

1ST READING

3-14-06

2ND READING

3-21-06

INDEX NO.

2006-022

Leighton Smith

ORDINANCE NO. 11809

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 823 EAST 11TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-2 LIGHT INDUSTRIAL 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 133 and 134, Park Place Subdivision, Plat Book 1, Page 2, ROHC, Deed Book 5753, Page 978, ROHC. Tax Map 146H-P-0.35 and 036.

from M-1 Light Industrial 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 building setback is required along the street frontage.
- b) To accommodate outdoor pedestrian activities such as a park, plaza, or outdoor dining, a greater 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. When fences are used, landscaped hedges must also be included. 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 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 be 2 stories minimum and 6 stories maximum.

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, Main, McCallie, and M.L. King Boulevard.
 - b) Surface parking shall be located to the rear of the building.
 - c) For corner lots, or for cases where physical constraints such as topography 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.

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

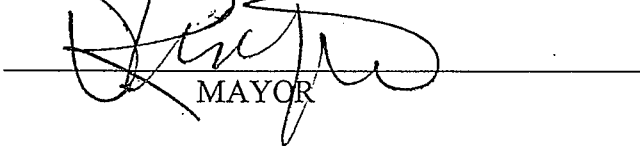
PASSED on Second and Final Reading

March 21, 2006.


CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: 3/28, 2006

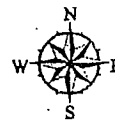

MAYOR

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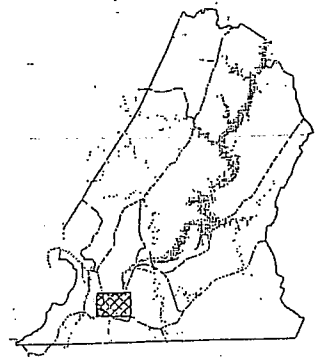
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2006-0022
PC MEETING DATE: 2/13/2006
FROM: M-2
TO: C-3



1 in. = 100.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-022: Approve, subject to certain conditions listed in the Planning Commission Resolution.

814
E. 10TH ST.

Alley

S.West

access Vehicle access

2006-0022



Shared Drive
20' wide

Note:
Setbacks in
front reduce
to 5ft for
sidewalk



821
E. 11TH ST.

Park Ave
N.L.

20' x 20'
449

200
x 200
Parking

29
x 27

- Sidewalk

Vehicle
access

E 11TH ST.