

1ST READING 12-11-07
2ND READING 12-18-07
INDEX NO. _____

2007-190
Jack L. Webb

ORDINANCE NO. 12059

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED IN THE 1200 BLOCK OF COWART 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:

An unplatted tract of land located in the 1200 block of Cowart Street and being the property described in Deed Book 5350, Page 951, ROHC. Tax Map 145E-M-006.

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 and restaurant or deli use only;
2. For all new construction and major renovations affecting the building exteriors:
 - a. Review:
 - (i) 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.
 - (ii) Historically or architecturally significant structures should be preserved.

b. Setbacks and street frontage (for commercial buildings):

- (i) For commercial buildings a zero building setback is required along the street frontage.
- (ii) 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.
- (iii) 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.
- (iv) Residential building setbacks should be consistent with the existing setbacks on the same side of the street.

c. Building facades and access:

- (i) The primary pedestrian entrance shall be provided from the primary street.
- (ii) Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for commercial buildings.
- (iii) No security-type roll up metal doors shall be permitted to front streets other than interior block alleys.

(iv) The height of new buildings shall be 18 feet minimum and 48 feet maximum.

d. 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.

e. Access and Parking:

(i) Parking, including garages for residential uses, shall be located to the rear of the primary building.

(ii) 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.

(iii) Alleys, where they exist, shall be used for vehicular access. In the absence of alleys, secondary streets should be used for vehicular access. Shared drives should be used wherever possible.

(iv) 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.

f. 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.

g. Uses Not Permitted:

Factory manufactured mobile homes constructed as a single self-contained

unit and mounted on a single chassis are not permitted in the C-3 Zone.

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

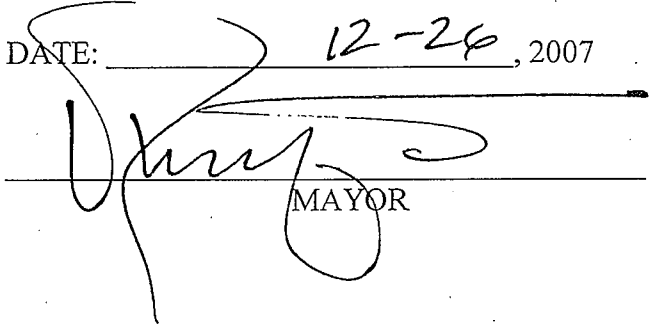
December 18, 2007.



CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: 12-28, 2007

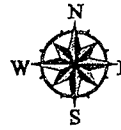


MAYOR

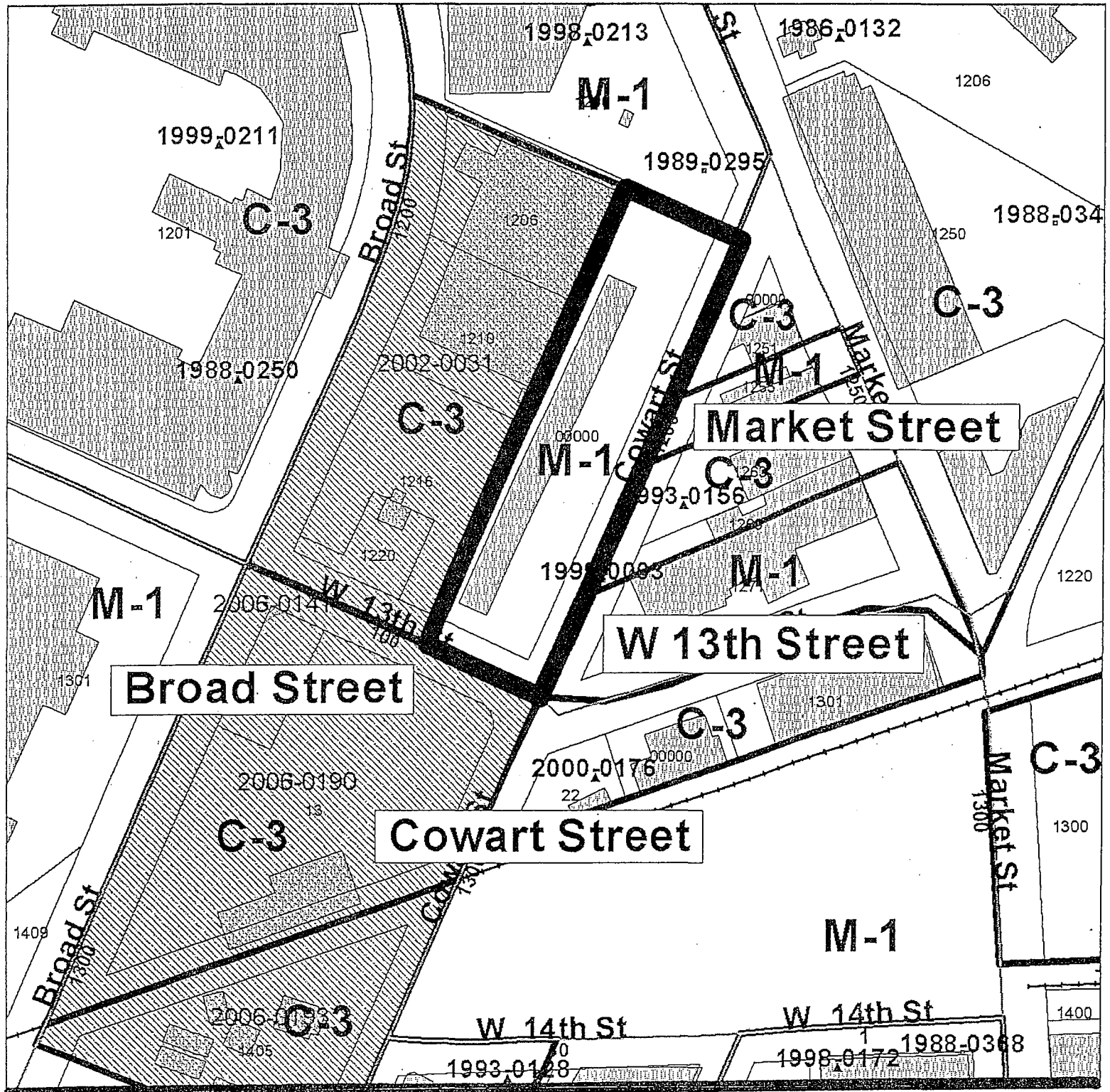
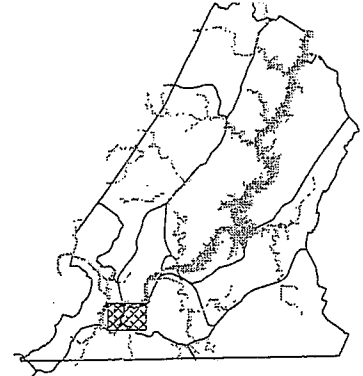
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CHATTANOOGA
CASE NO: 2007-0190
PC MEETING DATE: 11/12/2007
FROM: M-1
TO: C-3



1 in. = 140.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-190: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

2007-190 M-1

West 13th St. (60' ROW)

Private Alley Way (Existing)

479.05'

Proposed Private Alley Way

C-3

C-3

C-3

C-3

Covered
Courtyards

Parking
Courtyards

M-1

Open
Area

Cowart St. (60' ROW)

Market St. (80' ROW)

C-3

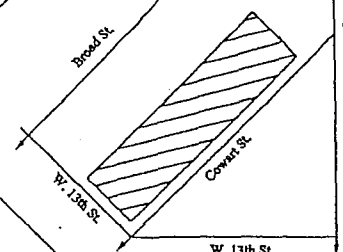
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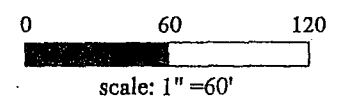
Property Owner
Harold E. Crye Living Trust
C/O Harold E. Crye, Trustee
5111 Maryland Way Suite 305
Brentwood, TN 37027

Contact
Jack Webb
Crye-Leike Realtors
1201-C Market St.
Chattanooga, TN 37402
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jackwebb@crye-leike.com

Current Zoning M-1
Acreage 1.096 acres
Dwelling units 22
Density 20 per acre
Tax Map # 145E M 006



LOCATION MAP
no scale



W 13th St.
West 13th St. (60' ROW)

M-1

C-3

C-3

M-1

M-1

C-3

C-3

C-3

C-3

Proposed Access

20'

244'-4"

20'

203'-4"

28.69'

99.69'

Existing Sidewalk

Proposed Sidewalk

Existing Sidewalk

Proposed Sidewalk

Street Trees
(as required)

Proposed Sidewalk

70'