

1ST READING

9-11-07

2ND READING

9-18-07

INDEX NO.

2007-126

Ed Wiseman

ORDINANCE NO. 12012

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 737 McCALLIE AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM 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:

Lot 2, Corrective Plat Lot 2, Block 1, Fortwood Addition, Plat Book 86, Page 27, ROHC, Deed Book 8378, Page 664, ROHC. Tax Map 146A-C-021.

from C-2 Convenience Commercial 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. The primary 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 commercial buildings shall be 18 feet minimum and 48 feet 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. Parking shall be located to the rear of the building.
 - b. 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.

- c. 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.

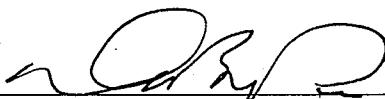
6. Landscaping:

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

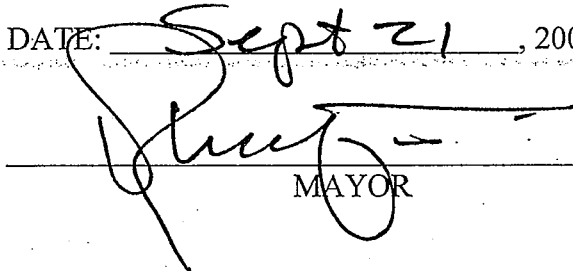
September 18, 2007.



CHAIRPERSON

APPROVED: DISAPPROVED:

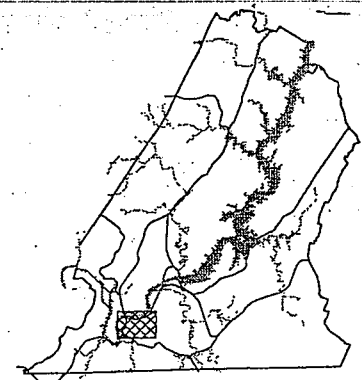
DATE: Sept 21, 2007



MAYOR

/add

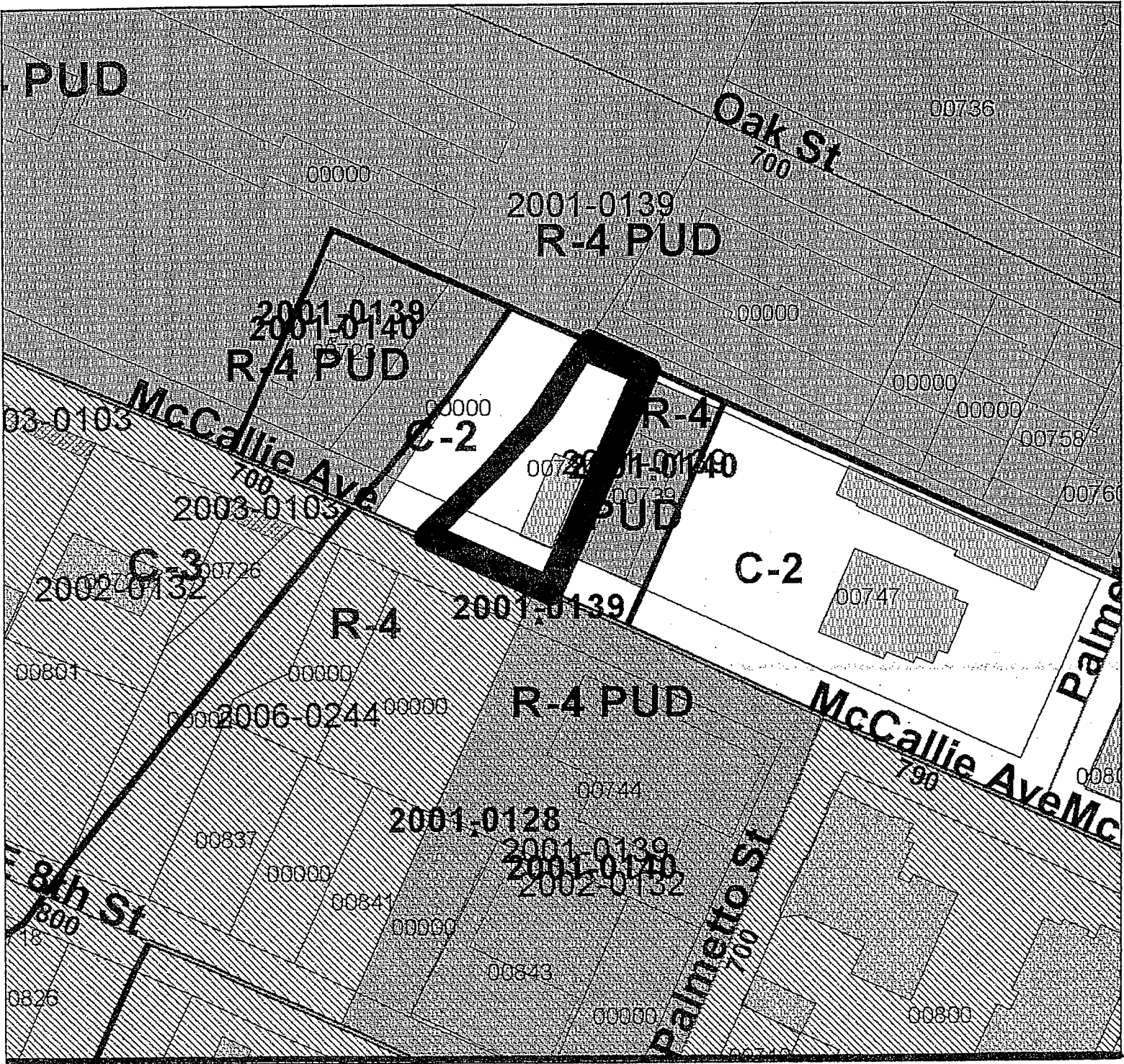
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2007-0126
PC MEETING DATE: 8/13/2007
FROM: C-2
TO: C-3



