

1ST READING 9-12-06
2ND READING 9-19-06
INDEX NO. _____

2006-165
Deb Royal and Robert G. Bass

ORDINANCE NO. 11889

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 1300 AND 1400 BLOCKS OF ADAMS STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE AND 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:

Parts of Lots 10 and 11 of Block 1 and Lots 25 thru 30 of Block 2, Key and Richmond's Addition Number 2, as shown in Book P, Volume 2, Page 457, ROHC, being described as Tract 1 and part Tract 2 in Deed Book 7551, Page 327, Deed Book 7527, Page 689, Deed Book 7930, Page 669, Deed Book 7521, Page 79, Deed Book 7658, Page 541, Deed Book 7647, Page 235, and Tracts 1 thru 4, Deed Book 7603, Page 396, ROHC. Tax Map 145L-G-021 thru 031.

from R-3 Residential Zone and M-1 Manufacturing Zone to C-3 Central Business Zone.

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

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

1. Review:
 - (a) 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.

(b) Historically or architecturally significant structures should be preserved.

2. Setbacks and street frontage (for commercial buildings):

(a) For commercial buildings a zero building setback is required along the street frontage.

(b) To accommodate outdoor pedestrian activities such as a park, plaza, or outdoor dining, a greater setback may be permitted if an edge delineating the public and private space is provided.

(c) 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. When fences are used, landscaped hedges must also be included. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.

3. Building facades and access:

(a) At least one pedestrian entrance shall be provided from the primary street.

(b) Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for commercial buildings.

(c) No security-type roll up metal doors shall be permitted to front streets other than interior block alleys.

(d) The height of new buildings shall be 2 stories minimum and 4 stories maximum.

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. Access and Parking:

- (a) Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad, Market, 4th Street, Main, McCallie, and M.L. King Boulevard.
- (b) Parking shall be located to the rear of the building.
- (c) Parking approved by the City Traffic Engineer for the proposed use.
- (d) For corner lots, or for cases where physical constraints such as topography do not allow for rear parking, any parking fronting a public street shall be screened along the public right-of-way as described under "Setbacks and Street Frontage" above.

6. Landscaping:

To achieve the city's goal of a 15% tree canopy cover in the downtown, surface parking lots shall be landscaped with a minimum of one tree for every five parking spaces.

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

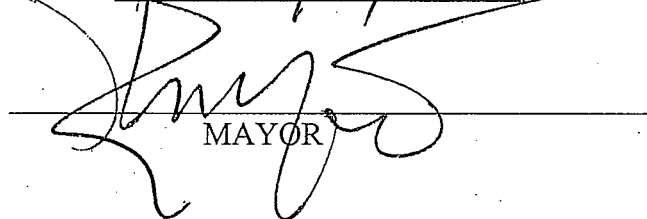
PASSED on Second and Final Reading

September 19, 2006.


CHAIRPERSON

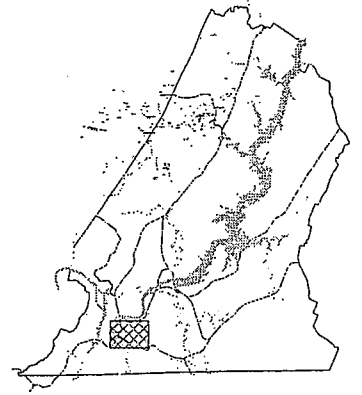
APPROVED: DISAPPROVED:

