

1ST READING

3-12-02

2ND READING

6-15-04

3RD READING

6-22-04

INDEXED

2002-036

Jon Kinsey

ORDINANCE NO. 11578

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED IN THE NORTHWEST CORNER OF MAIN STREET AND MARKET STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING 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 in the northwest corner of Main and Market Street. Lots 13 thru 22, Block 1, J C Stanton Addition to Chattanooga, Deed Book H, Volume 2, Page 156, ROHC, Deed Book 2730, Page 963, Tract 1 and 2, Deed Book 2561, Page 747, Deed Book 2836, Page 167, and Deed Book 2947, Page 371, ROHC. Tax Map 145L-B-015 thru 020.

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:

1. Historically or architecturally significant structures, as determined by the Historic Zoning Staff, except for the one story building fronting Main Street (Tax Map No. 145L-B-019), should be preserved, except as determined by the Building Official to be unsafe for continued occupancy.

2. No gasoline service stations or adult-oriented establishments shall be permitted on the property.
3. Provide at least one pedestrian entrance from each primary street for any new construction.
4. No additional curb cuts on primary streets. The use of alleys is strongly recommended for vehicular access.
5. Placement of all dumpsters to the rear of the property is preferred. In all cases, dumpsters and mechanical equipment shall be screened from all public rights-of-way.
6. Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area facing primary street
7. Upper story windows shall have a vertical or square orientation.
8. No security-type roll up metal doors shall be permitted on primary streets on new construction.
9. Height of new buildings shall be 2 stories minimum and 6 stories maximum.
10. A zero setback is required along a minimum of 80 percent of all primary street frontage. A fifteen (15) foot setback may be permitted if a wall or fence is provided along the right-of-way, to form an edge to the public space, and activity, such as a park, plaza, outdoor dining, or sculpture garden, is provided between the building and the right-of-way.
11. Parking should be provided to the rear of the building. Any parking that fronts a primary street shall be screened along the public right-of-way with a wall or fence.

- (a) Walls shall consist of masonry, stucco, or stone materials and shall have a minimum height of three feet and a maximum height of four feet above grade.
- (b) Fences shall consist of decorative metal, cast iron, or composite material and shall have a minimum height of three feet and a maximum height of four feet above grade. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.

- 12. All parking shall be landscaped at a ratio of one tree per four cars for new construction.
- 13. All site plans and elevations shall be reviewed by the Planning and Design Studio.
- 14. 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.

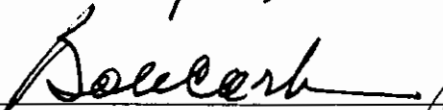
PASSED on Third and Final Reading


June 22, 2004.


CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: 6/29, 2004


MAYOR

Reviewed By: 
David Eichenhal

AKS/pm

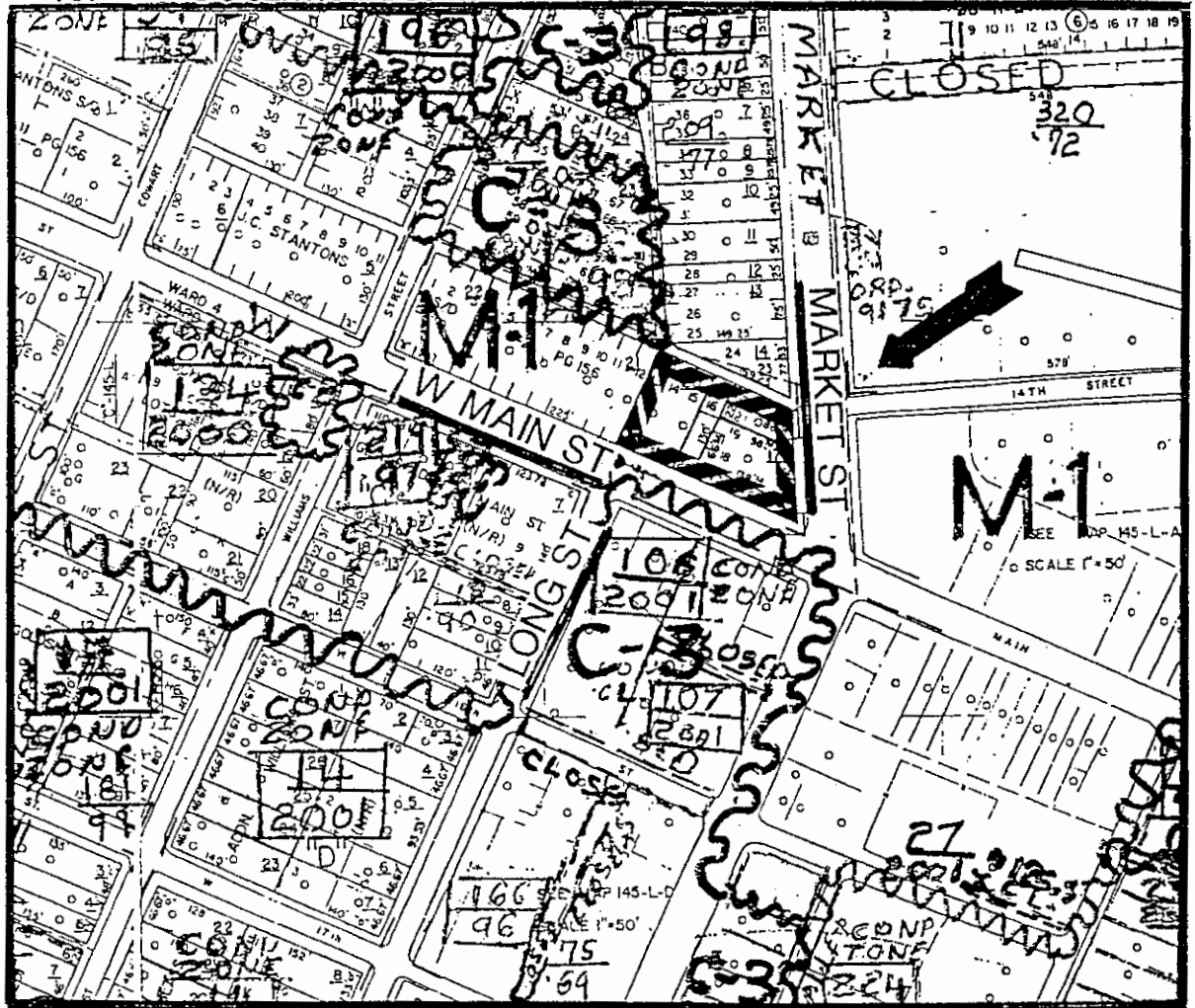
Chattanooga / Hamilton County Regional Planning Commission

