

1ST READING

10-14-08

2ND READING

10-21-08

INDEX NO. _____

2008-158

Phyllis Williams

ORDINANCE NO. 12176

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 1109 EAST 11TH STREET, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL 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:

Part of Lot 12, Loveman's Addition to Park Place, Plat Book 1, Page 32, ROHC, Deed Book 4708, Page 238, ROHC. Tax Map 146I-C-008.

from R-1 Residential Zone to R-4 Special Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall, in addition to the standard requirements for the R-4 Special Zone, be subject to the conditions set forth below. Where the standard R-4 Special Zone requirements and these conditions conflict, these conditions shall override the zoning requirements.

1. Design Review:

- (a) To promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote compatibility with the surrounding M. L. King neighborhood, all site plans, landscaping, and building elevations shall be reviewed by the Planning and Design Studio and designated representatives of the M. L.

King Neighborhood Association prior to the issuance of any building permits.

- (b) Ingress, egress and parking shall be reviewed by the Chattanooga Traffic Engineering Department.

2. Uses Permitted:

Fraternal organizations only.

3. Setbacks and street frontage:

Building setbacks should be consistent with the existing residential setbacks in the M. L. King neighborhood.

4. Building facades and access:

- (a) Each building shall have a pedestrian entrance fronting the primary street.
- (b) No security-type roll up metal doors shall be permitted to front streets other than interior block alleys.
- (c) The minimum height of new buildings shall be 18 feet. Maximum building heights shall be 50 feet.

5. 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.

6. Access and Parking:

- (a) Parking lots shall be located to the rear of the buildings. Garages shall be located behind the primary building.
- (b) For corner lots, or 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 below.

- (c) A low wall of brick, stucco, or stone (concrete block can only be used when faced with said materials) or a combination of a decorative metal fence and landscaping shall provide a nearly opaque screen along the public right-of-way. This screen shall have a minimum height of three feet and a maximum height of four feet above grade. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
- (d) Additional curb cuts shall not be permitted on Central Avenue.
- (e) 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 to reduce the amount of pervious surfaces.

7. Landscaping

To achieve the city's goal of a 15% tree canopy cover in the urban area, 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

_____ October 21 _____, 2008.

W. Jack Berman
Vice CHAIRPERSON

APPROVED: DISAPPROVED:

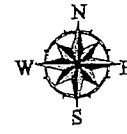
DATE: 10-29, 2008

[Signature]
MAYOR

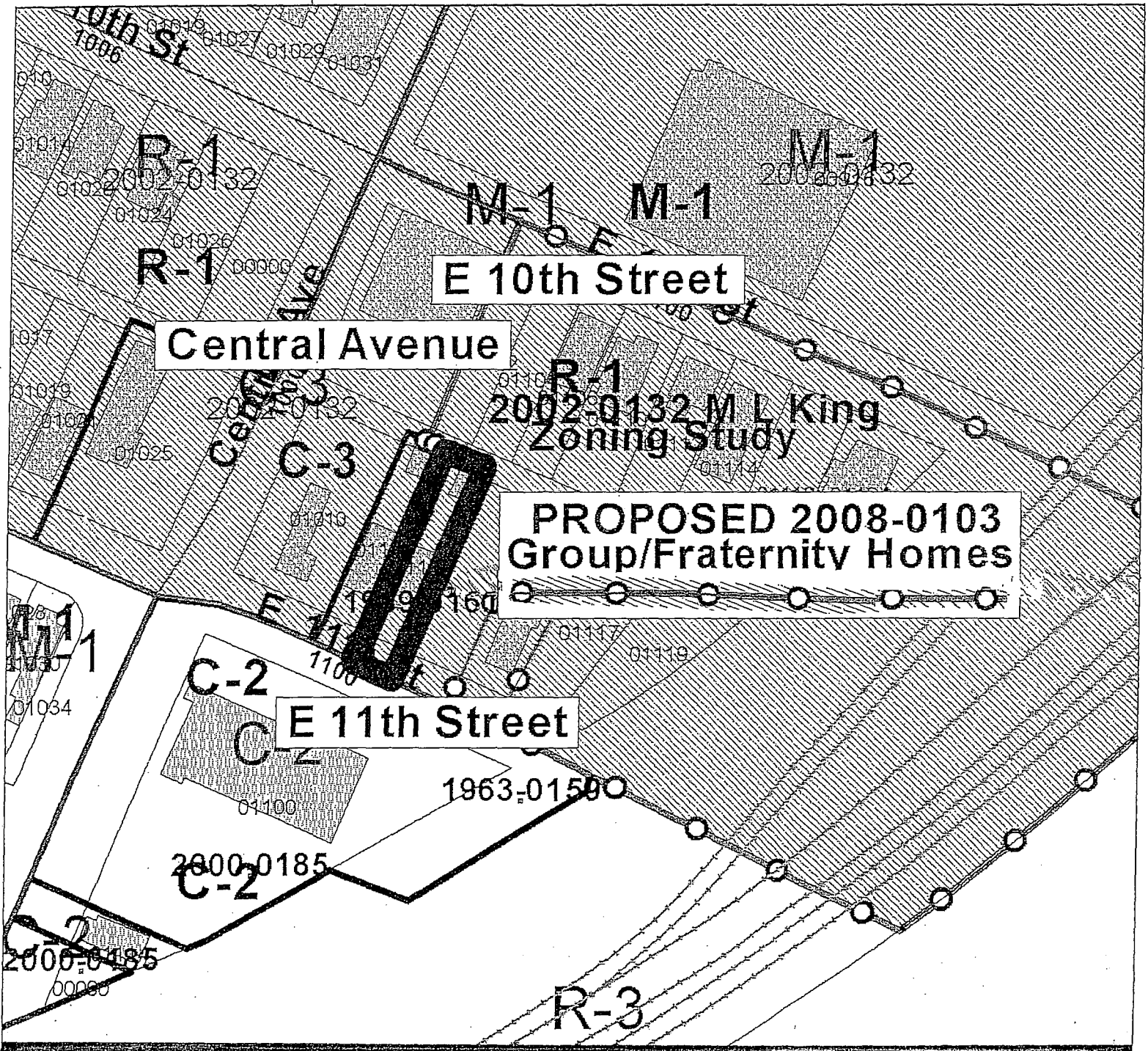
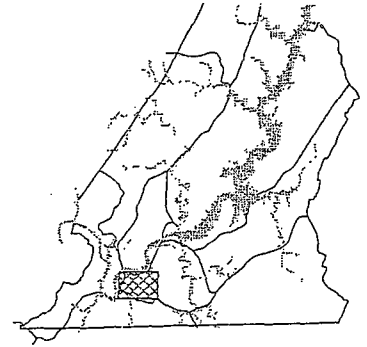
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CHATTANOOGA
CASE NO: 2008-0158
PC MEETING DATE: 9/8/2008
FROM: R-1
TO: R-4

