

1ST READING
2ND READING
INDEX NO.

7-20-10
9-27-10

2010-087
Frank Goodwin

ORDINANCE NO. 12418

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 625 EAST MAIN STREET AND 1402, 1412, AND 1430 JEFFERSON STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE AND 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 to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lots 1 thru 15, Final Plat of Jefferson Stand not yet recorded being Job #10-135 as drawn by B. Davis of David Mathews Surveying on May 7, 2010. Being the properties described in Deed Book 1009, Page 391(part), Deed Book 1076, Page 111 and Tracts 1 and 2 of Deed Book 9165, Page 825, ROHC. Tax Map 145L-H-001(part), 016, 017 and 018.

and as shown on the map and drawing attached hereto and made a part hereof by reference, from R-3 Residential Zone and M-1 Manufacturing Zone to C-3 Central Business Zone.

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

- 1) Applicants are encouraged to schedule a pre-submittal meeting with the City's Land Development Office prior to the completion of construction drawings.
- 2) 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.

3) Permitted uses are as follows: single family dwelling units; two (2) family dwelling units, multiple family dwelling units, and townhouses.

4) 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.

5) Access and Parking:

- Minimum of two parking spaces per dwelling unit.
- Garages shall be located behind the primary building. Garage doors shall not front the primary street.
- 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.
- 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.
- At least one (1) pedestrian entrance shall front the street.

6) Setbacks:

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

7) Urban Forest:

- a. The large existing trees along Jefferson Street near the right-of-way shall be preserved.

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

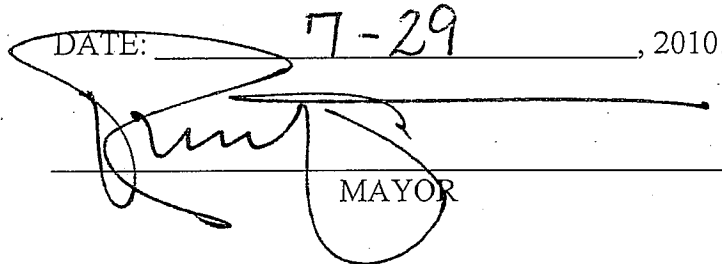
July 27, 2010.



CHAIRPERSON

APPROVED: DISAPPROVED:

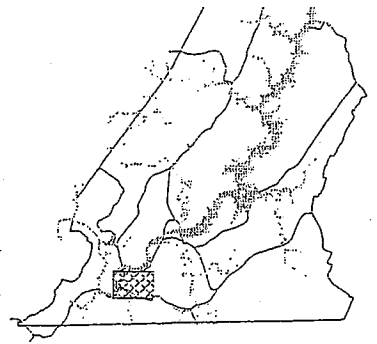
DATE: 7-29, 2010.



