

FIRST READING 1-14-09
SECOND READING 7-21-09
INDEX NO. _____

2009-089
David Hudson

ORDINANCE NO. 12267

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 215 LOOKOUT STREET, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAPS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM R-4 SPECIAL 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 Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same is hereby amended so as to rezone:

An unplatted tract of land located at 215 Lookout Street being the property described in Deed Book 2322, Page 949, ROHC. Tax Map 135M-B-008.

from R-4 Special 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. Applicants are encouraged to schedule a pre-submittal meeting with the City's Land Development Office prior to the completion of construction drawings.
 - b. 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. Some of the requirements below may be adjusted during this staff review based on the limitations of the specific site, as long as the general intent of the conditions is being met.

- c. Historically or architecturally significant structures should be preserved.
- 2) Setbacks and street frontage (for commercial buildings):
- 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 to provide a near opaque screen. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.

- 3) Building facades and access:
 - a. The primary 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 minimum height of new commercial buildings shall be 18 feet. Maximum building heights vary based on the location. See the attached map.
- 4) Placement of equipment:
 - a. 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. Parking shall be located to the rear of the building.
 - b. 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.

- c. 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.
 - d. The following criteria should be considered in determining the amount and configuration of off-street parking:
 - 1. Fire Department access
 - 2. Type of use and hours of operation
 - 3. Square footage of commercial uses or number of residential units
 - 4. Availability of adjacent on-street parking, nearby public parking facilities, shared private parking, or leased off-site parking
 - 5. Location on a transit route
- 6) Landscaping
- a. 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. Type I shade trees shall be used unless overhead utility lines necessitate smaller trees.

For Residential buildings:

- 7) Uses Not Permitted:

- a. 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.

8) Access and Parking:

- a. Garages shall be located behind the primary building.
- b. 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.
- c. 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.
- d. At least one (1) pedestrian entrance shall front the street.

9) Setbacks:

- a. Residential building setbacks should be consistent with the existing setbacks on the same side of the street.

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

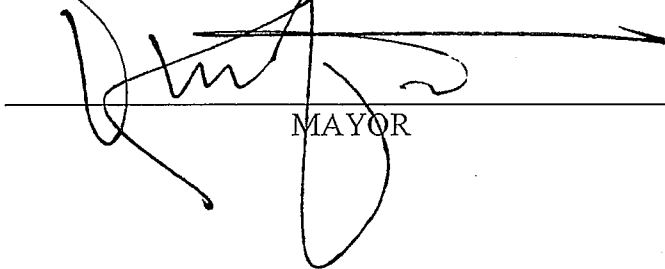
July 21, 2009.



CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: 7-23, 2009



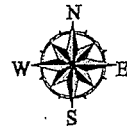
MAYOR

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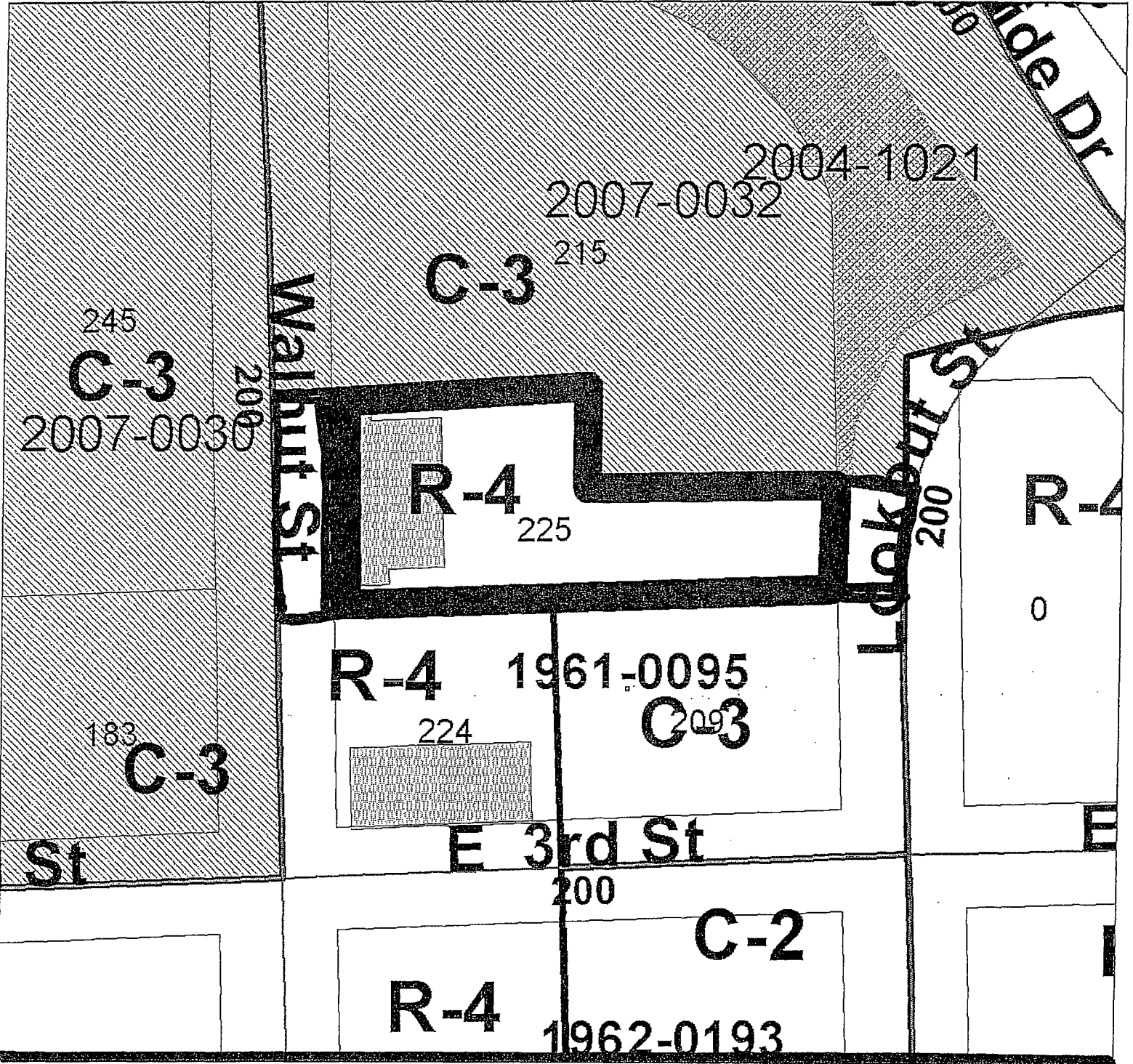
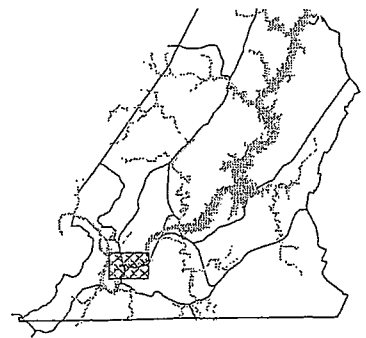
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2009-0089
PC MEETING DATE:
FROM: R-4
TO: C-3



1 in. = 70.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2009-089: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

