, the most populous city. Over the next five years, an additional 24,000 citizens will call the metro home.



METRO HIGHLIGHTS



MANUFACTURING AND DISTRIBUTION BASE

The Chattanooga metro is home to large manufacturing and distribution companies, including Volkswagen and Amazon.



AFFORDABLE COST OF LIVING

A relatively affordable cost of living draws many residents, maintaining a homeownership rate of 67 percent, with increasing household formation.



CENTRAL LOCATION

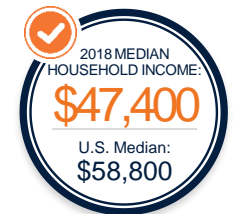
The metro is a transit hub, served by rail and interstate systems. It has quick access to Atlanta, Knoxville, Nashville, Huntsville and Birmingham.



ECONOMY

- The local economy is heavily based in manufacturing and service industries, with multiple headquarters such as McKee Foods Corp., the maker of the Little Debbie brand of snack cakes, and Volkswagen's North American manufacturing headquarters.
- Service-based industries such as banking and finance have gained significance in the metro, with various mergers and acquisitions of local institutions. Today, larger banks include First Citizens Bank and the independent First Volunteer Bank, which is locally based.
- Healthcare is also an important driver. The three local hospital systems are Erlanger Health System, Parkridge Hospital System and Memorial Hospital System.

DEMOGRAPHICS



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

Created on January 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	4,870	44,147	112,229
■ 2018 Estimate			
Total Population	5,106	44,482	112,256
■ 2010 Census			
Total Population	4,493	41,288	106,763
■ 2000 Census			
Total Population	5,301	40,671	104,615
■ Daytime Population			
2018 Estimate	20,357	116,008	185,532
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	2,864	17,938	47,369
■ 2018 Estimate			
Total Households	2,975	17,785	46,650
Average (Mean) Household Size	1.66	2.22	2.28
■ 2010 Census			
Total Households	2,555	16,113	43,844
■ 2000 Census			
Total Households	2,912	16,583	43,982

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$250,000 or More	0.77%	1.82%	2.11%
\$200,000 - \$249,999	0.56%	1.01%	1.20%
\$150,000 - \$199,999	1.34%	1.96%	2.30%
\$125,000 - \$149,999	1.94%	2.59%	2.82%
\$100,000 - \$124,999	1.69%	3.67%	4.21%
\$75,000 - \$99,999	2.31%	5.96%	6.99%
\$50,000 - \$74,999	4.14%	11.11%	14.07%
\$35,000 - \$49,999	4.90%	11.64%	14.40%
\$25,000 - \$34,999	7.73%	11.65%	12.37%
\$15,000 - \$24,999	20.66%	18.52%	16.91%
Under \$15,000	53.97%	30.06%	22.63%
Average Household Income	\$29,356	\$49,842	\$56,481
Median Household Income	\$13,748	\$26,207	\$33,431
Per Capita Income	\$18,672	\$21,111	\$24,028

ABOUT CHATTANOOGA

Chattanooga is located in Southeast Tennessee, just north of the Tennessee-Georgia state line. The city is located at the intersection of three major interstate highways, Interstate 75, Interstate 24, Interstate 59, as well as U.S. Highway 27. Chattanooga is a 90-minute drive northwest of Atlanta, and a one hour and 45 minute drive southeast of Nashville and northeast of Birmingham. Bus service from Greyhound and MegaBus are available.

Chattanooga is also known as the Gig City. By smartly deploying \$228 million in local revenue bonds and \$111.6 million in funding from the Department of Energy’s Smart Grid Investment, EPB has built one of the world’s most extensive municipal high-speed internet networks, installing more than 9000 miles of fiber throughout 600 square miles across two states. This has enticed tech entrepreneurs and business to take advantage of the fastest and cheapest internet in the Western Hemisphere.

Downtown Chattanooga is also home to the University of Tennessee at Chattanooga (10,000 undergraduates), which offers 140 majors.

The Chattanooga Metropolitan Airport (airport code: CHA) offers access to four airlines: Allegiant Air, American Airlines, Delta Air Lines and United Airlines. Nonstop service is offered to 10 cities: Atlanta, Charlotte, Chicago, Dallas, Detroit, New York City, Orlando, Philadelphia, Tampa-St. Pete and Washington, DC.

