

1ST READING

8-8-06

2ND READING

8-15-06

INDEX NO.

2006-155

Deanna Duncan & Terry Cannon

ORDINANCE NO. 11869

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 1800 ROSSVILLE AVENUE, 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 1, Corrective Plat of Anderson's Subdivision, Plat Book 57, Page 133, ROHC, Deed Book 7420, Page 556, ROHC. Tax Map 145M-B-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:

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 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) The height of new buildings shall be 2 stories minimum and 4 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.

6. Landscaping:

To achieve the city's goal of a 15% tree canopy cover in the downtown, surface parking lots shall be landscaped with a minimum of one tree for every five parking spaces.

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

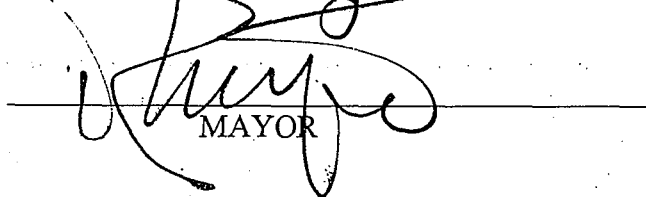
PASSED on Second and Final Reading

_____ August 15 _____, 2006.


CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: Aug 24, 2006

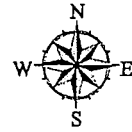

MAYOR

DML/add

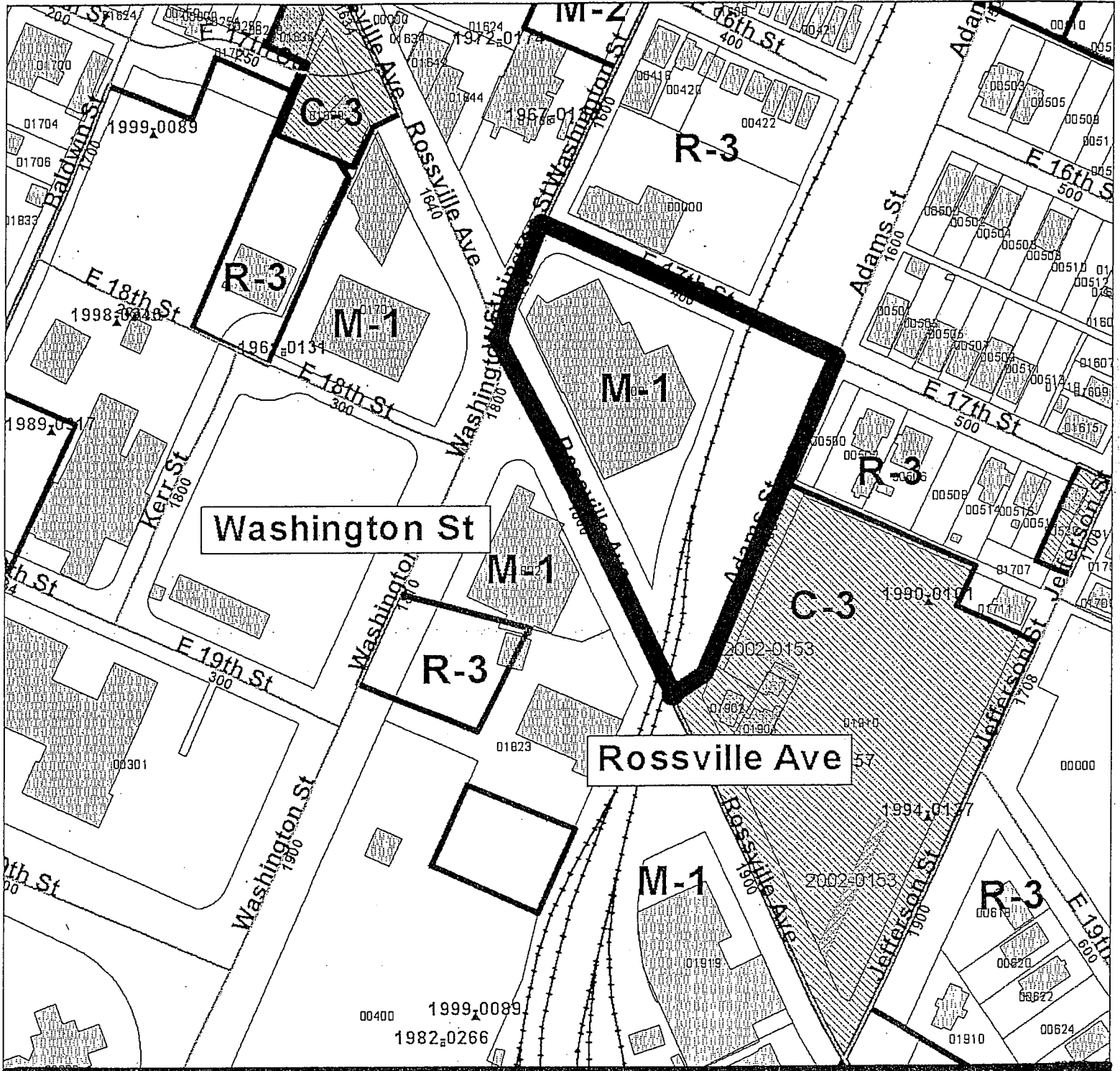
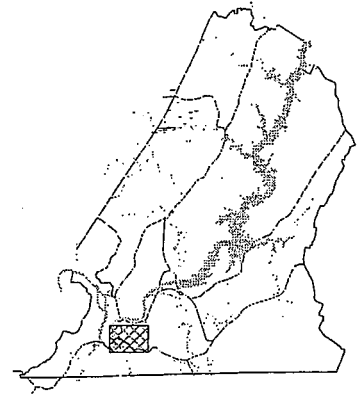
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2006-0155
PC MEETING DATE: 7/10/2006
FROM: M-1
TO: C-3