MAYOR

/mms

PLANNING AGENCY



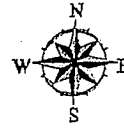
CHATTANOOGA

CASE NO: 2010-0087

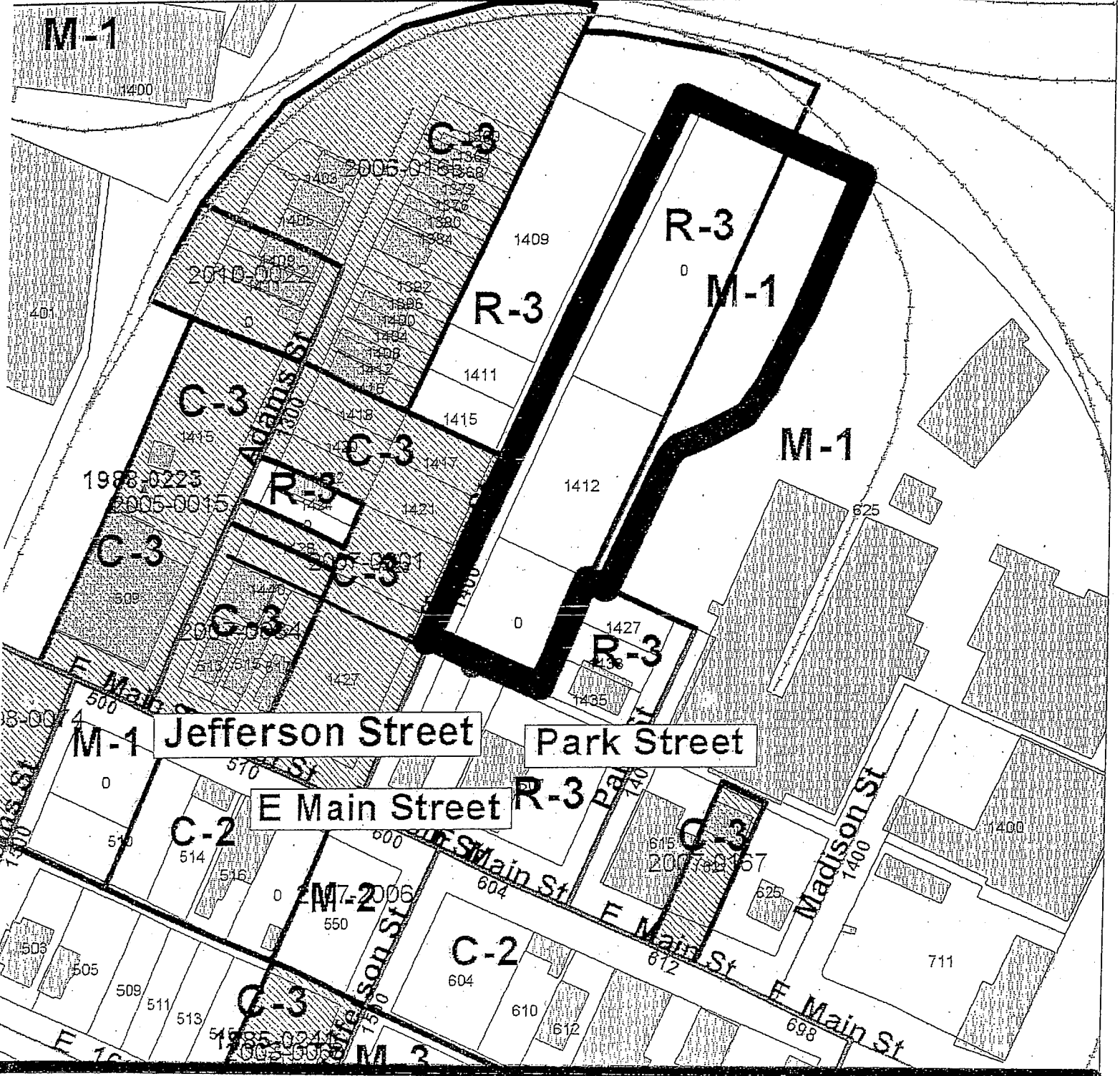
PC MEETING DATE: 6/14/2010

FROM: R-3 & M-1

TO: C-3

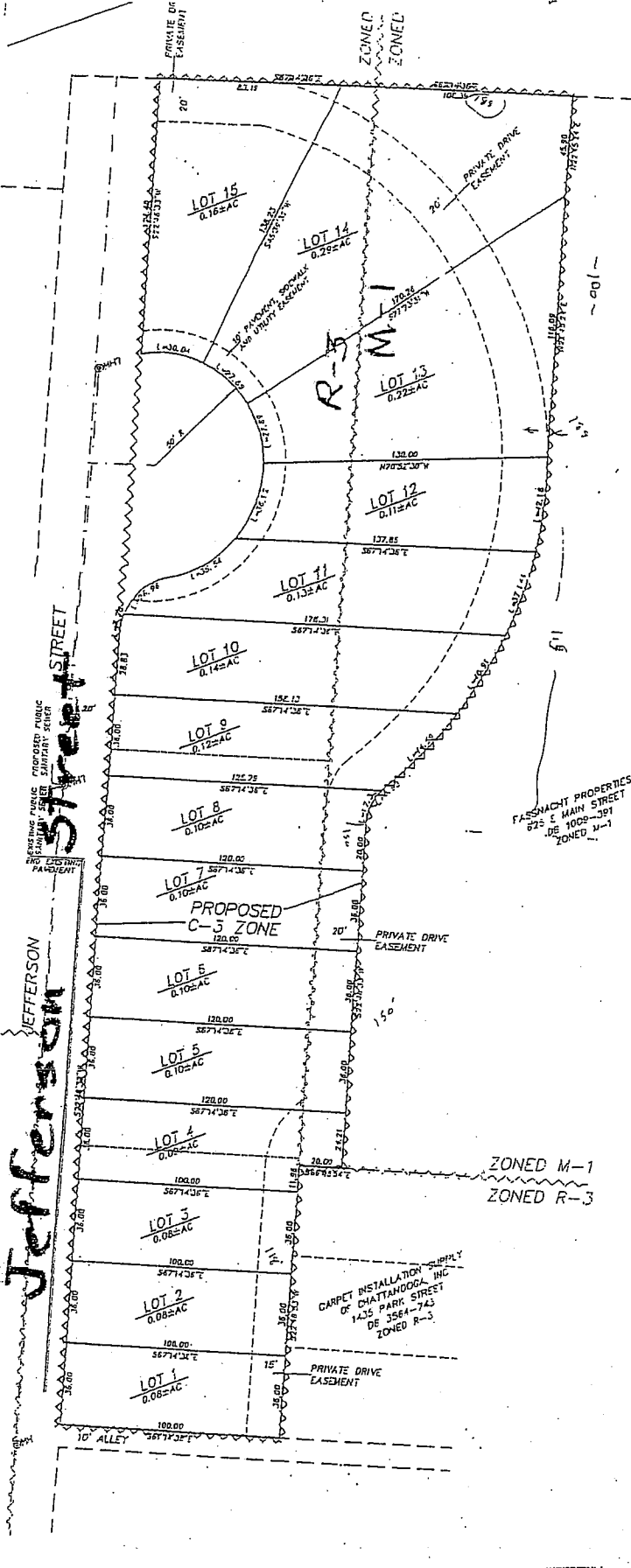


1 in. = 140.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-087: Approve, subject to certain conditions as stated in the Planning Commission Resolution.

2010-087



GENERAL NOTES

1. Zoned M-HR-3 (C-3 Applied for)
2. Acres subdivided: 1.97± Acre
3. This plat subdivides deed: 1009-391
4. Local government does not certify that utilities or utility connection are available.
5. This subdivision has been developed according to the design standards of the City of Chattanooga Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 145L-H-001 (part of), 016, 017 & 018
8. All corners are Iron Pins Set unless otherwise noted.
9. City Ordinance No: 9942 entitled "Storm Water Run-Off and Erosion Control" shall apply to any discharge of same from this Subdivision of Property.
10. No fill material is to be placed in a constructed drainage facility in such a manner as to impede storm water run-off flow unless approved by The City Engineer.
11. The City of Chattanooga is not responsible to construct or maintain drainage easements.
12. Public sanitary sewers are available by gravity flow.

East Main Street