

1ST READING _____
2ND READING _____
INDEX NO. _____

2005-125
Chattanooga Development, LLC

ORDINANCE NO. 11736

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 509 RIVERFRONT PARKWAY, 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:

Lot 3, Jones Blair Paint Company Subdivision, Plat Book 76, Page 88, ROHC, being part of the property described in Deed Book 7415, Page 569, ROHC. Tax Map 135N-A-005.

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:

a) 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.

b) Historically or architecturally significant structures should be preserved.

2. Setbacks and street frontage:

a) For commercial buildings a zero building setback is required along the street frontage.

b) To accommodate outdoor activities such as a park, plaza, or outdoor dining, up to a fifteen-foot 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 and a maximum height of four feet 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 landscaped hedges. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.

d) A 30 foot public easement shall be maintained along the river for the continuation of the riverwalk. (A wider temporary easement may be necessary during riverwalk construction.)

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 50 percent of the ground floor façade area for commercial buildings.

c) No security-type roll up metal doors shall be permitted to front streets other than interior block alleys.

d) The height of new buildings shall not exceed seven hundred seventy feet (770') mean sea level for the top of the building structure.

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. Access and Parking:

a) Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad, Market, 4th Street, and M.L. King Boulevard.

b) Surface parking shall be located to the rear of the building.

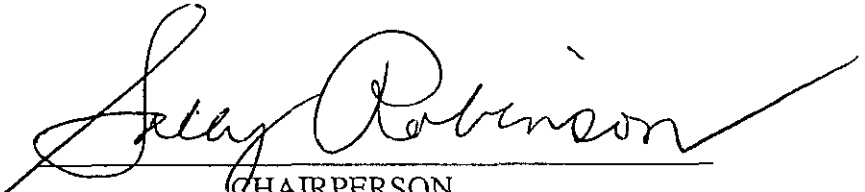
c) If physical constraints do not allow for rear parking, any parking fronting a public street shall be screened along the public right-of-way as described under "Setbacks and Street Frontage" above.

6. All existing easements being retained.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect immediately upon becoming law.

PASSED on Second and Final Reading

August 30, 2005.


CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2005

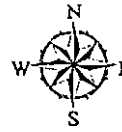

MAYOR

AKS/add

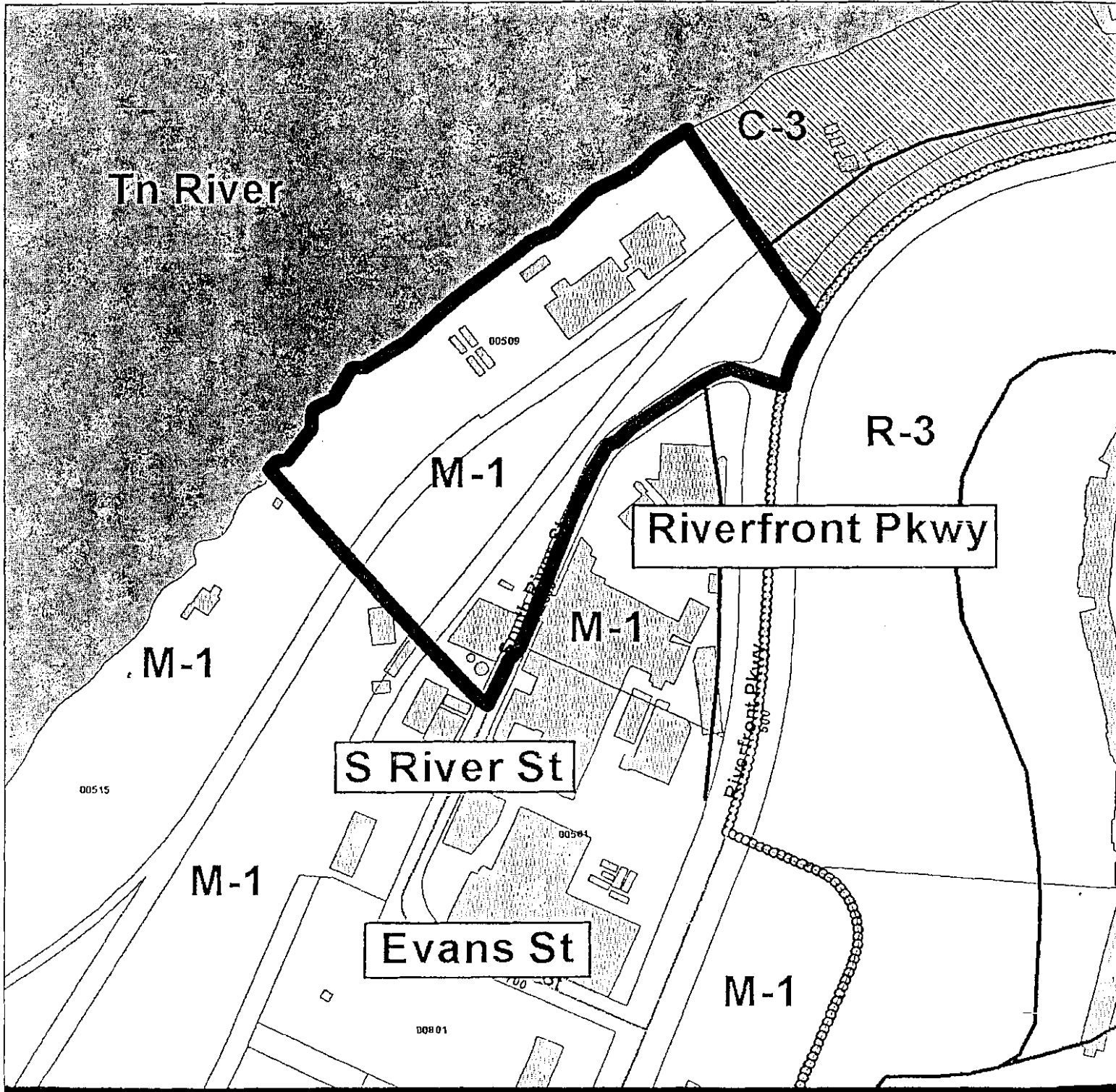
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2005-0125
PC MEETING DATE: 7/11/2005
FROM: M-1
TO: C-3



1 in. = 200.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-125: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

2005-125