DATE: 9/27, 2006

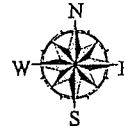

MAYOR

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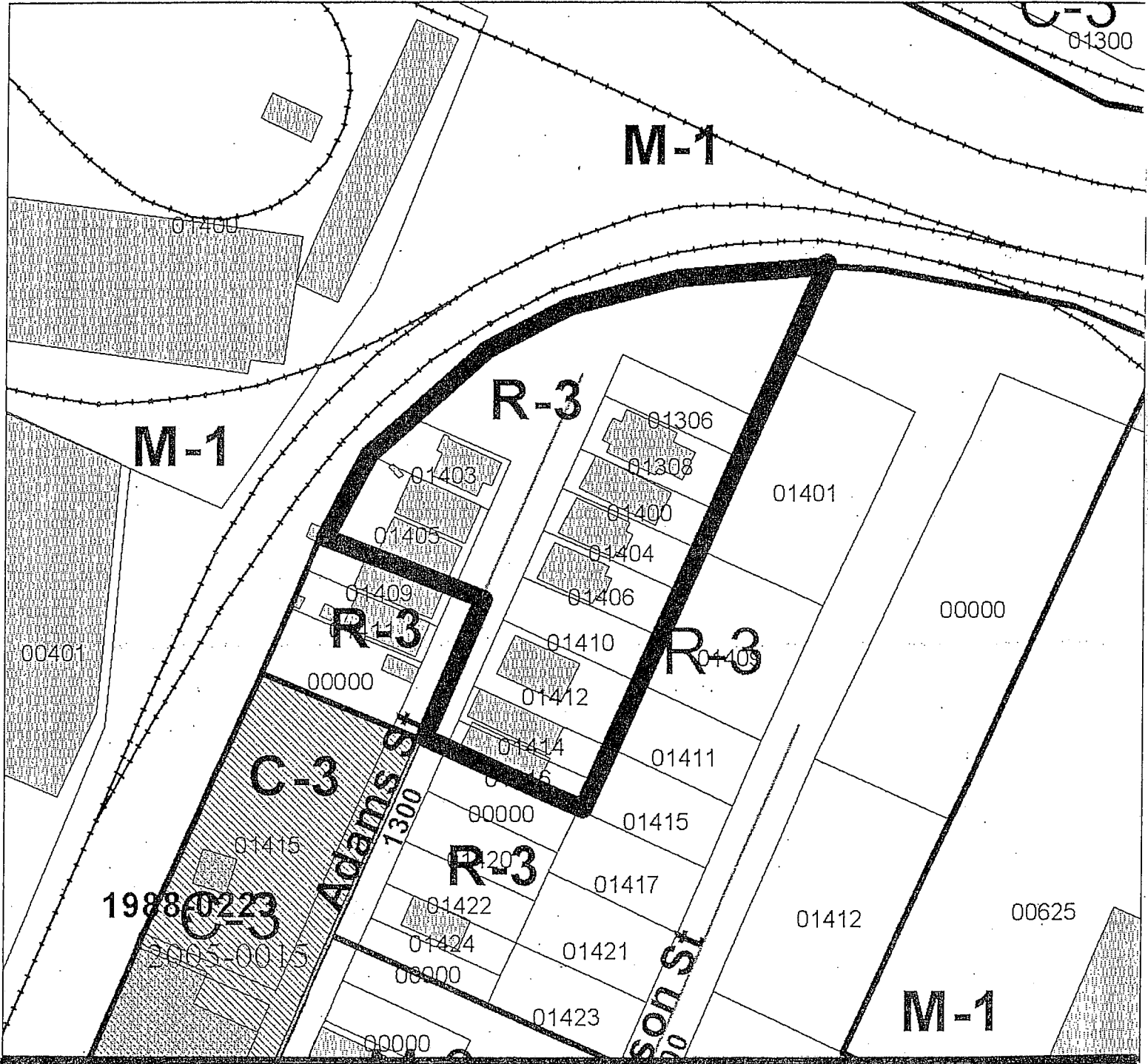
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2006-0165
PC MEETING DATE: 8/14/2006
FROM: R-3 & M-1
TO: C-3



1 in. = 100.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-165: Approve, subject to certain conditions as listed in the Planning Commission Resolution.



MASTER PLAN
1" = 20'

