

1ST READING
2ND READING
INDEX NO.

8-8-06

8-15-06

2006-104
BlueCross BlueShield of Tennessee, Inc.
& GDRG, LLC

ORDINANCE NO. 11864

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 409 AND 488 CAMERON HILL CIRCLE AND 501 WEST MARTIN LUTHER KING JUNIOR BOULEVARD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE, R-4 SPECIAL ZONE, AND C-2 CONVENIENCE COMMERCIAL 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:

Four unplatted tracts of land located at 409 and 488 Cameron Hill Circle and 501 West Martin Luther King Junior Boulevard being the properties described in Deed Book 7275, Page 1 thru 20, Deed Book 7274, Page 983, Deed Book 7503, Page 307, and Deed Book 7833, Page 873, ROHC. Tax Map 135N-B-003, 005, 005.01 and 006.

from R-3 Residential Zone, R-4 Special Zone, and C-2 Convenience Commercial Zone to C-3 Central Business Zone.

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

1. To promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historic sites, all site plans, landscaping, and building elevations shall be reviewed by the Planning and Design Studio;
2. The height of new buildings on top of Cameron Hill shall not exceed six (6) stories;

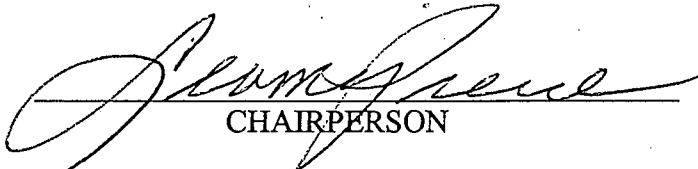
3. Any surface parking fronting 6th Street or West M. L. King, Jr. Boulevard shall be screened from the public right-of-way with a three (3) to four (4) foot high wall or decorative metal fence and dense landscaping. Chain link fencing is prohibited along the right-of-way; and

4. All mechanical equipment and dumpsters shall be screened from 6th Street and West M. L. King, Jr. Boulevard.

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

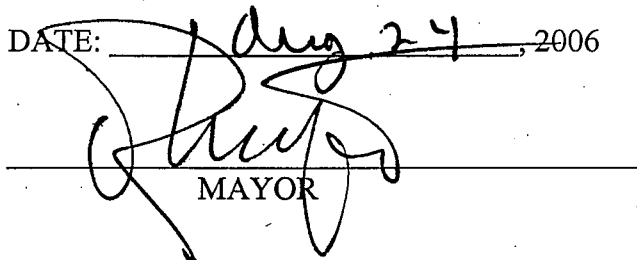
_____ August 15 _____, 2006.



CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: Aug 24, 2006



MAYOR

DML/add

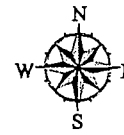
CHATTANOOGA

CASE NO: 2006-0104

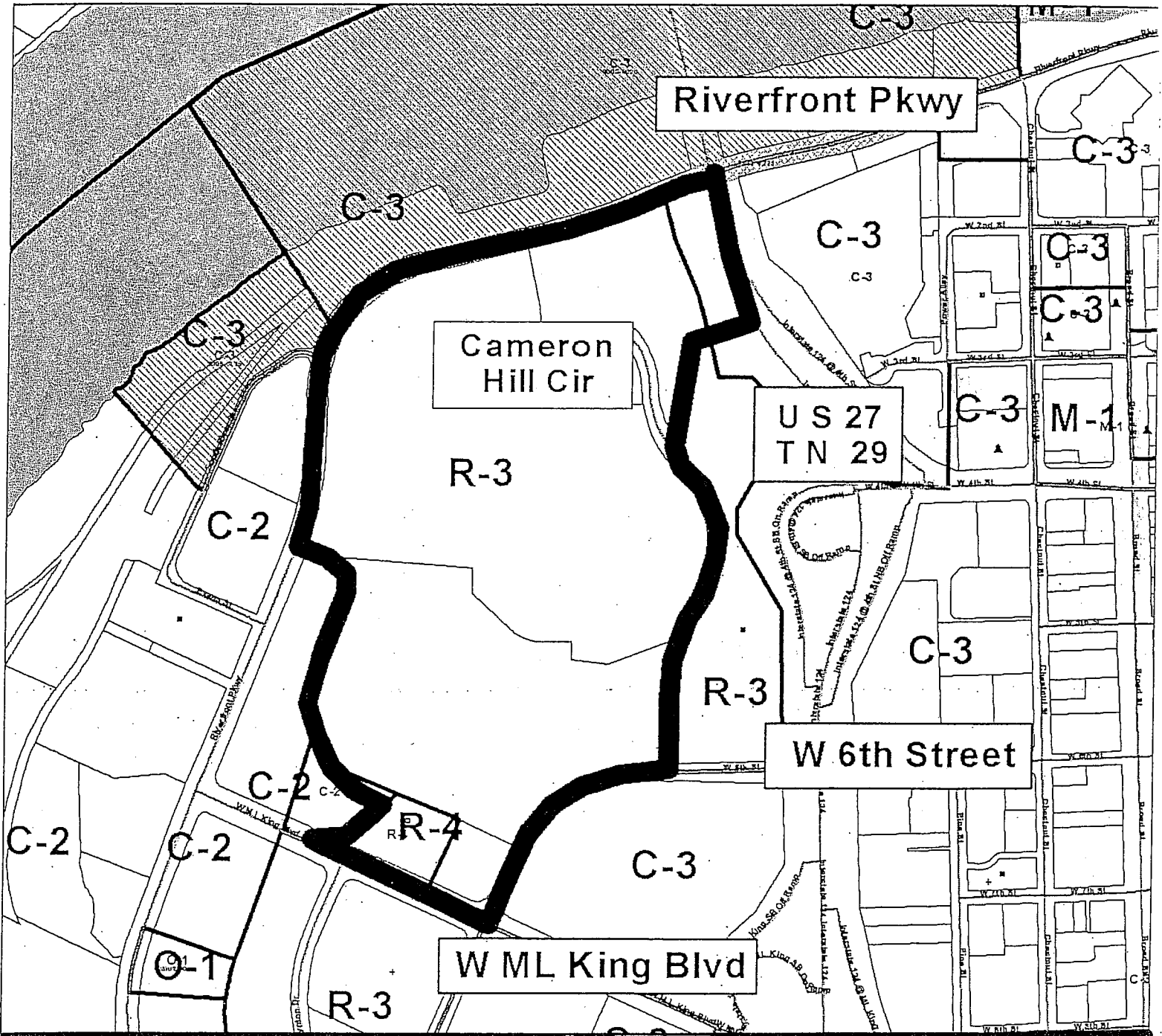
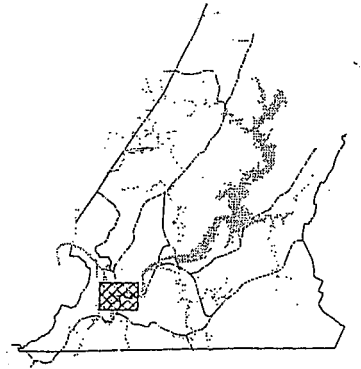
PC MEETING DATE: 5/8/2006 **07/10/06**

FROM: R-3, R-4 & C-2

TO: C-3



1 in. = 500.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-104: Approve, subject to:

- 1) To promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historic sites, all site plans, landscaping, and building elevations shall be reviewed by the Planning and Design Studio;
- 2) The height of new buildings on top of Cameron Hill shall not exceed 6 stories;
- 3) Any surface parking fronting 6th Street or M. L. King Boulevard shall be screened from the public right-of-way with a 3 to 4 foot high wall or decorative metal fence and dense landscaping. Chain link fencing is prohibited along the right-of-way; and
- 4) All mechanical equipment and dumpsters shall be screened from 6th Street and West M. L. King Boulevard.