1 in. = 100.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-126: Approve, subject to certain conditions as stated in the Planning Commission resolution.



2007-126

ALLEY

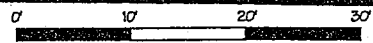
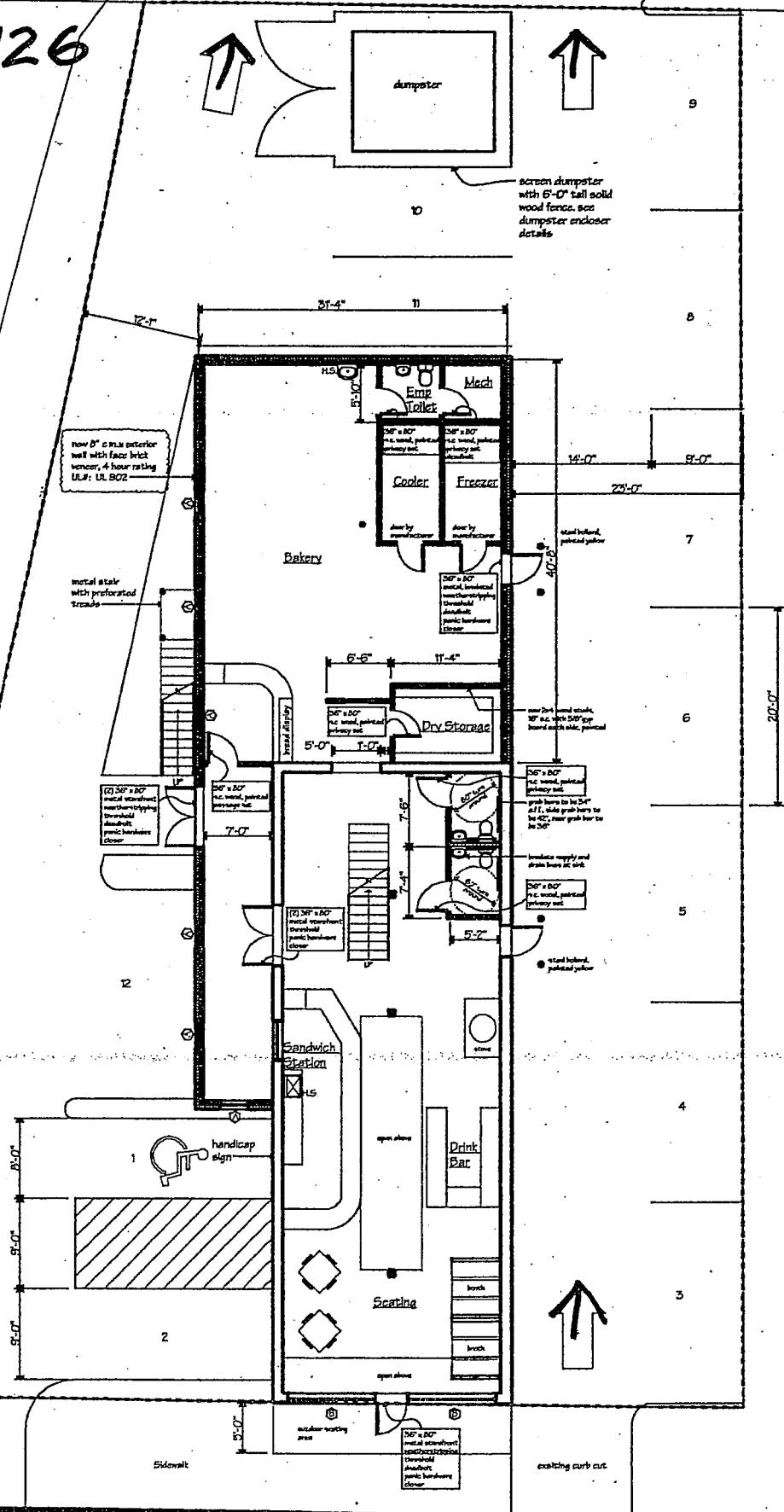
Owner:
 Gary Gilbreath
 900 Oak St.
 Chattanooga, TN, 37403

Project Contact:
 Ed Wiseman
 900 Oak St.
 Chattanooga, TN, 37403
 (423) 421-0562
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Area of Property
 (Lots 1 & 2 total):
 10,555 sq. ft.
 0.24 acres

Current Zoning: C2

No Landscaping Required



Site Plan / First Level Floor Plan
 Scale: 1" = 10'-0"

McCallie Ave.

Site Plan
 Scale: 1" = 20'-0"