Source: © 2019 Experian

Created on January 2020

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population by Age			
0 to 4 Years	8.72%	6.71%	6.84%
5 to 14 Years	9.62%	10.66%	11.49%
15 to 17 Years	2.09%	2.73%	3.15%
18 to 19 Years	3.88%	6.50%	3.81%
20 to 24 Years	8.79%	10.45%	8.27%
25 to 29 Years	10.16%	9.98%	9.14%
30 to 34 Years	7.52%	7.80%	7.35%
35 to 39 Years	5.69%	6.17%	6.28%
40 to 49 Years	8.34%	10.41%	11.18%
50 to 59 Years	13.05%	11.68%	12.56%
60 to 64 Years	7.00%	5.21%	5.75%
65 to 69 Years	6.02%	4.05%	4.51%
70 to 74 Years	3.47%	2.75%	3.21%
75 to 79 Years	2.47%	1.93%	2.39%
80 to 84 Years	1.59%	1.47%	1.91%
Age 85+	1.60%	1.51%	2.16%
Median Age	34.42	31.76	34.96

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	3,416	28,003	74,578
Elementary (0-8)	6.00%	5.06%	4.56%
Some High School (9-11)	22.53%	16.04%	13.39%
High School Graduate (12)	37.36%	30.33%	29.66%
Some College (13-15)	15.84%	18.16%	19.86%
Associate Degree Only	3.74%	5.15%	6.34%
Bachelors Degree Only	8.09%	14.95%	15.86%
Graduate Degree	5.26%	7.69%	8.37%

Source: © 2019 Experian



Population

In 2019, the population in your selected geography is 5,106. The population has changed by -3.68% since 2000. It is estimated that the population in your area will be 4,870.00 five years from now, which represents a change of -4.62% from the current year. The current population is 49.49% male and 50.51% female. The median age of the population in your area is 34.42, compare this to the US average which is 37.95. The population density in your area is 1,624.64 people per square mile.



Households

There are currently 2,975 households in your selected geography. The number of households has changed by 2.16% since 2000. It is estimated that the number of households in your area will be 2,864 five years from now, which represents a change of -3.73% from the current year. The average household size in your area is 1.66 persons.



Income

In 2019, the median household income for your selected geography is \$13,748, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 32.17% since 2000. It is estimated that the median household income in your area will be \$16,004 five years from now, which represents a change of 16.41% from the current year.

The current year per capita income in your area is \$18,672, compare this to the US average, which is \$32,356. The current year average household income in your area is \$29,356, compare this to the US average which is \$84,609.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 35.42% White, 59.18% Black, 0.30% Native American and 0.75% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 4.26% of the current year population in your selected area. Compare this to the US average of 18.01%.



Housing

The median housing value in your area was \$208,224 in 2019, compare this to the US average of \$201,842. In 2000, there were 146 owner occupied housing units in your area and there were 2,766 renter occupied housing units in your area. The median rent at the time was \$239.



Employment

In 2019, there are 21,921 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 46.07% of employees are employed in white-collar occupations in this geography, and 55.01% are employed in blue-collar occupations. In 2019, unemployment in this area is 13.56%. In 2000, the average time traveled to work was 21.00 minutes.

Source: © 2019 Experian

Zoning Regulations Appendix

URBAN (U) | Allowed Uses

Allowed Uses | URBAN (U)

