

1ST READING 12-14-04
2ND READING 1-4-05
3RD READING 1-4-05
INDEX NO. _____

2004-237
DeFoor Brothers Development, LLC

ORDINANCE NO. 11655

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 600 RIVER STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM C-7 NORTH SHORE COMMERCIAL/MIXED USE ZONE TO C-3 CENTRAL BUSINESS ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

An unplatted tract of land located at 600 River Street as described in Deed Book 7168, Page 767.

from C-7 North Shore Commercial/Mixed Use Zone to C-3 Central Business Zone.

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

1. Residential uses only.
2. The following shall not be permitted:
 - a. Outdoor storage of vehicles, travel trailers, boats, or equipment;
 - b. Factory manufactured homes constructed as a self-contained unit and mounted on a single chassis.
3. Buildings fronting directly on River Street shall have a zero (0) setback, unless the following conditions are met:
 - a. A fence, wall, or hedge (as defined herein) is used to maintain the street edge at the right-of-way line; and

11655

1-4-05

- b. Pedestrian activity is created between the sidewalk and the building front by providing a park, plaza, outdoor dining area, or similar use.
4. A minimum of 1.5 offstreet parking spaces per unit for the overall project is required.
5. Building and site lighting fixtures shall be full cut-off fixtures to direct light downward and reduce light pollution.
6. If parking lots are illuminated, the mounting height of light fixtures shall not exceed twenty (20) feet.
7. If walkways are illuminated, the mounting height of these light fixtures shall not exceed fourteen (14) feet (pedestrian scale).
8. Walls, fences, and hedges shall screen parking lots, dumpsters and other storage facilities.
 - a. Walls, fences, or hedges provided for parking lot screening shall have the following characteristics:
 - i. A minimum height of three feet and a maximum height of four feet above grade;
 - ii. Composition of brick, stucco, or stone walls (concrete block can only be used when faced with said materials), decorative metal fences, cast iron, composite material, or hedges;
 - iii. Fencing used to screen a parking lot must be combined with a hedge to obstruct the view of parked cars from the street.
 - iv. Highway-style guardrail, stockade, or contemporary security fencing (e.g. chain link, barbwire, and razor wire) shall not be permitted.

- b. Hedges shall consist of evergreen plantings in a landscape yard with a minimum horizontal depth of three (3) feet. All plantings shall be installed at a minimum size of three (3) gallons and spaced on-center no more than 80% of the expected mature spread.
- 9. Stormwater facilities shall not be visible from the street.
- 10. Cornice lines, stringcourses, and other architectural elements shall create a recognizable base, middle, and top to buildings.
- 11. Site plans, elevations, and site sections shall be reviewed by the Planning & Design Studio before a building permit is issued.