DATE: FEBRUARY 11, 2002

CASE NO. 2002-036

FROM: M-1 MANUFACTURING ZONE

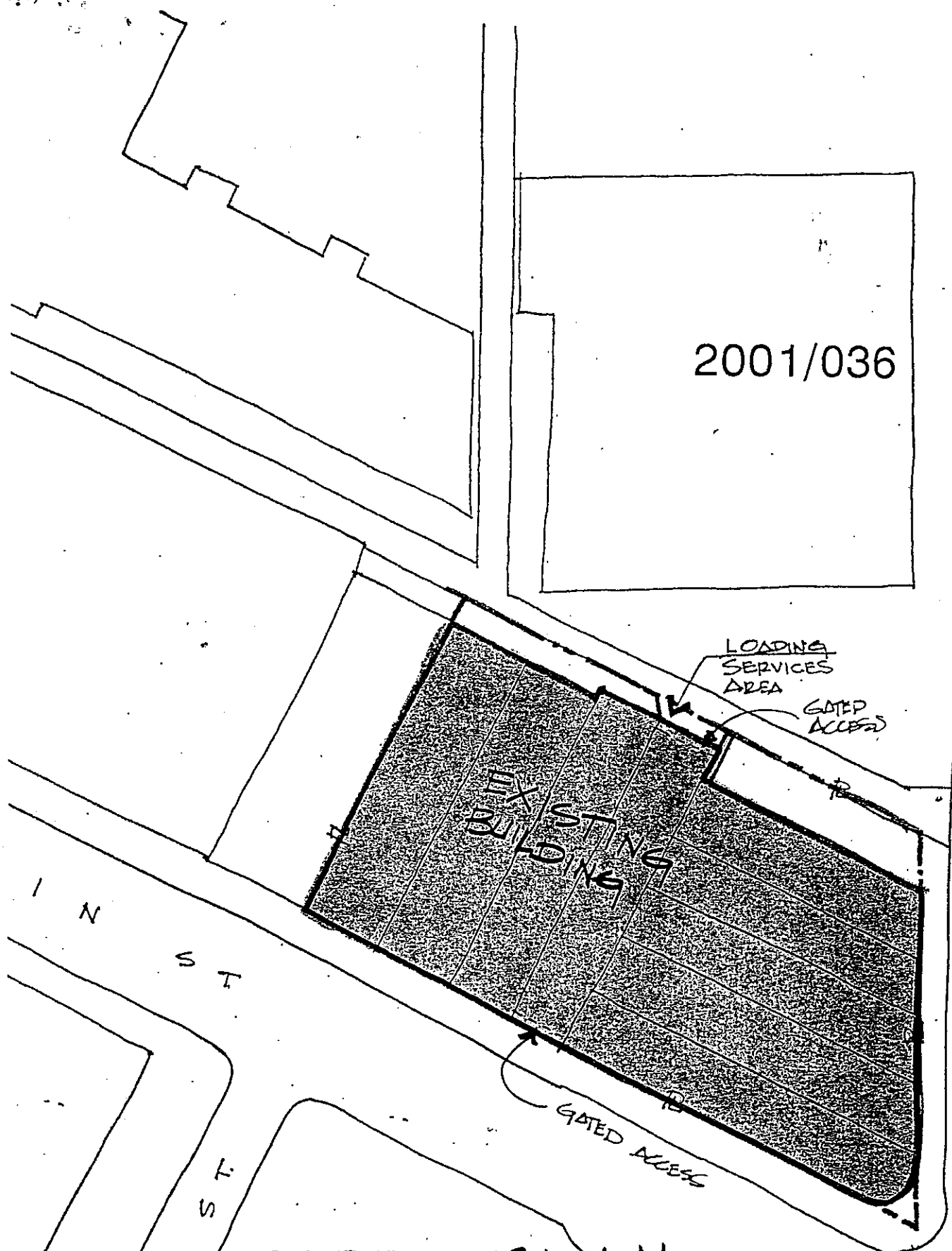
TO: C-3 CENTRAL BUSINESS ZONE



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2002-036 - Approve, subject to:

- 1) Historically or architecturally significant structures shall be preserved, except as determined by the Building Official to be unsafe for continued occupancy.
- 2) No gasoline service stations or adult-oriented establishments shall be permitted on the property.
- 3) Provide at least one pedestrian entrance from each primary street.
- 4) No additional curb cuts on primary streets. The use of alleys is strongly recommended for vehicular access.
- 5) Placement of all dumpsters to the rear of the property is preferred. In all cases, dumpsters and mechanical equipment shall be screened from all public rights-of-way.
- 6) Ground floor openings (doors and windows) shall constitute a minimum of 80 percent of the ground floor façade area.
- 7) Upper story windows shall have a vertical or square orientation.
- 8) No security-type roll up metal doors shall be permitted on primary streets.
- 9) Height of new buildings shall be 2 stories minimum and 6 stories maximum.
- 10) A zero setback is required along a minimum of 80 percent of all primary street frontage. A fifteen-foot setback may be permitted if a wall or fence is provided along the right-of-way, to form an edge to the public space, and activity, such as a park, plaza, outdoor dining, or sculpture garden, is provided between the building and the right-of-way.
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 - b) Fences shall consist of decorative metal, cast iron, or composite material and shall have a minimum height of three feet and a maximum height of four feet above grade. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
- 12) All parking shall be landscaped at a ratio of one tree per four cars.
- 13) All site plans and elevations shall be reviewed by the Planning and Design Studio.

NOTE: We are in the process of working with the applicant and the Design Center and will have revised conditions before this comes before City Council in March.



2001/036

LOADING SERVICES AREA

GATED ACCESS

BUILDING

GATED ACCESS

M A R K E T S T

SITE PLAN

1" = 50'

1-9-02



LONG ST