See Sec. 38-738 for ADDITIONAL USE PROVISIONS

Use Category Specific Use	Urban										Definition/ Standards	
	U-RD	U-RA	U-RM	U-CX	U-SH	U-IX	U-CC	U-IN	U-CIV	U-PK		
Residential Uses												
Household Living												38-738.(1)A.1.
Single-unit living detached	P	P	P	--	--	--	--	--	--	--	38-738.(6)C.	
Single-unit living detached with accessory dwelling unit	L	L	L	--	--	--	--	--	--	--	38-738.(6)C.	
Single-unit living attached	--	P	P	P	--	P	--	--	--	--	38-738.(6)C.	
Single-unit living attached with accessory dwelling unit	--	L	L	L	--	L	--	--	--	--	38-738.(6)C.	
Two-unit living	--	P	P	--	--	--	--	--	--	--	38-738.(6)C.3.	
Multi-unit living (up to 4 units)	--	P	P	P	P	P	--	--	--	--	38-738.(6)C.3.	
Multi-unit living (5+ units)	--	--	P	P	P	P	--	--	--	--		
Manufactured home, single-wide	--	--	--	--	--	--	--	--	--	--		
Manufactured home park	--	--	--	--	--	--	--	--	--	--		
Live/work unit	--	--	L	P	P	P	--	--	--	--	38-738.(1)A.2.	
Group Living												
Assisted living facility	--	--	SZ	SZ	SZ	SZ	--	--	--	--	38-738.(1)B.	
Boarding house	--	--	P	P	P	P	--	--	--	--	38-568.(19)	
Dormitory	--	--	P	P	P	P	--	--	--	--	38-568	
Fraternity/sorority	--	--	SZ	P	P	P	--	--	--	--	38-568	
Medically assisted living facility	--	--	SZ	SZ	SZ	SZ	--	--	--	--	38-568.(19)	
Nursing home	--	--	SZ	SZ	SZ	SZ	--	--	--	--	38-568.(19)	
Residential home for handicapped or aged persons, commercial	SC	SC	SC	SC	--	SC	--	--	--	--	38-523	
Social Services												
	--	--	SZ	SZ	--	SZ	--	--	--	--	38-738.(1)C.	
Public/Institutional Uses												
Civic, except as listed below:	--	--	--	P	P	P	P	--	P	--	38-738.(2)A.	
Church or other place of worship	P	P	P	P	P	P	--	P	--	--		
Fire/police station	P	P	P	P	P	P	--	P	--	--		
Kindergarten, governmental or religious	P	P	P	P	P	P	--	P	--	--		
Non-profit heritage educational facility	SC	SC	SC	SC	--	SC	--	--	SC	--	38-525	
Publicly-owned building	P	P	P	P	P	P	--	P	P	--		
School	P	P	P	P	P	P	--	P	--	--		

KEY: P = Permitted L = Limited Use SZ = Special Exception from the Board of Zoning Appeals Required
SC = Special Exception from City Council Required -- = Not Permitted

See Sec. 38-738 for ADDITIONAL USE PROVISIONS

Use Category Specific Use	Urban										Definition/ Standards
	U-RD	U-RA	U-RM	U-CX	U-SH	U-IX	U-CC	U-IN	U-CIV	U-PK	
Public/Institutional Uses											
Parks and Open Space, except as listed below:	P	P	P	P	P	P	P	--	P	P	38-738.(2)B.
Cemetery	SC	SC	SC	SC	--	SC	SC	--	SC	SC	38-521/522
Golf course	--	--	--	--	--	--	--	--	--	--	38-738.(2)C.
Utilities											
Minor utilities	P	P	P	P	P	P	P	P	P	P	
Major utilities	--	--	--	--	--	--	--	SZ	--	--	
Wireless Communications	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	--	38-568.(16)
Commercial Uses											
Adult-Oriented Business	--	--	--	SZ	SZ	SZ	SZ	--	--	--	38-738.(3)A. 38-568.(18)
Animal Care											
Animal care, indoor	--	--	--	P	P	P	P	--	--	--	38-738.(3)B.
Animal care, outdoor	--	--	--	--	--	SZ	SZ	--	--	--	
Day Care	SZ	SZ	SZ	P	P	P	P	--	P	--	38-738.(3)C.
Indoor Recreation											
	--	--	--	P	P	P	P	--	--	--	38-738.(3)D.
Medical, except as listed below:											
Hospital	--	--	--	SZ	--	--	SZ	--	--	--	38-738.(3)E. 38-568.(19)
Office	--	--	--	P	P	P	P	--	--	--	38-738.(3)F.
Outdoor Recreation											
	--	--	--	--	--	--	SZ	--	--	--	38-738.(3)G.
Overnight Lodging											
Bed and breakfast	SZ	SZ	P	P	P	P	--	--	--	--	38-738.(3)H. 38-568
Hotel, motel	--	--	--	P	P	P	P	--	--	--	
Short-term vacation rental	L	L	L	L	L	L	--	--	--	--	Chapter II Article XX
Travel trailer camp or other camping facility	--	--	--	--	--	--	--	--	--	--	
Parking											
Commercial parking	--	--	--	P	P	P	P	--	--	--	38-738.(3)I.
Remote (off-site) parking	--	--	P	P	P	P	P	P	SZ	--	38-568
Passenger Terminal											
	--	--	--	P	P	P	P	--	--	--	38-738.(3)J.
Personal Service											
	--	--	--	P	P	P	P	--	--	--	38-738.(3)K.
Restaurant											
Mobile Food Units	--	--	--	P	P	P	P	P	--	--	38-738.(3)L. 20-149

