

First Reading: May 17, 2016
Second Reading: May 31, 2016

2016-024
Belle Investment Company/Third Street Partners/
Jimmy & Molly Seal
District No. 8
Planning Version #2

ORDINANCE NO. 13060

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1028 AND 1042 EAST 3RD STREET AND 1039, 1043, AND 1047 EAST 4TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL ZONE TO C-3 CONVENIENCE COMMERCIAL 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 hereby is amended so as to rezone properties located at 1028 and 1042 East 3rd Street and 1039, 1043, and 1047 East 4th Street, more particularly described herein:

Lots 8 – 10, Block 3, and Lots 21 – 34, Block 5, Wiehl and Patten's Subdivision, Plat Book 1, Page 41, ROHC, being the properties described in Deed Book 5921, Page 859, Deed Book 9303, Page 234, and Tracts 1 thru 3 of Deed Book 9384, Page 897, ROHC. Tax Map Nos. 146A-H-010, 010.01, 015, 017 and 018.

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special

Zone to C-3 Convenience Commercial Zone.

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

1. Review.

The following review shall be required 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.

- A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than two (2) units, and excluding all interior renovations:
 - (1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.
 - (2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.
 - (3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.

- B. For any activity requiring a residential building permit for new construction:
 - (1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

2. Setbacks.

- A. For new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a zero building setback is required along the street frontage.
 - (1) To accommodate outdoor pedestrian activities including a park, plaza, or outdoor dining, a greater setback is permitted if a street edge delineating the public and private space is provided in accordance with Condition 6.A.

- B. For new single-family detached, duplex, townhome, and multi-family structures less than three (3) stories in height, building setbacks shall be consistent with the existing setbacks on the same side of the street.
- C. For properties fronting the Tennessee River, a public easement a minimum of thirty-five (35') feet in width shall be provided along the river for the continuation of the Riverwalk.

3. Height Requirements.

- A. The minimum height of new nonresidential buildings shall be eighteen (18) feet.
- B. The maximum height of all new nonresidential buildings and new multi-family buildings shall be eight (8) stories.

4. Access to sites and buildings.

- A. New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.
- B. Alleys, where they exist, shall be used as the principal vehicular access.
- C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.
- D. Shared drives should be used wherever possible.
- E. The primary pedestrian entrance to new buildings shall be provided from the primary street.

5. Off-street parking.

- A. New off-street parking shall not be permitted between a building and the primary street frontage.

- B. For new construction of a primary building, or improvements altering more than twenty-five (25%) percent of the parcel that is covered in pavement (including gravel, impervious surfaces, and pavers), the following is required:
- (1) Off-street parking fronting a public street shall be screened from the right-of-way with a street edge in accordance with Condition 6.A. Front end in or parallel parking along alleys is exempt from this requirement.
 - (2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every five parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.
- C. Garages for new residential dwellings shall be located behind the primary building.
- D. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:
- (1) Proximity to transit stops
 - (2) Provision of bicycle facilities
 - (3) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking
 - (4) Type of uses and hours of operation
 - (5) Square footage of commercial uses or number of residential units
 - (6) Fire Department access

6. Street Frontage.

- A. Where a street edge is required, it shall be provided as follows:
- (1) The street edge shall have a minimum height of three (3') feet and a maximum height of four (4') feet above grade and shall consist of:
 - (2) Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
 - (3) A decorative metal fence with landscaping a minimum of three (3') feet in height at maturity, providing a year-round near opaque screen; or
 - (4) An evergreen hedge, with a minimum height at maturity of three (3') feet.

- (5) Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
- B. Ground floor openings (doors and windows) shall constitute a minimum of fifty (50%) percent of the ground floor façade area for new non-residential buildings.
- C. Eighty percent (80%) of the ground level building façade, facing primary streets, shall be designed as leasable space and shall not include parking lots.
 - (1) The remainder of the ground floor may be designed to incorporate parking, provided the parking is completely screened from public view.
- D. No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.
- E. 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

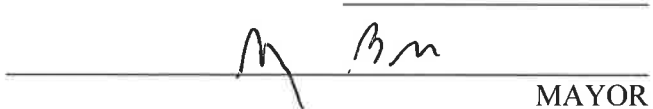
(2) weeks from and after its passage.

