

1ST READING

4-11-06

2ND READING

4-18-06

INDEX NO.

2006-074

James T. Conn

ORDINANCE NO. 11823

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 1700 MARKET 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:

Part of Lot 1, Block D, Central Realty Company, Plat Book 13, Page 10, ROHC, Deed Book 7357, Page 760, ROHC. Tax Map 145L-E-001.

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

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

1. Residential use only;
2. Two curb cuts and two garage doors are currently located on the existing building.

One fronts Market and the other fronts 17th Street. The staff recommends the removal of the garage door on Market Street to prevent back-out traffic on Market and instead limit vehicular access to 17th and Carr Streets; and

3. For all new construction and major renovations affecting the building exteriors:
 - I. 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.

II. 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.

III. 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.

IV. 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.

V. Access and Parking:

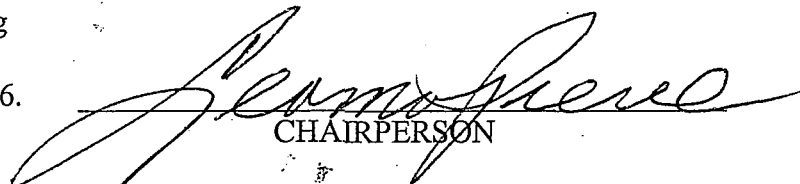
- a) Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad, Market, 4th Street, Main, McCallie, and M.L. King Boulevard.
- b) Surface parking shall be located to the rear of the building.
- c) For corner lots, or for cases where 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.

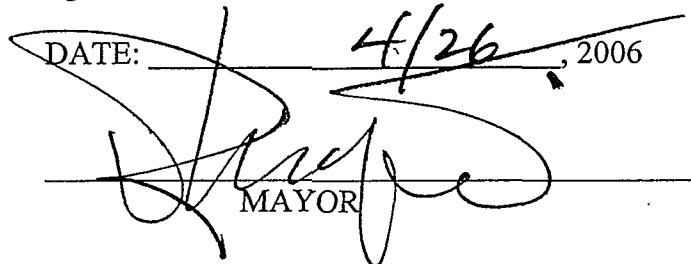
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

(2) weeks from and after its passage.

PASSED on Second and Final Reading

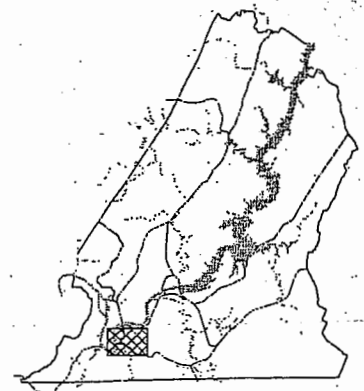
April 18, 2006.


CHAIRPERSON
APPROVED: DISAPPROVED:

DATE: 4/26, 2006

MAYOR

DML/add

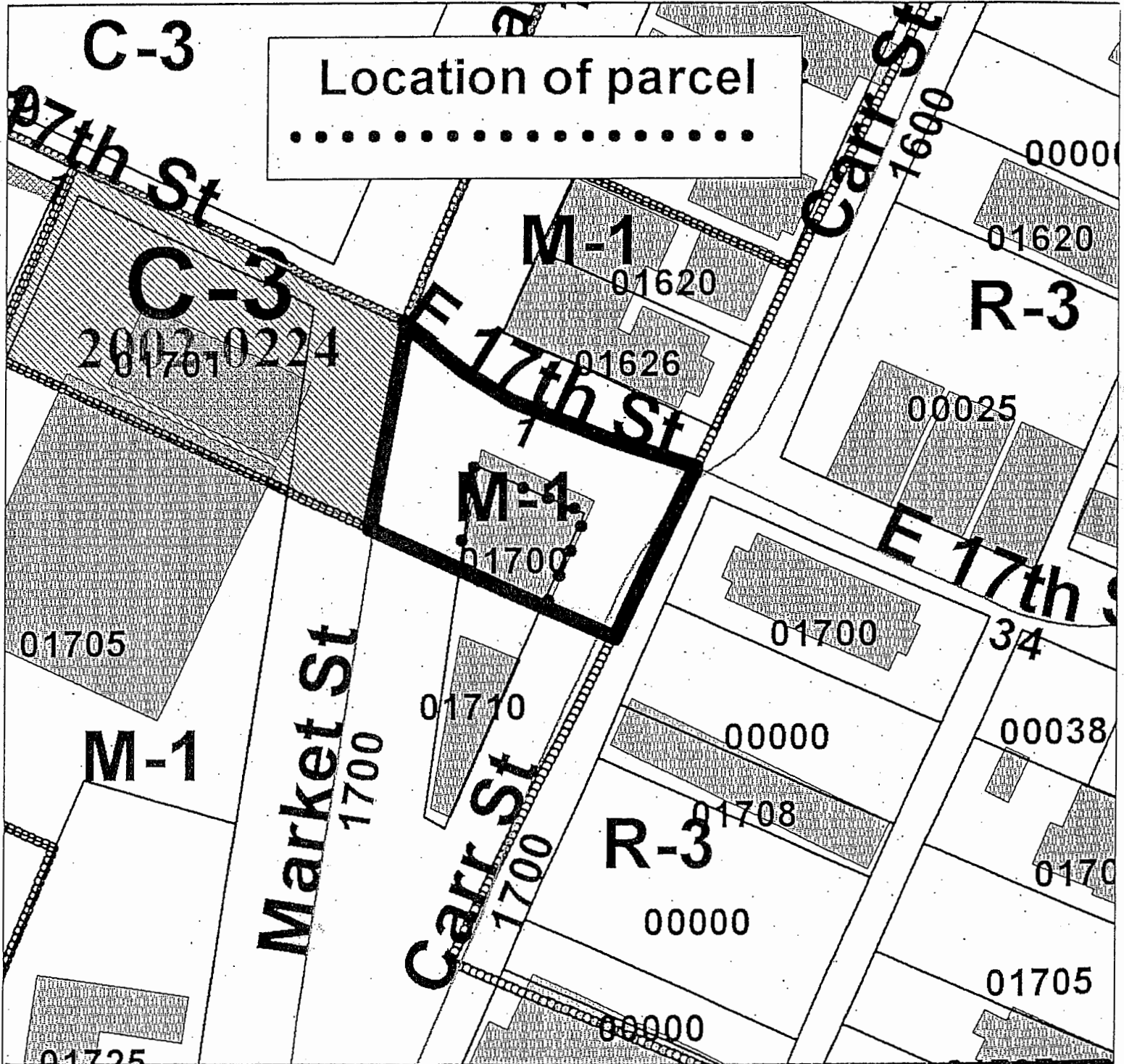
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2006-0074
PC MEETING DATE: 3/13/2006
FROM: M-1
TO: C-3



1 in. = 60.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-074: Approve, subject to certain conditions as listed in the Planning Commission Recommendation.

2006-074

