

2003-193  
Howard Henderson and  
Linda McDaniel

ORDINANCE NO. 11499

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 39 AND 45 EAST MAIN STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO C-3 CENTRAL BUSINESS ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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:

Tracts of land located at 39 and 45 East Main Street. Lots 12 thru 14, Block 8, Stanton's Addition to the City of Chattanooga, Tennessee, as shown in Deed Book H, Volume 2, page 156, and as described in Deed Book 4391, Page 766, ROHC. Tax Map 145L-A-006 and 007.

from 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 conditions:

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

1. 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.

2. 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.

3. 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.

4. 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

December 16, 2003.

S/ \_\_\_\_\_  
CHAIRPERSON

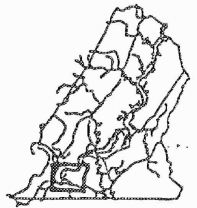
APPROVED: X DISAPPROVED: \_\_\_\_\_

DATE: December 26, 2003

S/ \_\_\_\_\_  
MAYOR

Reviewed By: s/ \_\_\_\_\_  
*David Eichenthal*

AKS/pm



1 in. = 50.0 feet

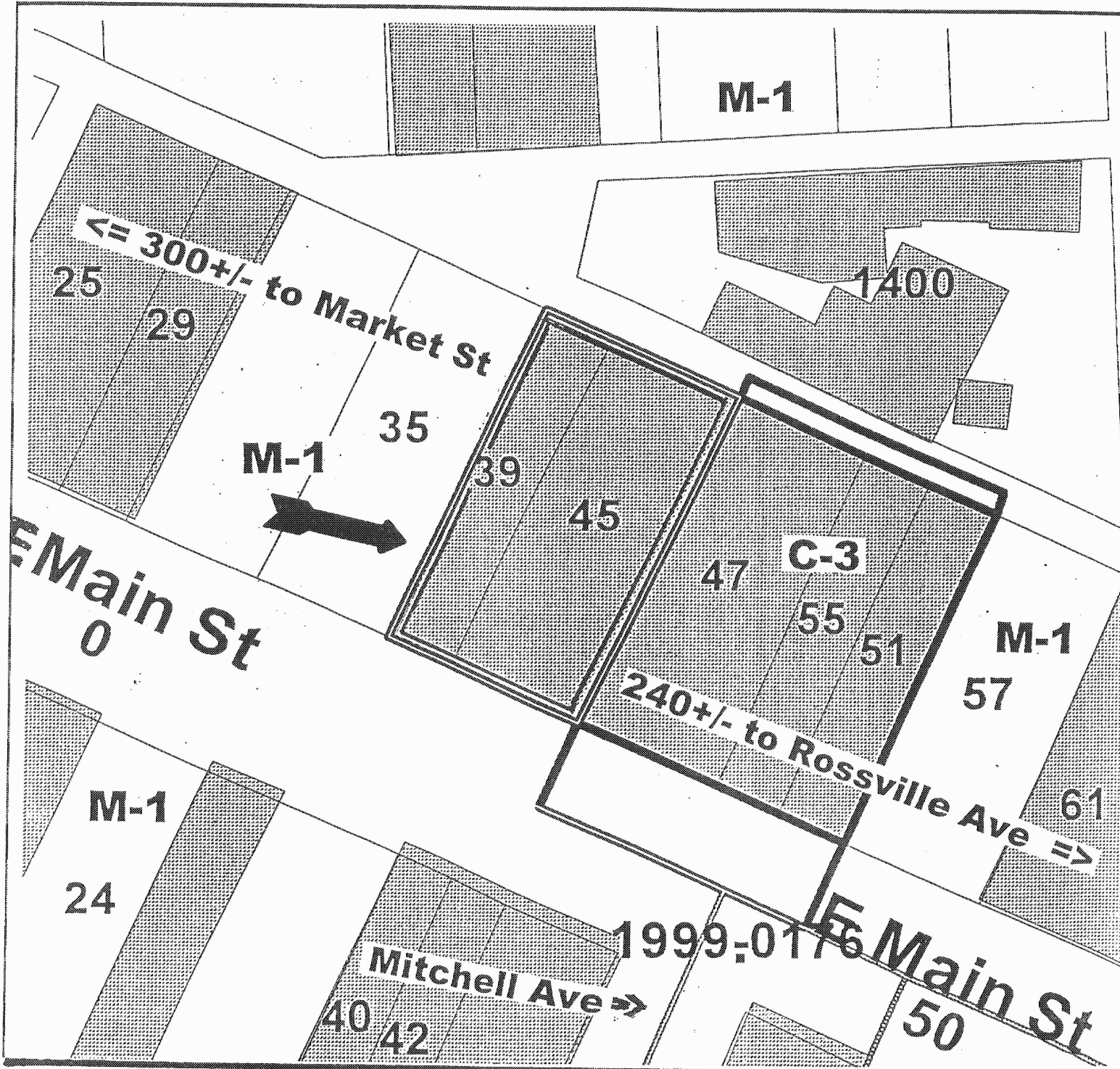
CHATTANOOGA

CASE NO: 2003-0193

PC MEETING DATE: 11/10/2003

FROM: M-1

TO: C-3



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2003-193: Approve, subject to certain conditions listed in the Planning Commission Resolution.