2nd Street

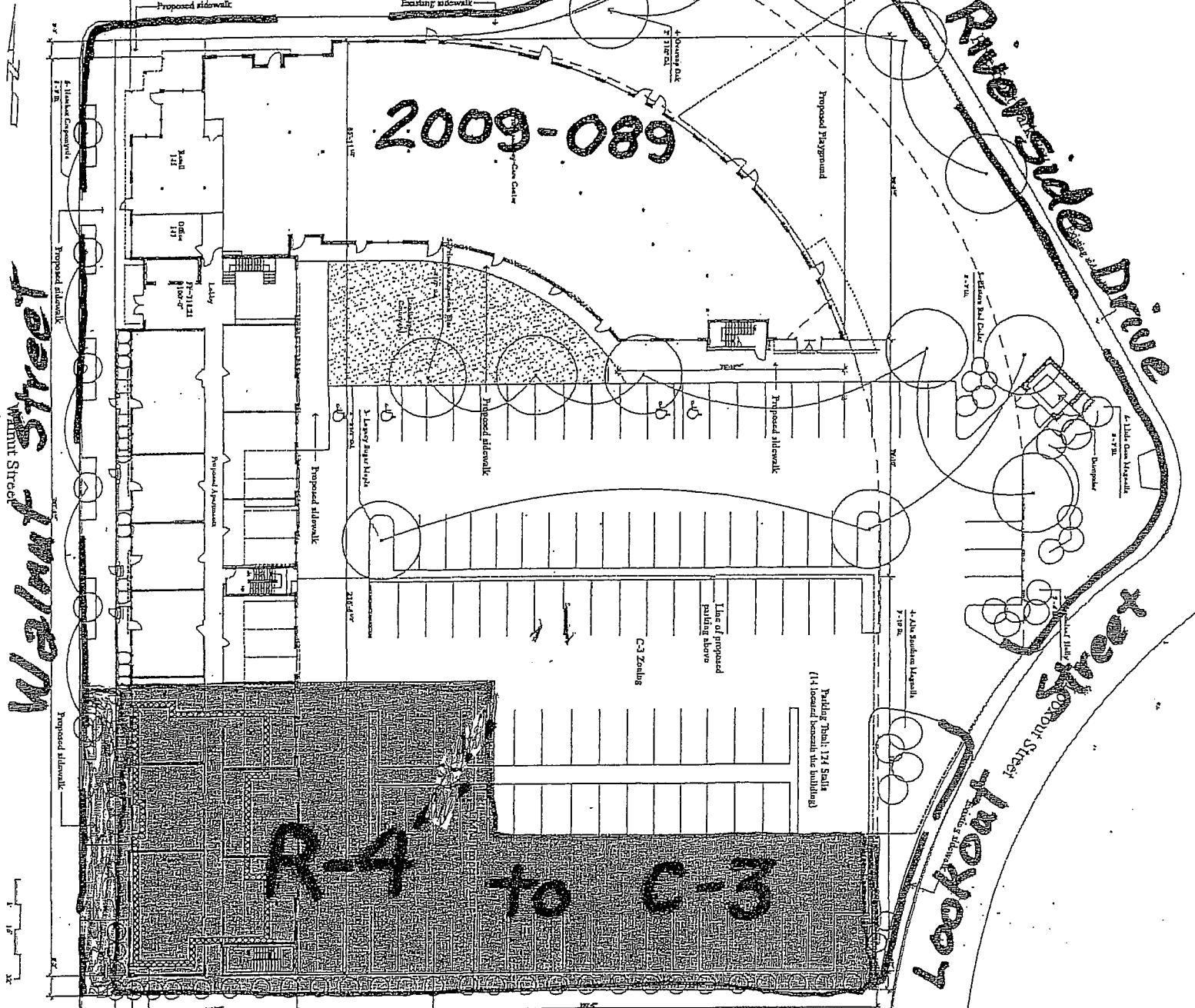
E 2nd St

2009-089

Walnut Street

Riverside Drive

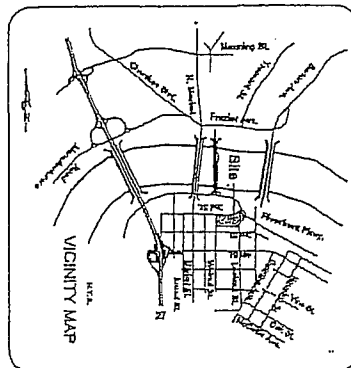
Lookout Street



Current Owner: Little Miss Mag
 214 Walnut St
 Chattanooga, TN 37403

Project Contact David Hudson
 Artech Design Group
 1410 Cowart St
 Chattanooga, TN 37408
 (423) 265-4313
 davidh@artechdgn.com

Current site zoning: R-4
 Site area to be rezoned: 18,973 square feet (0.43 acres)
 Total site area: 95,030 square feet (2.18 acres)
 Residential: 100 units (45.8 units per acre)



Lookout Street

RECEIVED

MAY 13 2009

Chattanooga Hamilton County
 Regional Planning Agency
 Development Services