

First Reading: February 4, 2014
Second Reading: February 11, 2014

2014-004
E. 10th Street RSD, LLC/
Jake Toner
Planning Version

ORDINANCE NO. 12801

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO AMEND CONDITION NO. 3 OF ORDINANCE NO. 11363 OF PREVIOUS CASE NO. 2002-132, 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 amend Condition No. 3 of Ordinance No. 11363 of previous Case No. 2002-132, to increase building height restriction from six stories maximum to seven stories maximum, on property located in the 900 block of Douglas Street, 411 and 415 East 10th Street, and the 900 block of University Street, being more particularly described herein:

Lots 1 thru 10, Block 19 of the Plat of Parks Foster's Subdivision in Griffin's Addition to Chattanooga, Deed Book Z, Volume 1, Page 1, ROHC, being the properties described in Deed Book 10133, Page 795; Deed Book 10092, Page 97; Deed Book 10106, Page 560, ROHC. Tax Map Nos. 145E-F-018, 019, 020, 021, 022, 023, 024 and 025.

SECTION 2. BE IT FURTHER ORDAINED to amend Condition No. 3 of Ordinance No. 11363 of previous Case No. 2002-132 subject to the following conditions:

1. Review:

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.

Historically or architecturally significant structures should be preserved.

2. Setbacks and street frontage:

For commercial buildings a zero building setback is required along a minimum of 80% of all street frontage.

To accommodate outdoor pedestrian activities such as a park, plaza, or outdoor dining, up to a fifteen foot setback may be permitted if an edge delineating the public and private space is provided.

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, or landscaped hedges. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.

3) Building facades and access:

At least one pedestrian entrance shall be provided from the primary street.

Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new commercial buildings.

No security-type roll up metal doors shall be permitted to front streets other than interior block alleys.

The height of new buildings shall be 2 stories minimum and 7 stories maximum.

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.

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: February 11, 2014



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mms