

1ST READING 9-14-04
2ND READING 9-21-04
3RD READING 9-21-04
INDEX NO. —

2004-160
Joe Sliger

ORDINANCE NO. 11616

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 1635 AND 1639 ROSSVILLE AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE AND R-3 RESIDENTIAL 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:

Tracts of land located at 1635 and 1639 Rossville Avenue. Two tracts of land being described as Tracts 5 and 6 of Deed Book 7153, Page 17, ROHC. Tax Map 145M-H-012 and 018.

from M-1 Manufacturing Zone and R-3 Residential Zone to C-2 Convenience Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be 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, initial site plans, landscaping, and building elevations shall be reviewed by the Planning and Design Studio. Historically or architecturally significant structures should be preserved.

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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 21, 2004.

W. Jack Benson
CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

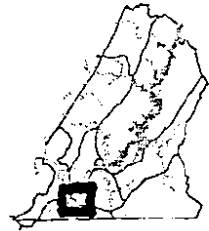
DATE: 9/24, 2004

[Signature]
MAYOR

Reviewed By: [Signature]

David Eickenthal

AKS/pm



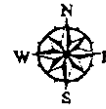
CHATTANOOGA

CASE NO: 2004-0160

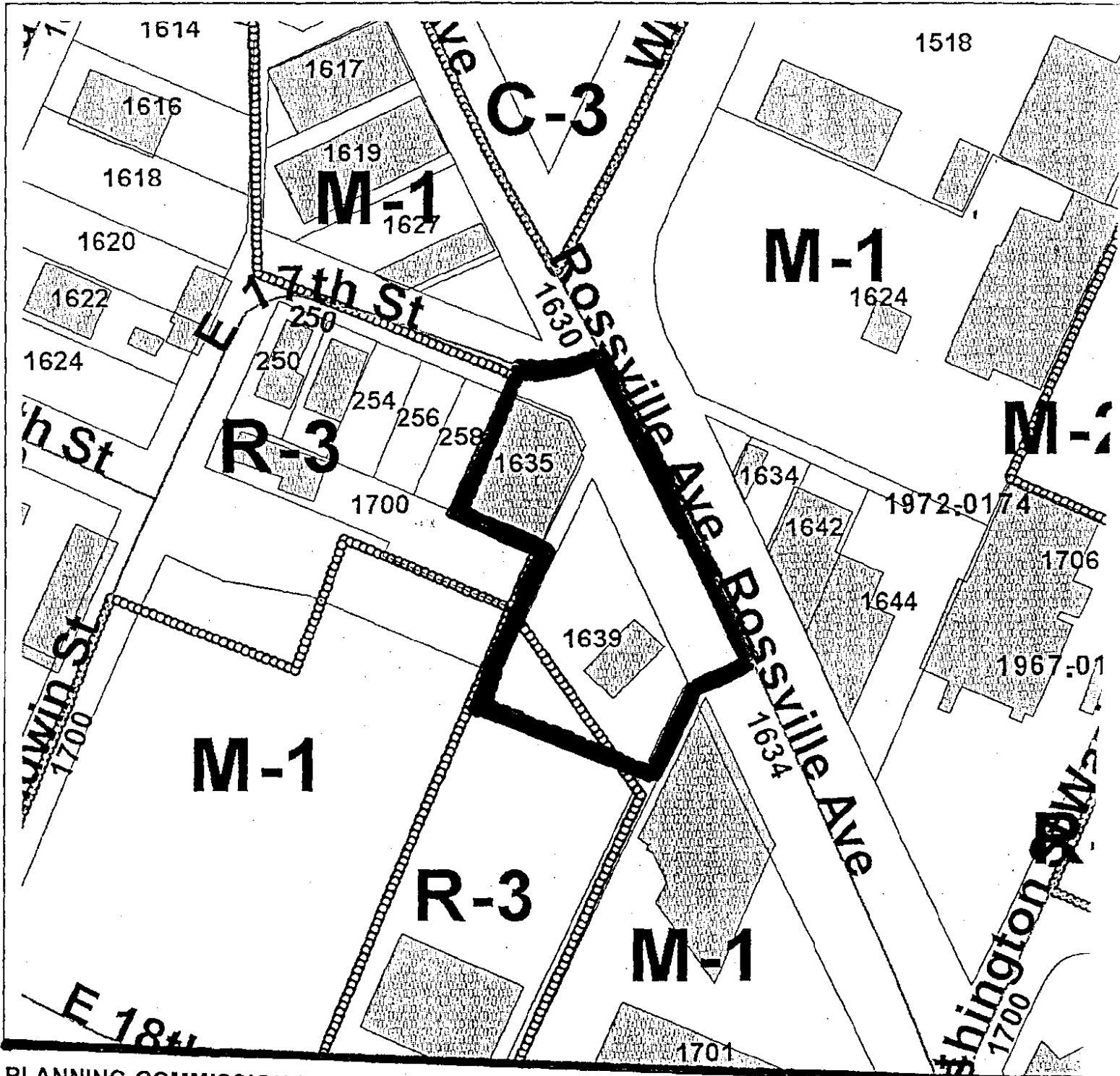
PC MEETING DATE: 8/9/2004

FROM: R-3, M-1

TO: C-2



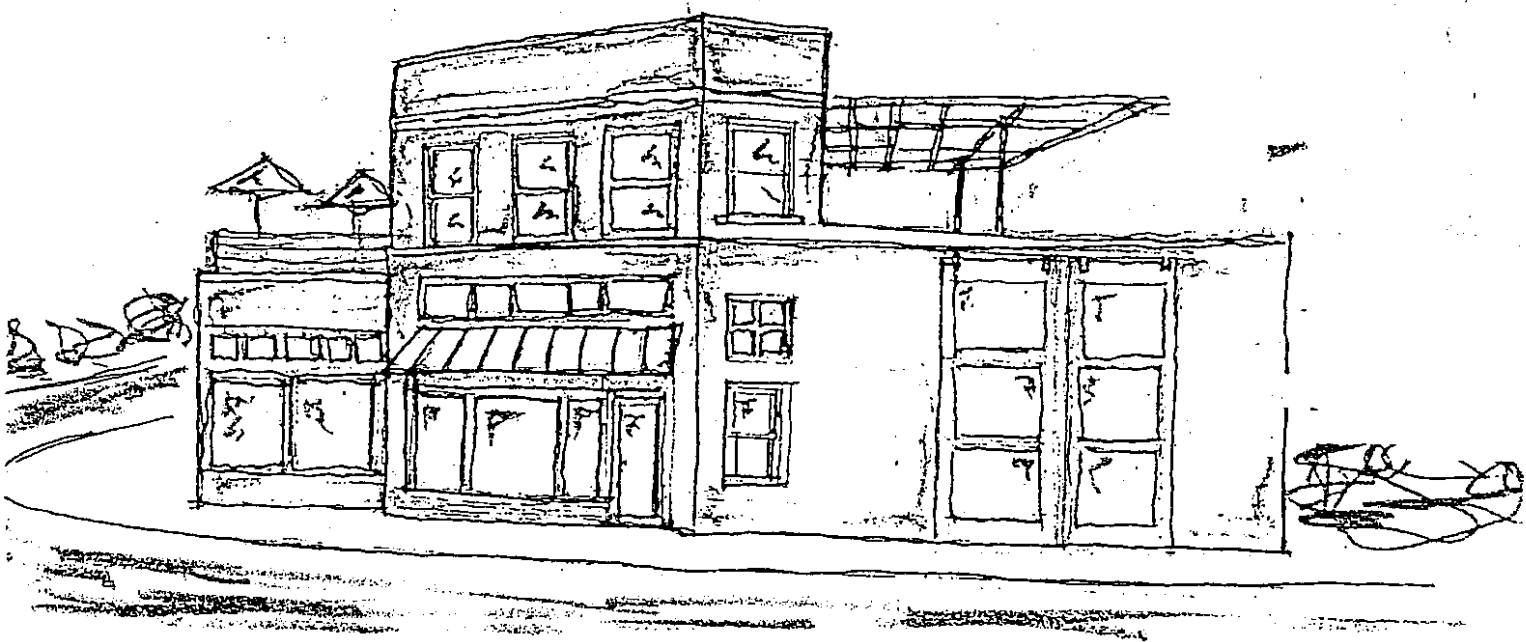
1 in. = 85.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-160: Deny C-2; Approve C-3 with the conditions as listed in the Planning Commission Report.

2004-160

PROPOSAL FOR PROPERTY LOCATED AT
1635/1639 ROSSVILLE AVENUE



JOE SLIGER
EASTMAN CONSTRUCTION