

1ST READING

2ND READING

INDEX NO.

10-27-06
10-31-06

2006-162

Elite Hotels Group, LLC

ORDINANCE NO. 11902

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 440 WEST MARTIN LUTHER KING BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE AND C-2 CONVENIENCE COMMERCIAL 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, E. W. Wright's Golden Gateway Subdivision, Plat Book 81, Page 187, ROHC, Deed Book 7890, Page 613, ROHC. Tax Map 145C-B-008.01.

from R-3 Residential Zone and C-2 Convenience Commercial 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 (for commercial buildings):

- (a) For commercial buildings a zero (0) building setback is required along the street frontage, **or**
- (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; and
- (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. 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 (1) pedestrian entrance shall be provided from the primary street.
- (b) Ground floor openings (doors and windows) shall constitute a minimum of twenty-five percent (25%) 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 two (2) stories minimum and six (6) stories or seventy feet (70') maximum, whichever is greater.

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) Two (2) additional curb cuts may be permitted on Martin Luther King, Jr. Boulevard to accommodate passenger loading/unloading only.

(b) Parking shall be located to the rear of the building, **or**

(i) 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.

(ii) Access and parking as approved by the City Traffic Engineer for the proposed use.

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.

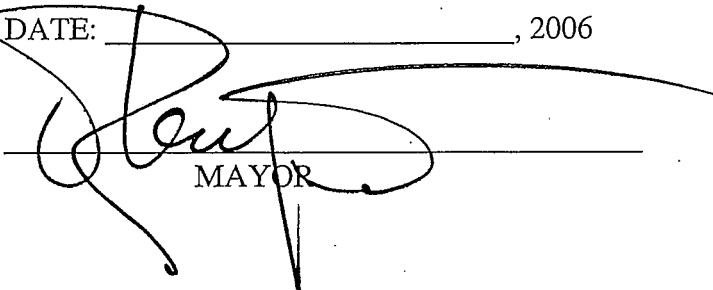
PASSED on Second and Final Reading

October 31, 2006.


CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2006

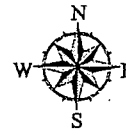

MAYOR

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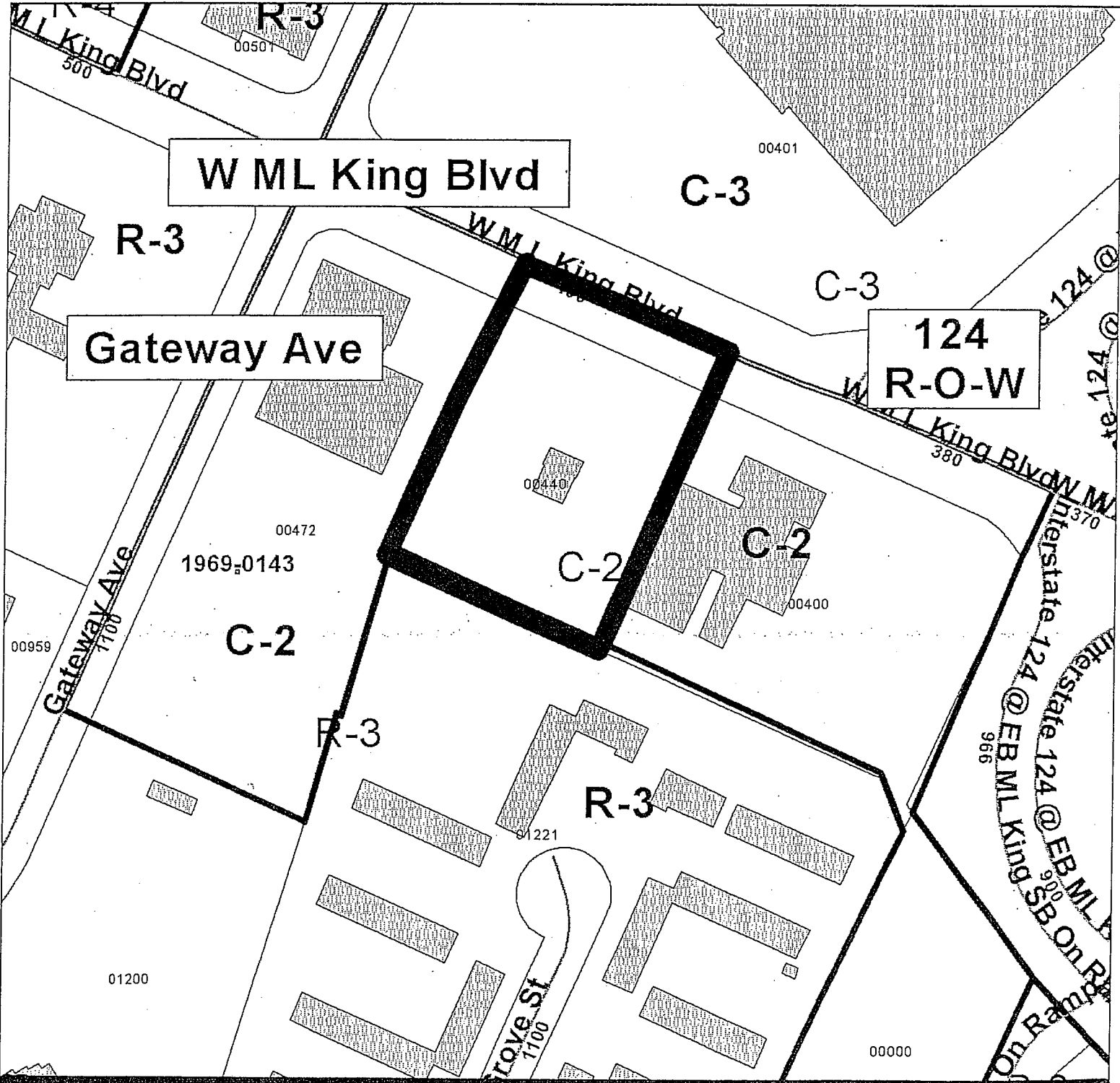
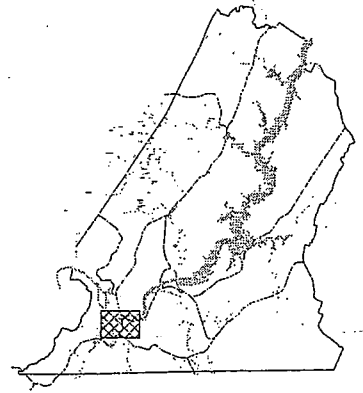
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2006-0162
PC MEETING DATE: 8/14/2006
FROM: R-3 & C-2
TO: C-3