ADAMS STREET TOWNHOUSES
CHATTANOOGA, TENNESSEE

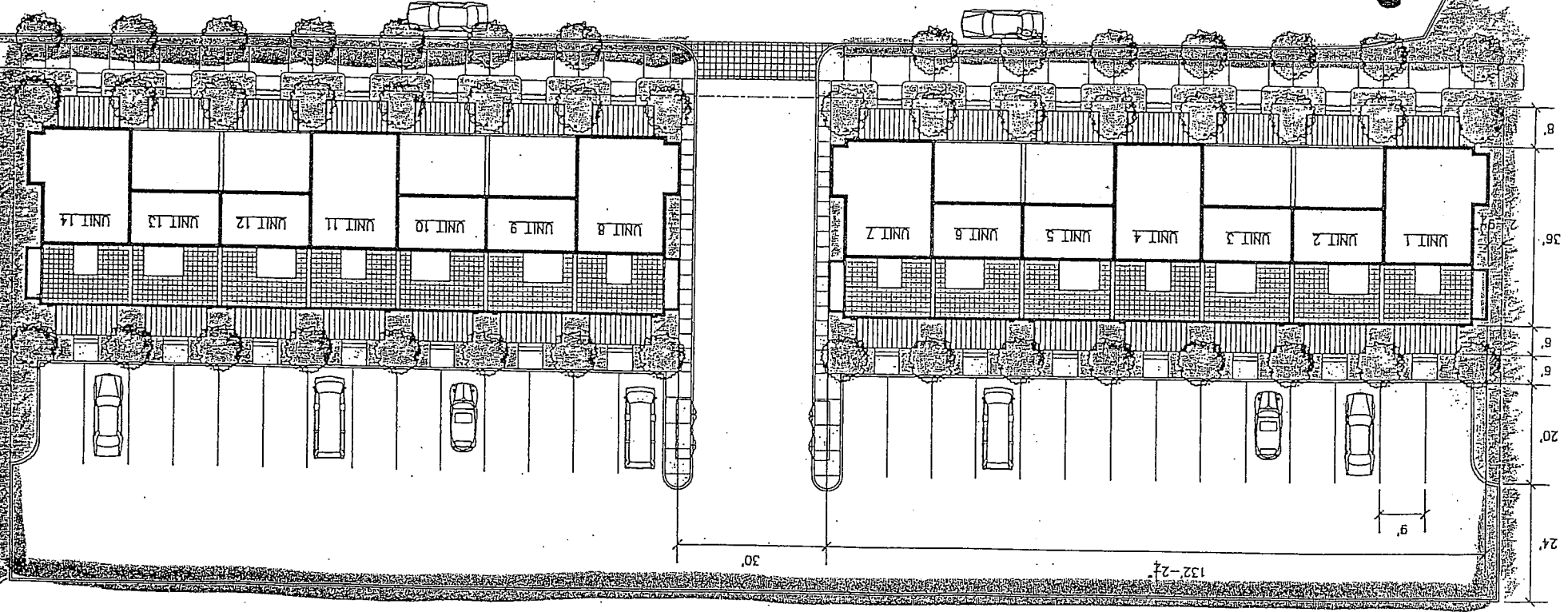
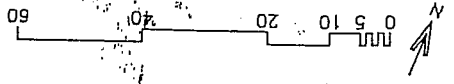
PROJECT TOTAL 21,216 S.F.
PROJECT DENSITY 20 DWELLING UNITS PER ACRE
PARKING SPACES: 28 PARKING STALLS

AREA SUMMARY
SITE AREA = 30,000 SQFT
93AC6

UNIT 14 & 13	UNIT 4 & 11	1ST FLOOR	643 S.F.	1ST FLOOR	643 S.F.	TOTAL	1,624 S.F.
UNIT 7, 8, & 14	UNIT 4 & 11	2ND FLOOR	632 S.F.	2ND FLOOR	632 S.F.	3RD FLOOR	349 S.F.
UNIT 7, 8, & 14	UNIT 4 & 11	3RD FLOOR	379 S.F.	3RD FLOOR	379 S.F.	TOTAL	1,714 S.F.
UNIT 2, 3, 5, 6, 9, 10, 12, & 13	UNIT 4 & 11	1ST FLOOR	643 S.F.	1ST FLOOR	643 S.F.	TOTAL	1,389 S.F.
UNIT 2, 3, 5, 6, 9, 10, 12, & 13	UNIT 4 & 11	2ND FLOOR	632 S.F.	2ND FLOOR	632 S.F.	TOTAL	1,389 S.F.
UNIT 2, 3, 5, 6, 9, 10, 12, & 13	UNIT 4 & 11	3RD FLOOR	114 S.F.	3RD FLOOR	114 S.F.	TOTAL	1,389 S.F.

2006-165

ADAMS STREET



2006-165

JUNE 28, 2006

HEFFERLIN + KRONENBERG ARCHITECTS P.A.C.
HK