Passed on second and final reading: May 31, 2016



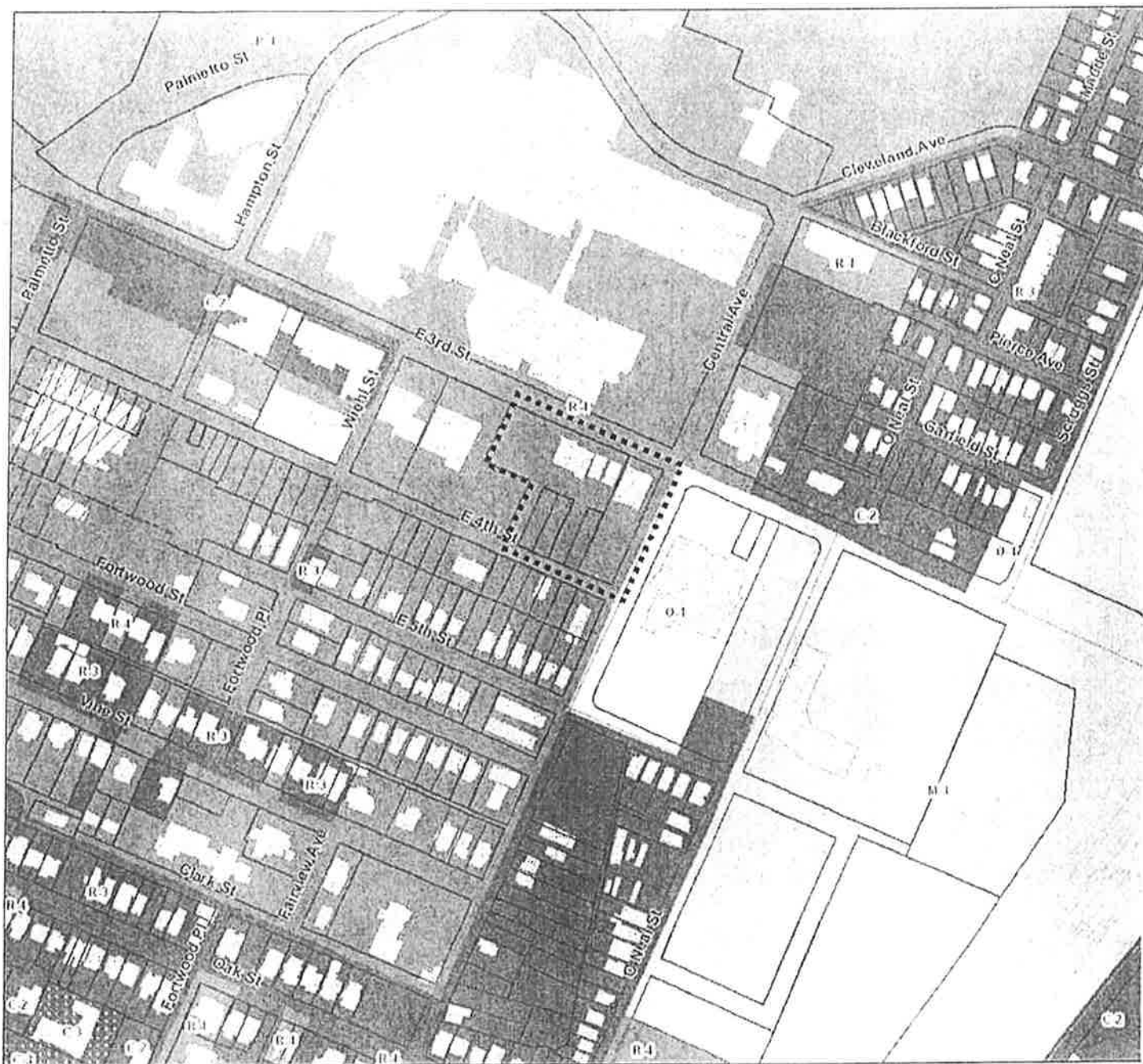
 CHAIRPERSON

APPROVED: / DISAPPROVED:



 MAYOR

/mem/Version 2



2016-024 Rezoning from R-4 to C-3

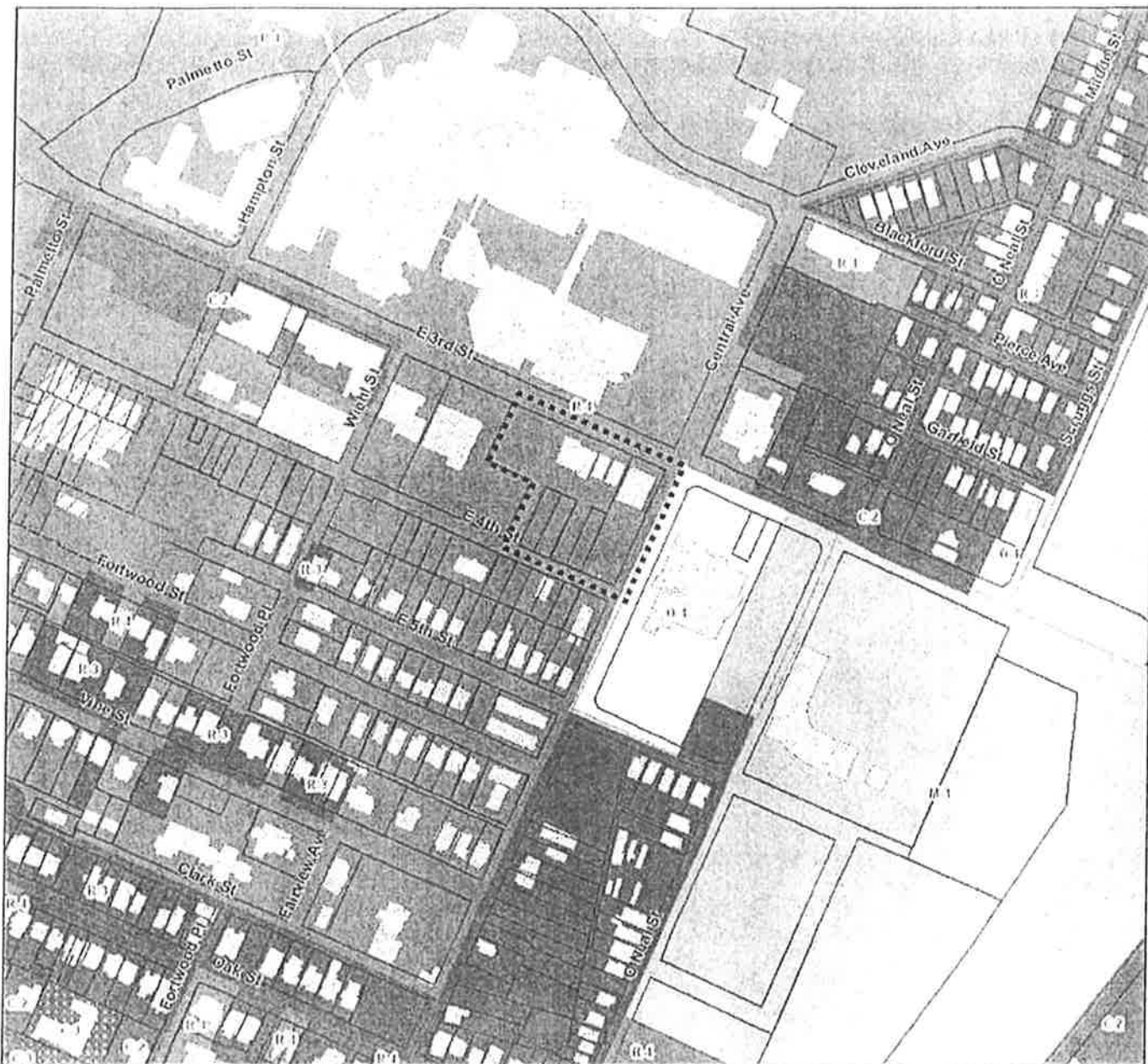
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016 024:
 Approve, subject to the conditions listed in the Planning Commission Resolution.