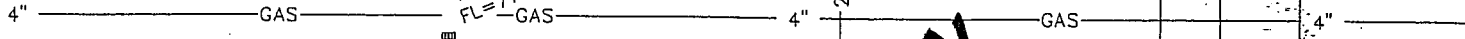


1 in. = 150.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-162: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

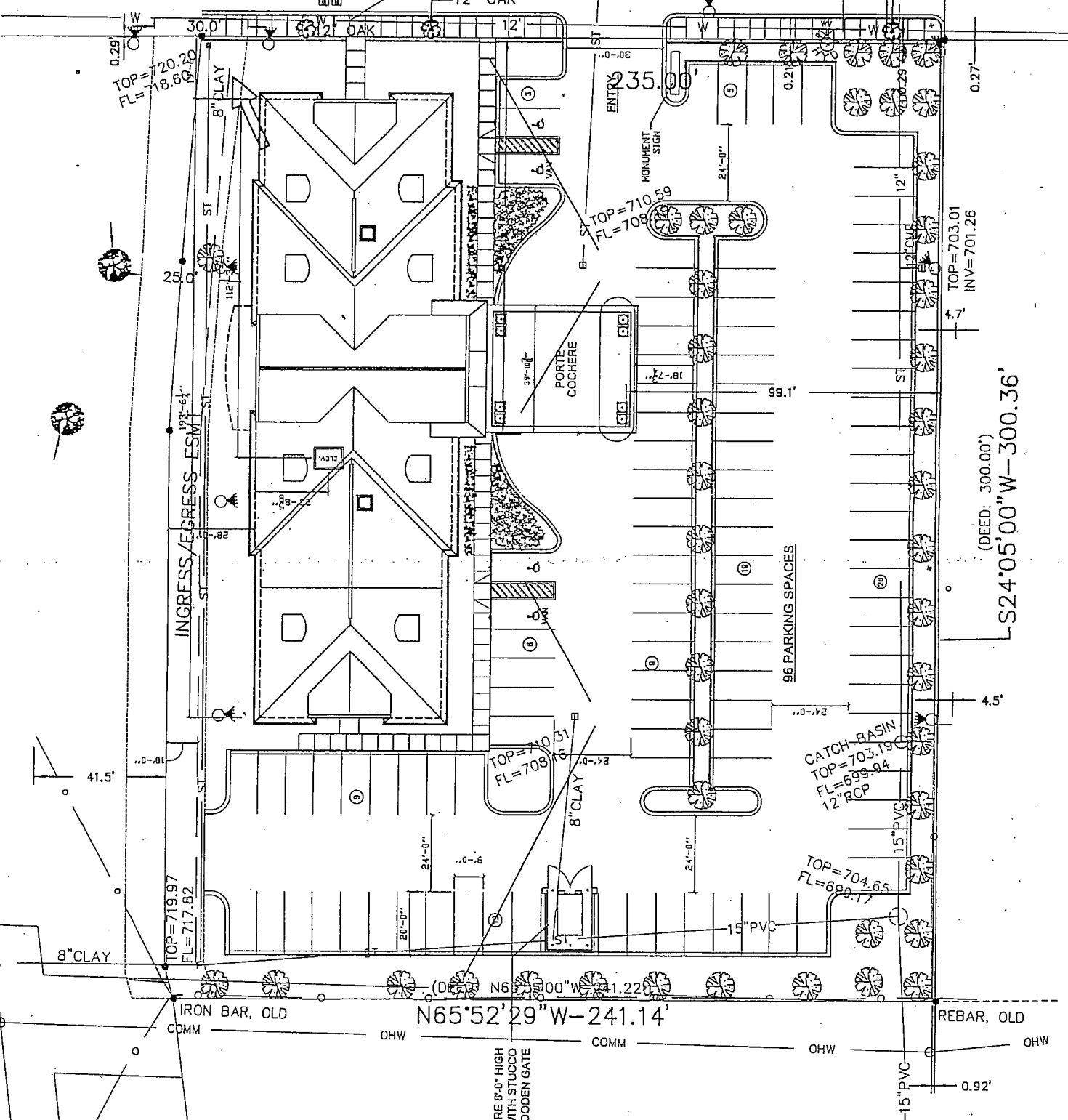
APPROX. LOC. OF GAS LINE



M.L. KING BLVD.
(102' R/W) (PUBLIC DEDICATED)
(MAINTAIN BY THE CITY OF CHATTANOOGA)
CONCRETE

2006-162

APPROX. LOC. OF WATER LINE
12" OAK



(DEED: 300.00')
S24°05'00"W-300.36'

N65°52'29"W-241.14'

IRON BAR, OLD
COMM

REBAR, OLD

IRE 6'-0" HIGH
WITH STUCCO
CODEN GATE

OHW

COMM

OHW

OHW