

1ST READING

3-8-11

2ND READING

3-15-11

INDEX NO.

2011-011

Eugene H. Schimpf, III/  
Cameron Harbor, LLC  
District No. 8

ORDINANCE NO. 12486

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION NO. 2, SECTIONS a), b), c) AND CONDITION NO. 3 SECTION a); AND TO AMEND CONDITION NO. 3, SECTION b) OF ORDINANCE NO. 11736, ON PROPERTY LOCATED AT 495 RIVERFRONT PARKWAY, BEING MORE PARTICULARLY DESCRIBED HEREIN, 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, so as to lift and amend conditions on property located at 495 Riverfront Parkway:

Lot 2, Cameron Harbor, Plat Book 89, Page 116, ROHC, Deed Book 9010, Page 820, ROHC. Tax Map 135N-A-005.01 (being part of the property described in said Ordinance as Parcel 005).

SECTION 2. BE IT FURTHER ORDAINED to Lift Condition No. 2, Sections a), b), c); and Condition No. 3, Section a); and that Condition No. 3, Section b) be amended so that ground floor openings (doors and windows) shall constitute a minimum of thirty (30) percent of the ground floor facade area for commercial buildings of Ordinance No. 11736. All other conditions from Ordinance No. 11736 still apply and are reflected as follows:

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 30 foot public easement shall be maintained along the river for the continuation of the riverwalk. (A wider temporary easement may be necessary during riverwalk construction.)

3. Building facades and access:

- a) Ground floor openings (doors and windows) shall constitute a minimum of 30 percent of the ground floor façade area for commercial buildings.
- b) No security-type roll up metal doors shall be permitted to front streets other than interior block alleys.
- c) The heights of new buildings shall not exceed seven hundred seventy feet (770') mean sea level for the top of the building structure.

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, 4<sup>th</sup> Street, and M. L. King Boulevard.
- b) Surface parking shall be located to the rear of the building.

6. All existing easements being retained.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

(2) weeks from and after its passage.

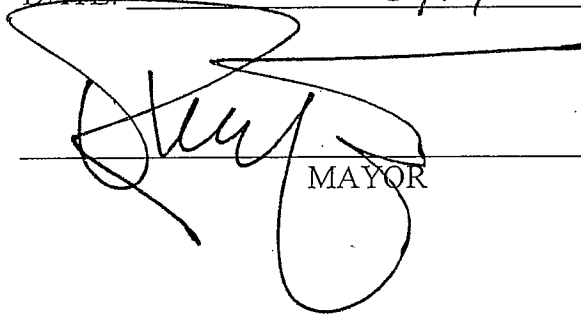
PASSED on Second and Final Reading

March 15, 2011.

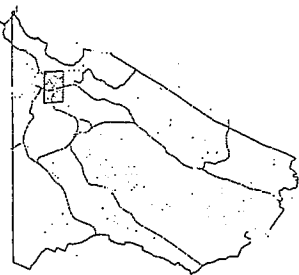
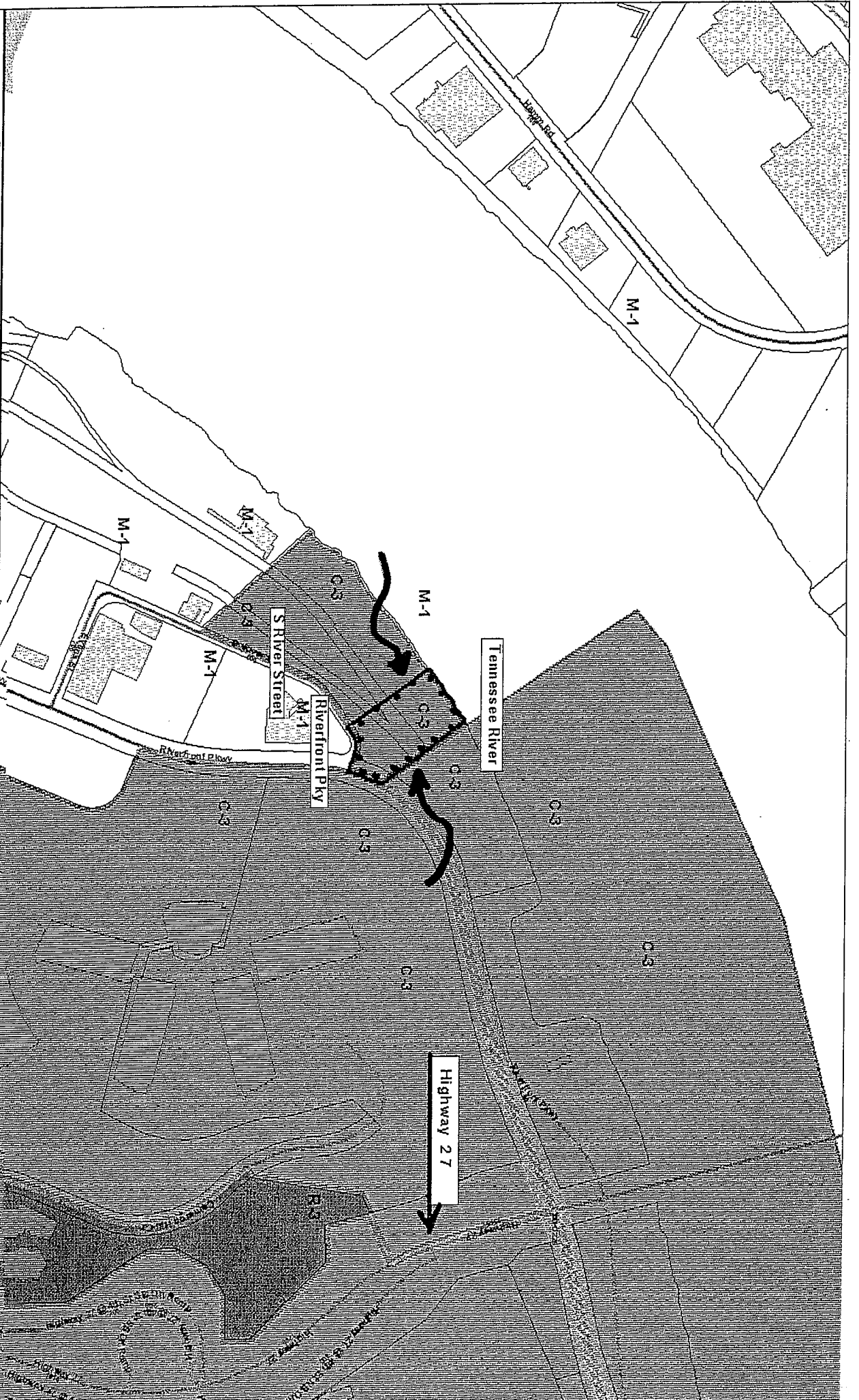
  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