351 ft

Chattanooga Hamilton County Regional Planning Agency





2016-024 Rezoning from R-4 to C-3

3510

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Chattanooga Hamilton County Regional Planning Agency

RPA

2016-024

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JAN 25 2016
City of Honolulu
Department of Planning
Development Services



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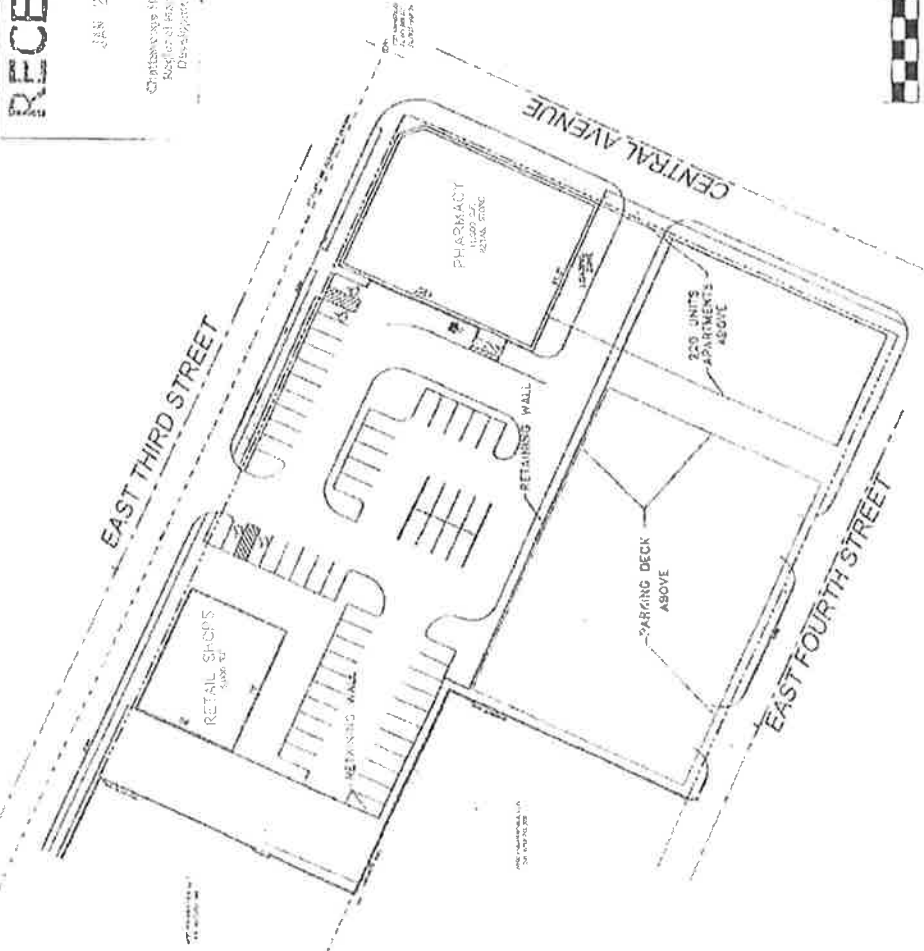


GRAPHIC SCALE



1" = 50' 0"

- Legend
- Proposed
- Existing
- Adjacent Property
- City Boundary
- Water
- Other
- Street Name
- Lot Line
- Other



GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



Planning - Conceptual Site Plan
Mixed Use Development
 1025-1028, 1040 & 1042 E 3RD Street
 Chinatown, Honolulu, Territory of Hawaii
 Architect: Dele International Company

PROJECT NO.	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
APPROVED BY	

RCSP