

2007-009
Phillip Barry Robertson

ORDINANCE NO. 11949

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 621 EAST 11TH STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-2 LIGHT INDUSTRIAL 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:

Lots 193 thru 198, Block 16, Map of the Central Land Company's Subdivision, Plat Book 5, Page 4, ROHC, Deed Book 8169, Page 7, ROHC. Tax Map 145E-R-002HC.

from M-2 Light Industrial Zone to C-3 Central Business Zone.

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

1. For all new construction and major renovations affecting the building exteriors:
 - a. Review:
 - (i) 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.
 - (ii) Historically or architecturally significant structures should be preserved.

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

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

c. Building facades and access:

- (i) The primary pedestrian entrance shall be provided from the primary street.
- (ii) Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for commercial buildings.
- (iii) No security-type roll up metal doors shall be permitted to front streets other than interior block alleys.
- (iv) The height of new buildings shall be 18 feet minimum and 48 feet maximum.

d. 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.

e. Access and Parking:

(i) Parking shall be located to the rear of the building.

(ii) 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.

(iii) 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.

f. 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.

For residential buildings:

g. Uses Not Permitted:

Factory manufactured mobile homes constructed as a single self-contained unit and mounted on a single chassis are not permitted in the C-3 Zone.

h. Access and Parking:

(i) Garages shall be located behind the primary building.

(ii) Alleys, where they exist, shall be used for vehicular access. In the absence of alleys, secondary streets should be used for vehicular access. Shared drives should be used wherever possible.

(iii) 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.

(iv) At least one (1) pedestrian entrance shall front the primary street.

i. Setbacks:

Residential building setbacks should be consistent with the existing setbacks on the same side of the street.

2. No convenience store;
3. No liquor store (no special exception should be granted);
4. No alcohol package store;
5. No adult oriented establishments as defined in Chattanooga City Code, Part II, Article VIII;
6. No pawn shops;
7. No payday lending establishments;

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

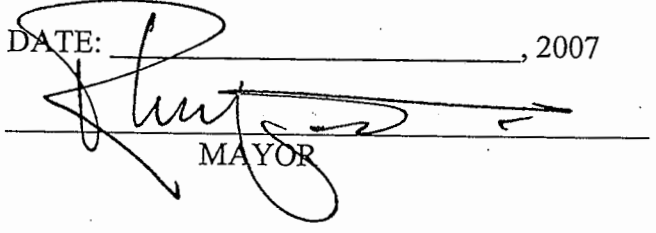
PASSED on Second and Final Reading

April 3, 2007.


CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: _____, 2007


MAYOR

DML/add

2007-009

500 E 10TH STREET

C-3
2007-0132
00730

00520

00600

LOCATION MAP

- NOTES
1. SURVEY ZON E MR2
 2. ACRES 0.6545
 3. UTILIZE THE 2 Bldgs
 - Small Building has roof and to wall on front
 2. Lg Bldg used for Shop
 - 1st floor = Warehouse
 - 2nd floor = 7' high (hang on)
 3. would like to ZONE C3
 4. EXISTING FENCE XXX
 5. DUMPSTER on Site
 6. RR
- PROPERTY PLAN

Scale: 1" = 40' (SEE)

DEC 20 2006

40' 60' 80'