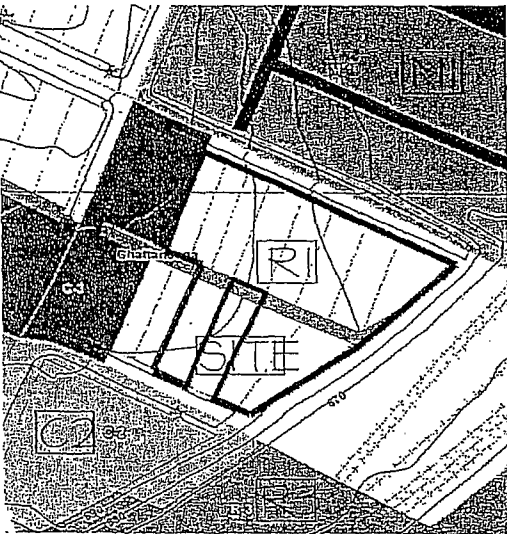


1 in. = 110.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2008-158: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

2008-158



ZONING MAP
1/8" NOT TO SCALE

8' STREET YARD ALONG STREETS
Class I shade trees @ 35'oc AVG.

East 10th street

PROPERTY TO BE REZONED

Central Avenue

C3

CASE 2008-103 PENDING

R3

RAIL ROAD

TYPE "C", 10' WIDE
LANDSCAPE BUFFER
BETWEEN R4 & R3
EVERGREENS @ 10' oc

**ADDITIONAL
LOT TO BE
REZONED**

8' STREET YARD ALONG STREETS
Class I shade trees @ 35'oc AVG.

East 11th street

C2

R3

NARRATIVE:

The intent is to get the property rezoned to R-4, for development of the property as potential lodging homes.

The surrounding properties have a variety of zoning assigned to them including commercial, manufacturing, and residential.

ADDITION OF ADD'L LOT

CURRENT ZONING OF PROPERTY - R-1
ACREAGE - APROX. 1.8 ACRES TOTAL

OWNER PHYLIS P. WILLIAMS

DESIGNEE FOR
OWNER: SOUTHEAST LOCAL DEVELOPMENT CORP.
535 CHESTNUT STREET, SUITE 161
CHATTANOOGA TN, 37401

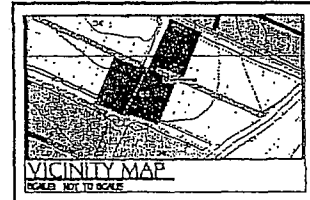
CONTACT: JOE GUTHRIE (423) 424-4231

CONCEPTUAL SITE PLAN

0 25' 50'

SCALE: 1"=50'

N



VICINITY MAP
SCALE: NOT TO SCALE

PROPOSED SITE PLAN FOR REZONING
10TH STREET @ CENTRAL BLVD.
CHATTANOOGA, TN

ARCHITECTURE & INTERIORS	JOB NO. 11-47
ARCHITECTURE & INTERIORS	DATE 04-06-08
ARCHITECTURE & INTERIORS	CP-1