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

PASSED on Third and Final Reading

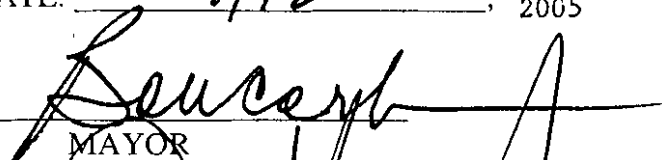
January 4, 2005



CHAIRPERSON

APPROVED: x DISAPPROVED: _____

DATE: 1/12 , 2005

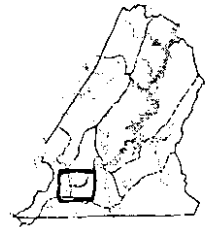


MAYOR

Reviewed by: _____


David Eichenthal

AKS/add



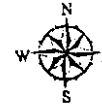
CHATTANOOGA

CASE NO: 2004-0237

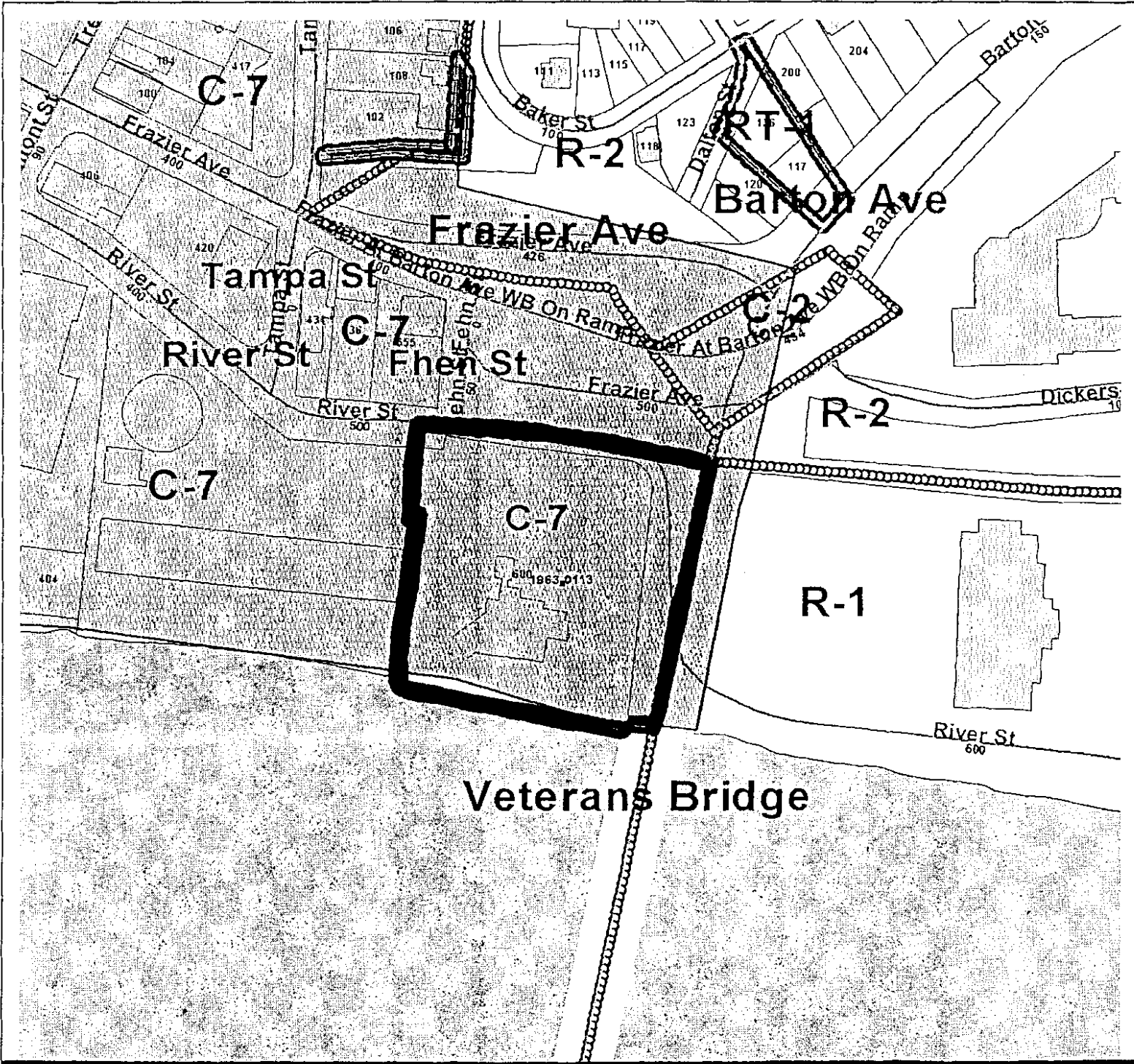
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FROM: C-7