KEY: P = Permitted L = Limited Use SZ = Special Exception from the Board of Zoning Appeals Required
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URBAN (U) | Allowed Uses

See Sec. 38-738 for ADDITIONAL USE PROVISIONS

Use Category Specific Use	Urban										Definition/ Standards
	U-RD	U-RA	U-RM	U-CX	U-SH	U-IX	U-CC	U-IN	U-CIV	U-PK	
Commercial Uses											
Retail, except as listed below	--	--	--	P	P	P	P	--	--	--	38-738.(3)M.
Alternative financial services establishment	--	--	--	SC	SC	SC	SC	--	--	--	38-529
Gas station	--	--	--	P	P	P	P	--	--	--	
Liquor store	--	--	--	SC	SC	SC	SC	--	--	--	City Code 5-108
Open air market	--	--	--	SZ	--	SZ	SZ	--	SZ	SZ	38-568.(17)
Vehicle Sales and Rental											
Minor sales and rental	--	--	--	P	P	P	P	--	--	--	38-738.(3)N.
Major sales and rental	--	--	--	--	--	--	--	--	--	--	
Industrial Uses											
Artisanal	--	--	--	P	P	P	P	--	--	--	38-738.(4)A.
Heavy Industrial	--	--	--	--	--	--	--	SZ	--	--	38-738.(4)B.
Light Industrial/Manufacturing, except as listed below:											
Alcohol distillery, small	--	--	--	SC	SC	SC	SC	SC	--	--	38-2
Alcohol distillery, large	--	--	--	--	--	SC	--	SC	--	--	38-738.(4)C1./38-2
Micro-brewery	--	--	--	P	P	P	P	--	--	--	
Research and Development	--	--	--	P	P	P	--	--	--	--	38-738.(4)D.
Resource Extraction											
Vehicle Service and Repair											
Minor vehicle service and repair	--	--	--	--	--	P	P	--	--	--	38-738.(4)E.
Major vehicle service and repair	--	--	--	--	--	--	P	--	--	--	38-738.(4)F.
Warehouse, Storage and Distribution											
Waste-Related Service, except as listed below:											
Recycling processing center	--	--	--	--	--	--	--	L	--	--	38-301.(3)
Outdoor Uses											
Agriculture											
Community garden	P	P	P	P	P	P	--	P	P		38-738.(5)A.
Accessory Uses											
Day care home	P	P	P	P	P	P	--	--	--	--	38-738.(6)A.
Drive-thru facility	--	--	--	L	L	L	--	--	--	--	38-738.(6)B.
Home occupation	L	L	L	L	L	L	--	--	--	--	38-738.(6)D.
Outdoor dining	--	--	--	L	L	L	--	--	--	--	38-738.(6)E.
Outdoor display	--	--	--	L	L	L	--	--	--	--	38-738.(6)F.
Outdoor storage, minor	--	--	--	--	--	L	L	--	--	--	38-738.(6)G.
Outdoor storage, major	--	--	--	--	--	--	--	SZ	--	--	38-738.(6)H.

KEY: P = Permitted L = Limited Use SZ = Special Exception from the Board of Zoning Appeals Required
SC = Special Exception from City Council Required -- = Not Permitted

U-CX: Commercial Mixed Use Zone | URBAN (U)

Sec. 38-717. U-CX: Commercial Mixed Use Zone

(1) SUMMARY



Intent

The Commercial Mixed Use (U-CX) zone is intended to accommodate a variety of residential, retail, service and commercial building forms and uses in a pedestrian-friendly environment. Although buildings are allowed to be exclusively residential or nonresidential in use, the vertical mixing of uses is strongly encouraged.