DATE: 3/17, 2011

  
\_\_\_\_\_  
MAYOR

/mms



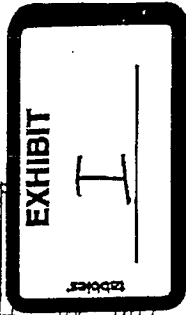
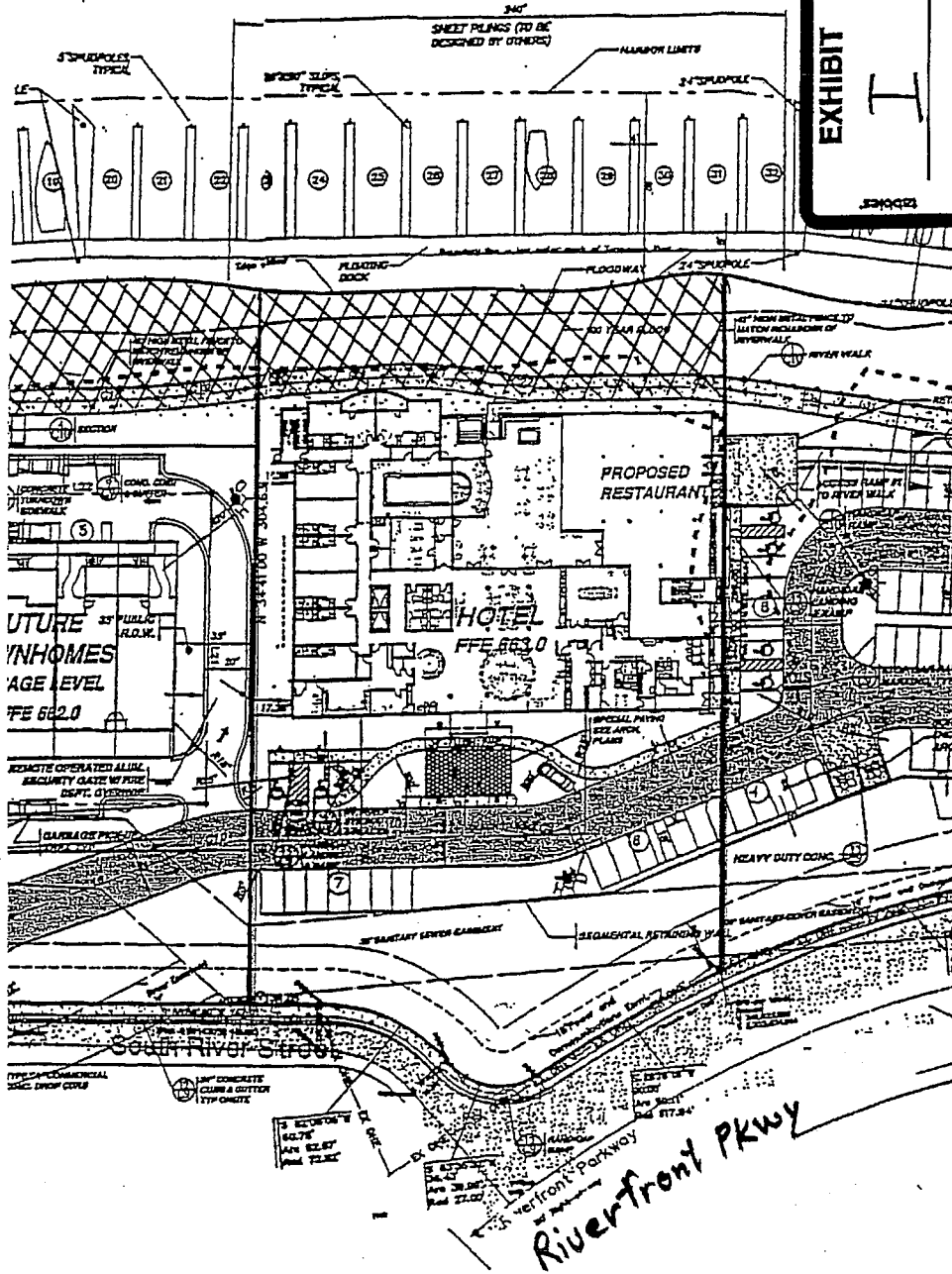
# 2001-011 Lift Conditions Ordinance # 11736

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2011-011: Approve, subject to certain conditions as stated in the Planning Commission Resolution.

1 in. = 400.0 feet



# Tennessee River



S River St

Close Up of Site

2011-011