

1ST READING 7-12-05
2ND READING 7-19-05
INDEX NO. _____

2005-093
Cessna and Elizabeth Decosimo

ORDINANCE NO. 11712

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 1427 WILLIAMS STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING 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:

Lots 16, 17 and 18(part), Block 2, J. C. Stanton's Addition, as shown in Book H, Volume 2, Page 156, and Deed Book 5441, Page 522, ROHC. Tax Map 145L-A-003.

from M-1 Manufacturing Zone to C-3 Central Business Zone.

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

For all new construction and major renovations affecting the building exteriors:

1. Review:

To promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures, all site plans, landscaping, and building elevations shall be reviewed by the Planning and Design Studio.

2. Setbacks and street frontage:

a) For commercial buildings, a zero setback is required along a minimum of eighty percent (80%) of all street frontage.

- b) To accommodate outdoor activities such as a park, plaza, or outdoor dining, up to a fifteen foot (15') setback may be permitted if an edge delineating the public and private space is provided.
 - c) This edge shall have a minimum height of three feet (3') and a maximum height of four feet (4') above grade and shall consist of brick, stucco, or stone walls (concrete block can only be used when faced with said materials), decorative metal fences, cast iron, or composite material, or landscape hedges. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
3. Building facades and access:
- a) At least one pedestrian entrance shall be provided from the primary street.
 - b) Ground floor openings (doors and windows) shall constitute a minimum of fifty percent (50%) of the ground floor façade area for commercial buildings.
 - c) Upper story windows for "new construction" shall have a vertical or square orientation, windows in existing structures may be replaced with in kind windows.
 - d) No security-type roll up metal doors shall be permitted to front streets other than interior block alleys.
 - e) The height of new buildings shall be two (2) stories minimum and six (6) stories maximum.

f) Parking lots are encouraged to be located to the rear of properties with access from alleys or driveways, but if parking lots are located to the side of buildings or can be seen from the public street, they shall be screened by the same requirements as the outdoor activities areas.

4. Placement of equipment:

All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

5. All existing easements being retained.

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

July 19, 2005.

Sally Robinson
CHAIRPERSON

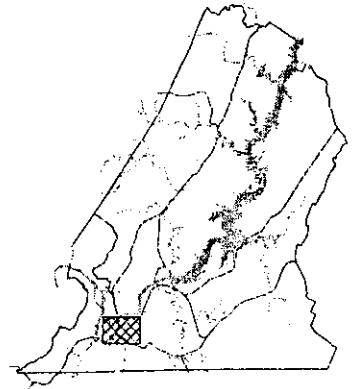
APPROVED: DISAPPROVED:

DATE: July 25 '05, 2005

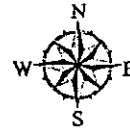
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MAYOR

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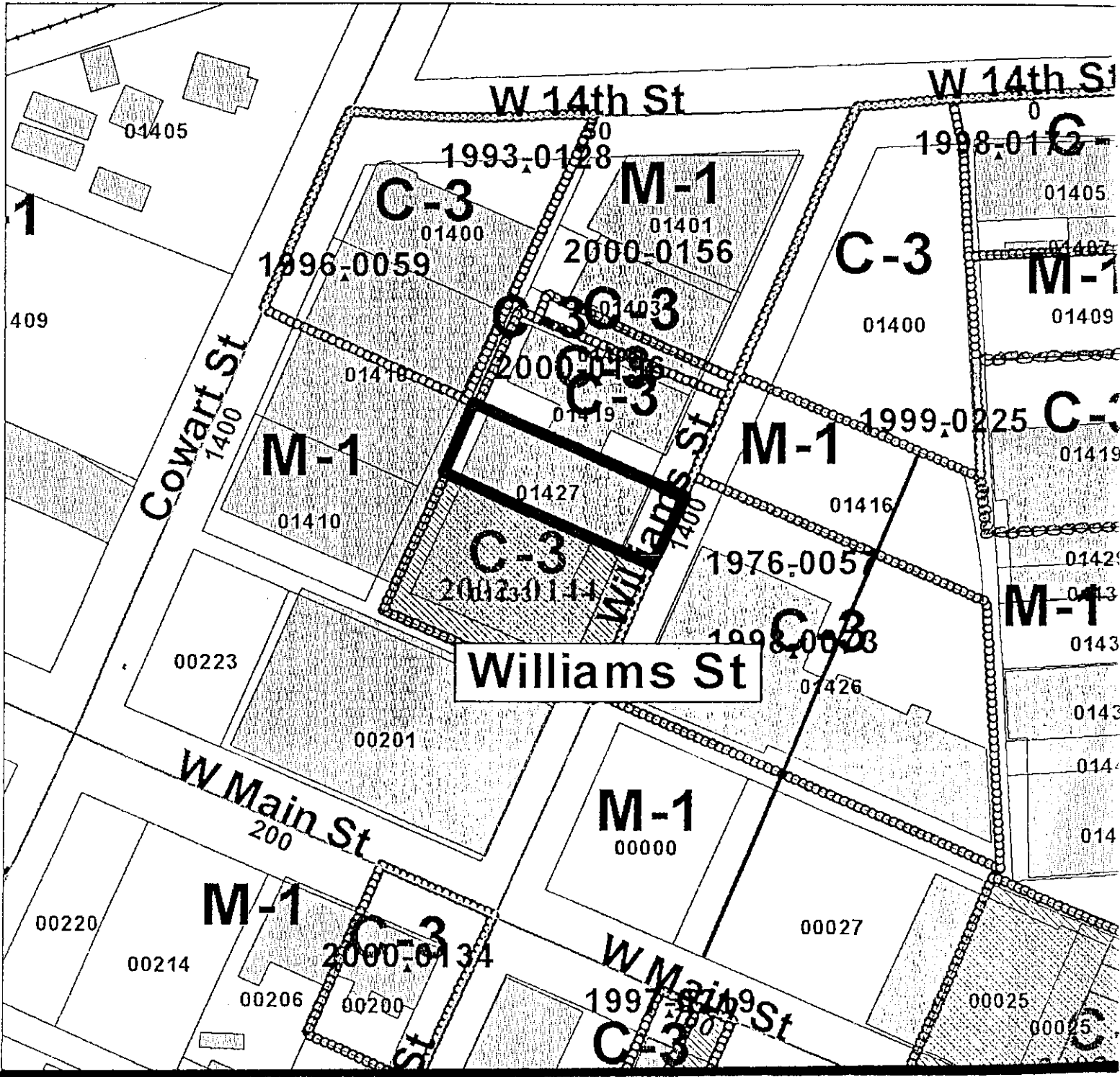
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2005-0093
PC MEETING DATE: 6/13/2005
FROM: M-1
TO: C-3



1 in. = 100.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-093: Approve, subject to certain conditions as listed in the Planning Commission Resolution.