U-CX Zones

U-CX-3, U-CX-4, U-CX-6

Lot Types

Hybrid	see Sec. 38-697(8)
Public	see Sec. 38-697(11)

Use

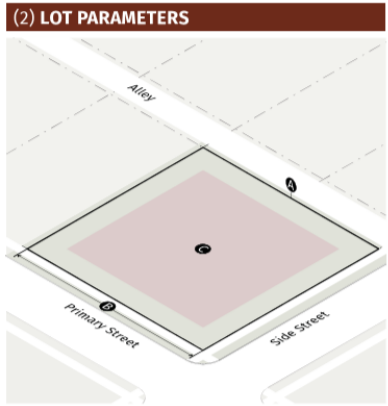
Allowed Uses	see Sec. 38-725.
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ADOPTED June 21, 2016
AMENDED May 1, 2018

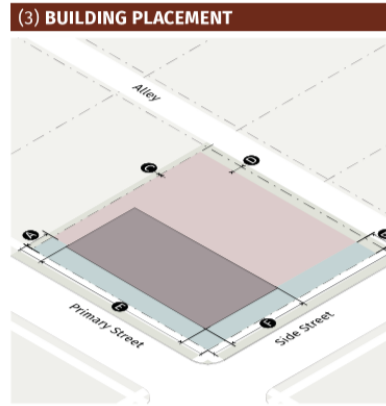
Article XVI. Downtown Chattanooga Form-Based Code Chattanooga, TN 6-15

URBAN (U) | U-CX: Commercial Mixed Use Zone

U-CX: Commercial Mixed Use Zone | URBAN (U)



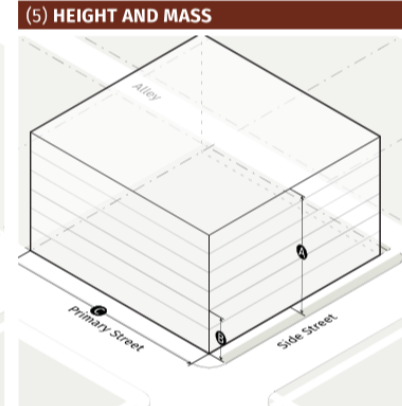
Lot Type	A Area	B Width
Hybrid	n/a	n/a
Public	n/a	n/a
Specifications		
C Building coverage	80% max	



Building Setbacks (see Sec. 38-698.(2)C.2.)		
A Primary street	0' min/15' max	
B Side street	0' min/15' max	
C Side: common lot line	0' min	
C Side: alley	5' min	
C Side: protected zone	15' min	
D Rear: common lot line	0' min	
D Rear: alley	5' min	
D Rear: protected zone	15' min	
Lot Frontage (see Sec. 38-698.(2)E.)		
E Primary street	80% min	
F Side street	40% min	



Access (see Sec. 38-698.(3)A.)		
With alley: new street curb-cuts per lot	None	
With no alley: new street curb-cuts per lot	Determined by Director of the Land Development Office	
With no alley: driveway width in setback	20' max	
Parking Setbacks (see Sec. 38-698.(3)B.)		
A Primary street	30' min	
B Side street	10' min	
C Side: common lot line/alley	0' min	
C Side: protected zone	5' min	
D Rear: common lot line/alley	0' min	
D Rear: protected zone	5' min	



Building Height		
A Maximum height		
U-CX-3	3 stories/40' max	
U-CX-4	4 stories/50' max	
U-CX-5	5 stories/60' max	
U-CX-6	6 stories/75' max	
Maximum height within 30 feet of a protected zone	2 stories/24' max	
B Minimum height: A Street	2 stories min	
Building Mass		
C Street-facing building length	250' max	

URBAN (U) | U-CX: Commercial Mixed Use Zone

(6) PUBLIC REALM



The public realm standards below apply to all streets, unless noted otherwise.

	Residential Ground Floor	Nonresidential Ground Floor
Fenestration		
A Ground story	30% min	50% min
B Upper story	25% min	25% min
C Blank wall length	30' max	30' max
Story Height		
D Ground floor elevation	16" min/ 5' max	0' min/ 2' max
E Ground story: floor to floor	10' min	13' min
F Upper story: floor to floor	9' min	9' min
Pedestrian Access		
G Entrance facing primary street	Required	Required
H Entrance spacing along primary street	75' max	100' max
Building Elements Allowed		
Awning/canopy	◆	◆
Balcony	◆	◆
Forecourt	◆	◆
Gallery		◆
Porch	◆	◆
Stoop	◆	◆
Setbacks		
I Primary/side street	0' min/15' max	
Sidewalk*		
J Clear pedestrian zone	6' min	
Street Tree/Furniture Zone*		
K Street tree/furniture zone depth	6' min	
Street tree planting type	Tree pit/verge	
Tree spacing	30' avg. on-center	

*Where there is insufficient ROW to meet the minimum requirements, the Director of the Land Development Office may approve modifications (see Sec. 38-696.4).