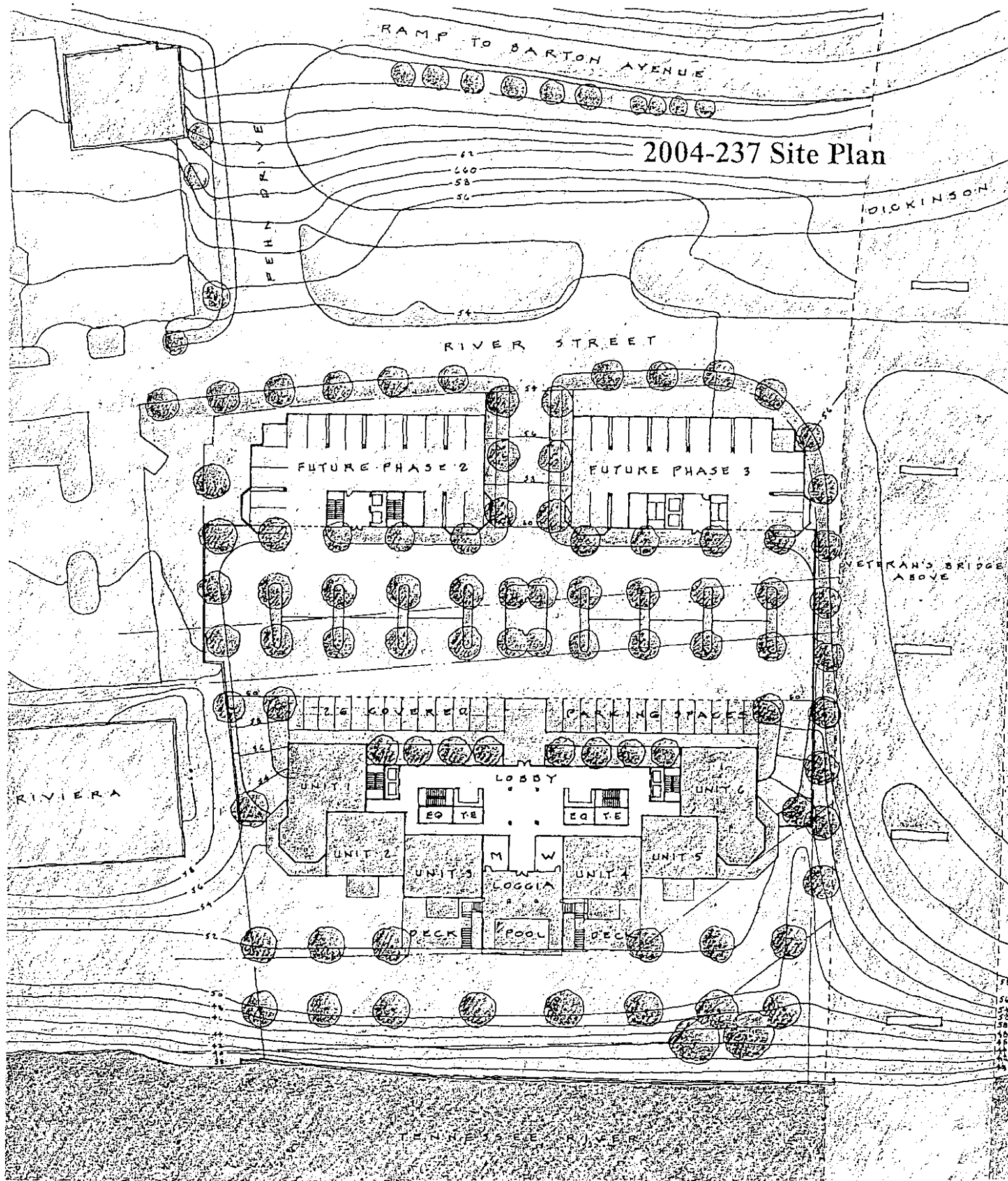
TO: C-3



1 in. = 200.0 feet



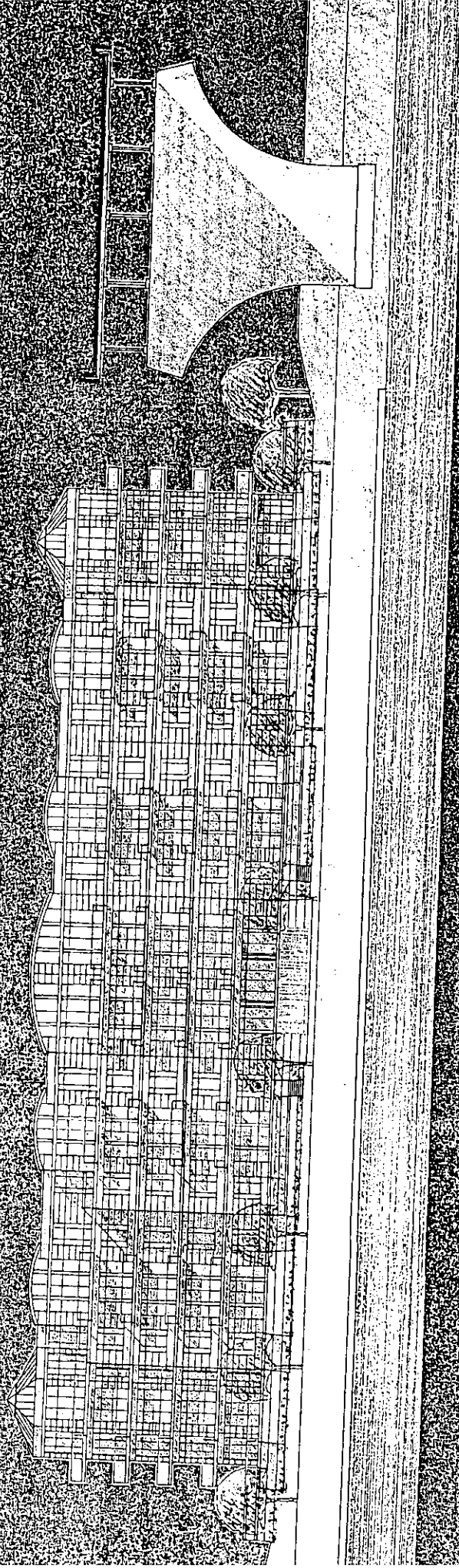
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-237: Approve, subject to the conditions listed in the Planning Commission Resolution.



Site Plan

600 DIVED STREET

2004-237 Elevation View of Veterans Bridge and Complex



Tennessee River Elevation

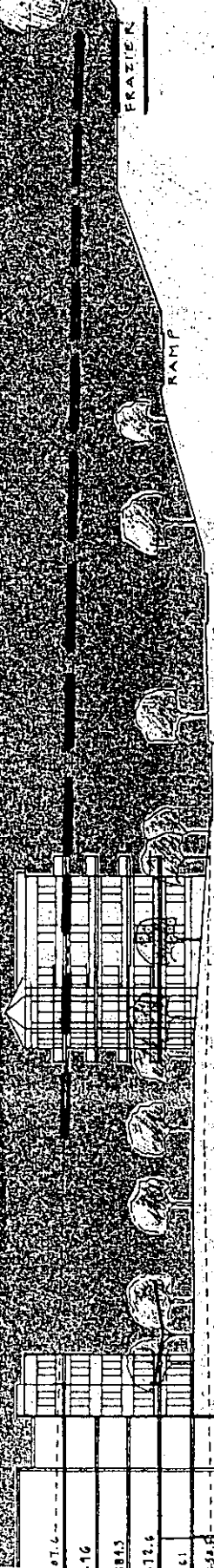
600 RIVER STREET

September 2004



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2004-237 Traverse Section Top Floor Above Frazier Ave



Traverse Section