

2003-133
Hunter Museum c/o DHW Architects
and City of Chattanooga
c/o Jeff Pfitzer

ORDINANCE NO. 11465

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 10 BLUFF VIEW, MORE PARTICULARLY DESCRIBED HEREIN, 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 Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

A tract of land located at 10 Bluff View. Lots 1 thru 11, 13 thru 21, and parts of 22 and 23, Bluff View Subdivision, Plat Book 1, Page 22, ROHC, Deed Book 2085, Page 740, Deed Book 2217, Page 224, Deed Book 2217, Page 345, and Deed Book 2217, Page 137, ROHC. Tax Map 135L-E-002 and 135L-D-003.

from R-4 Special Zone to C-3 Central Business Zone.

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

For all new construction and major renovations affecting the building exteriors:

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.

2. Setbacks and street frontage: For commercial buildings a zero setback is required along a minimum of 80 percent of all street frontage. To accommodate outdoor 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 commercial buildings. Upper story windows for “new construction” shall have a vertical or square orientation, windows in existing structures may be replaced with in kind windows. 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 6 stories maximum. Parking lots are encouraged to be located to the rear of properties with access from alleys or driveways, but if parking lots are located to the side of buildings or can be seen from the public street they shall be screened by the same requirements as the outdoor activities areas.

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. All existing easements are retained.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage, as provided by law.

PASSED on Third and Final Reading

September 16, 2003.

S/ _____
CHAIRPERSON

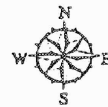
APPROVED: X DISAPPROVED: _____

DATE: September 19, 2003

S/ _____
MAYOR

Reviewed By: s/ _____
David Eichenthal

AKS/pm



CHATTANOOGA
CASE NO: 2003-0133
PC MEETING DATE: 8/11/2003
FROM: R-4
TO: C-3

1 in. = 150.0 feet

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2003-133: Approve, subject to conditions as listed in the Planning Commission Resolution.