TAX MAP # =

CHATTANOOGA TN, MLK DISTRICT

Project Contact: Phyllis Barry

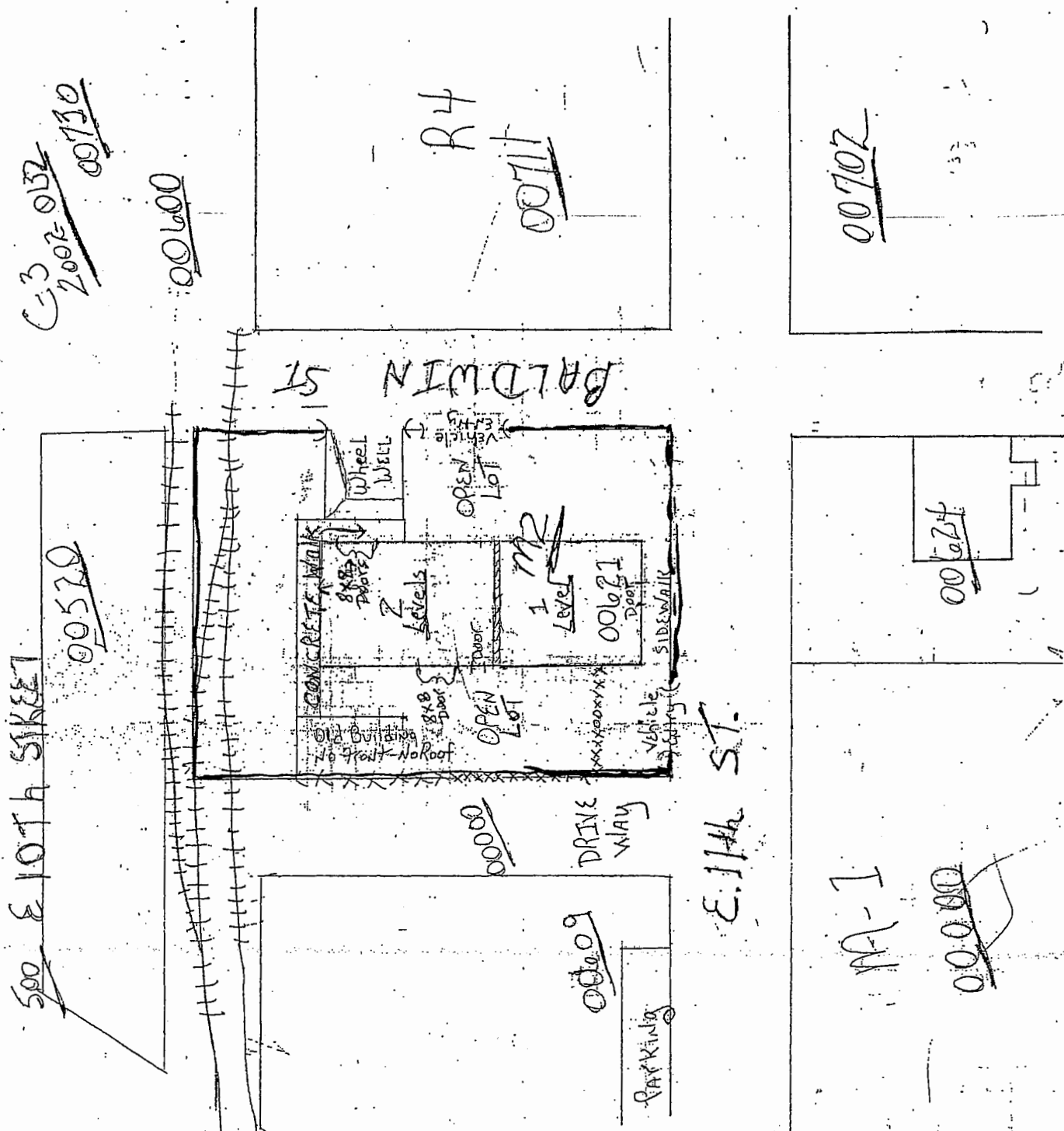
ST. ELMORE TN 37409

4415 STELMO AVE

PHONE # 602 566 9913

EMAIL: [unclear]@[unclear].com

WISH TO USE 2ND LEVEL AS DOMICILE PERSONAL



NA-1

00000

E 11th ST.

00009

DRIVE WAY

PARKING

00000

BALDWIN ST

R4

00711

00702

00624

00621

MR 1 Level

OPEN LOT

WHEEL WHEEL

CONCRETE WALK

OPEN LOT

VEHICLE ENTRY

DRIVE WAY

00600

00520

00000