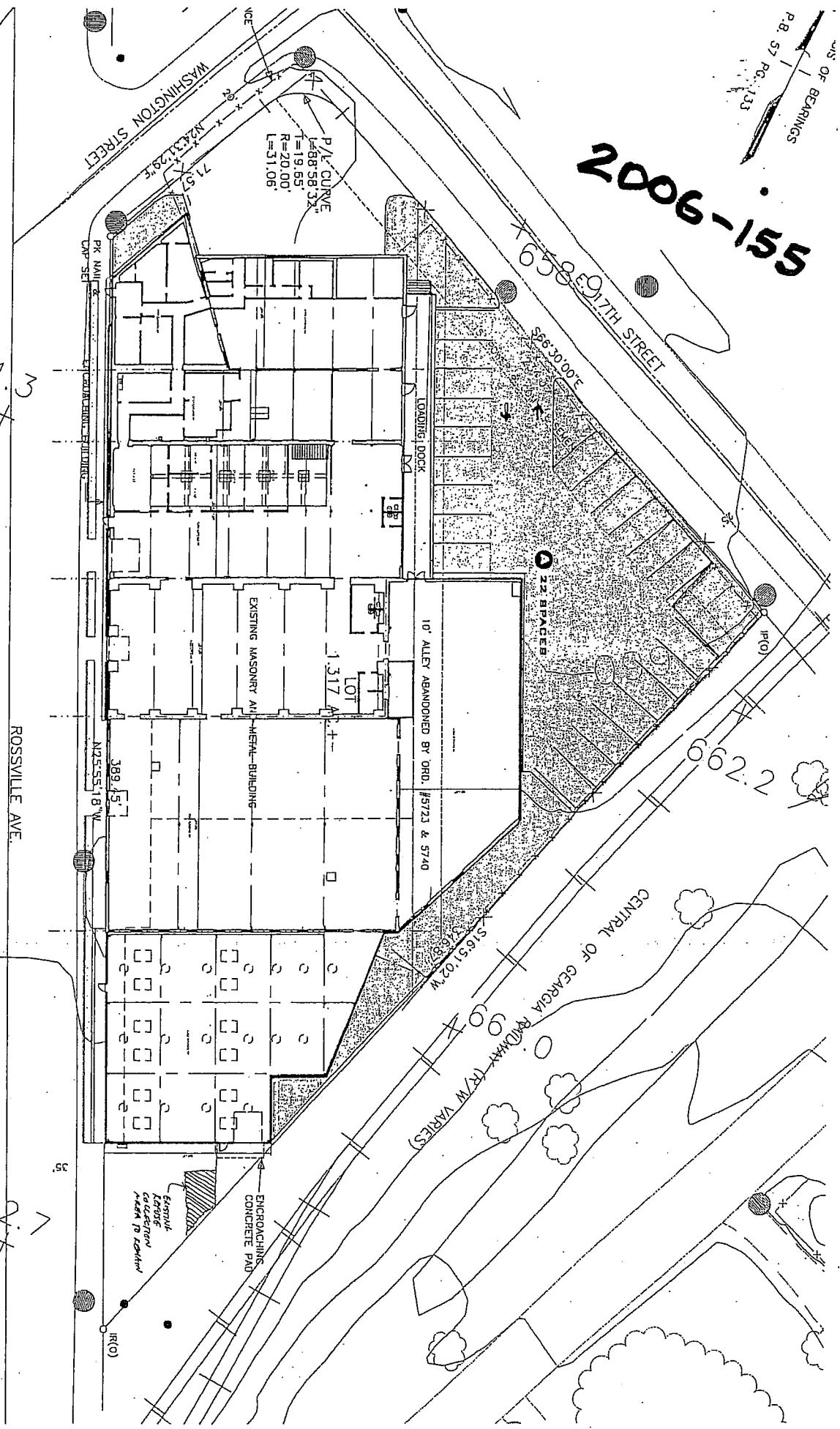
1 in. = 180.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-155: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

AS OF BEARINGS
P.B. 57 PG. 133

2006-155



SITE PLAN OPTION 2
DRAWN
TERRY GANNON - WAREHOUSE CONVERSION
PROJECT

1/32" = 1'-0"
SCALE
05.19.06
DATE

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