

1ST READING 6-12-12  
2ND READING 6-19-12

2012-043  
Thomas Austin  
District No. 8

ORDINANCE NO. 12615

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 122 WEST MAIN STREET AND 1512 AND 1514 WILLIAMS STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM 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 Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone property located at 122 West Main Street and 1512 and 1514 Williams Street, more particularly described herein:

Lot 1, Clyde's Auto Glass Subdivision, Plat Book 70, Page 157, Deed Book 9569, Page 976, ROHC, and an unplatted tract of land located at 1512 Williams Street described as Tracts 1 and 2 in Deed Book 9569, Page 976, ROHC and an unplatted tract of land located at 1514 Williams Street being the property described in Deed Book 9569, Page 970, ROHC. Tax Map Nos. 145L-C-005, 017 and 018.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to C-3 Central Business Zone.

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

For all new construction and renovations:

1) Review:

Applicants are encouraged to schedule a pre-submittal meeting with the City's Land Development Office prior to the completion of construction drawings.

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. Some of the requirements below may be adjusted during this staff review based on the limitations of the specific site, as long as the general intent of the conditions is being met.

Historically or architecturally significant structures should be preserved.

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

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

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.

This edge shall have a minimum height of three feet and a maximum height of four feet above grade and shall consist of a) brick, stucco, or stone walls (concrete block can only be used when faced with said materials), or b) decorative metal fences, or c) an evergreen hedge, with a minimum height at maturity of 3 to 4 feet. When fences are used, evergreen hedges must also be included to provide a near opaque screen. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.

3) Building facades and access:

The primary pedestrian entrance shall be provided from the primary street. Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new commercial buildings.

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

The minimum height of new commercial buildings shall be 18 feet. Maximum building heights vary based on the location. See the attached map.

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:

Parking shall be located to the rear of the building.

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.

Alleys, where they exist, shall be used for vehicular access. Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad, Market, 4<sup>th</sup> Street, Main, McCallie and M. L. King Boulevard.

The following criteria should be considered in determining the amount and configuration of off-street parking:

- a. Fire Department access;
- b. Type of use and hours of operation;
- c. Square footage of commercial uses or number of residential units;
- d. Availability of adjacent on-street parking, nearby public parking facilities, shared private parking, or leased off-site parking; and
- e. Location on a transit route.

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. Type I shade trees shall be used unless overhead utility lines necessitate smaller trees.

For Residential buildings:

7) 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.

8) Access and Parking:

Garages shall be located behind the primary building.

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.

Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad, Market, 4<sup>th</sup> Street, Main, McCallie, and M. L. King Boulevard.

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

9) Setbacks:

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

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

\_\_\_\_\_ June 19 \_\_\_\_\_, 2012.

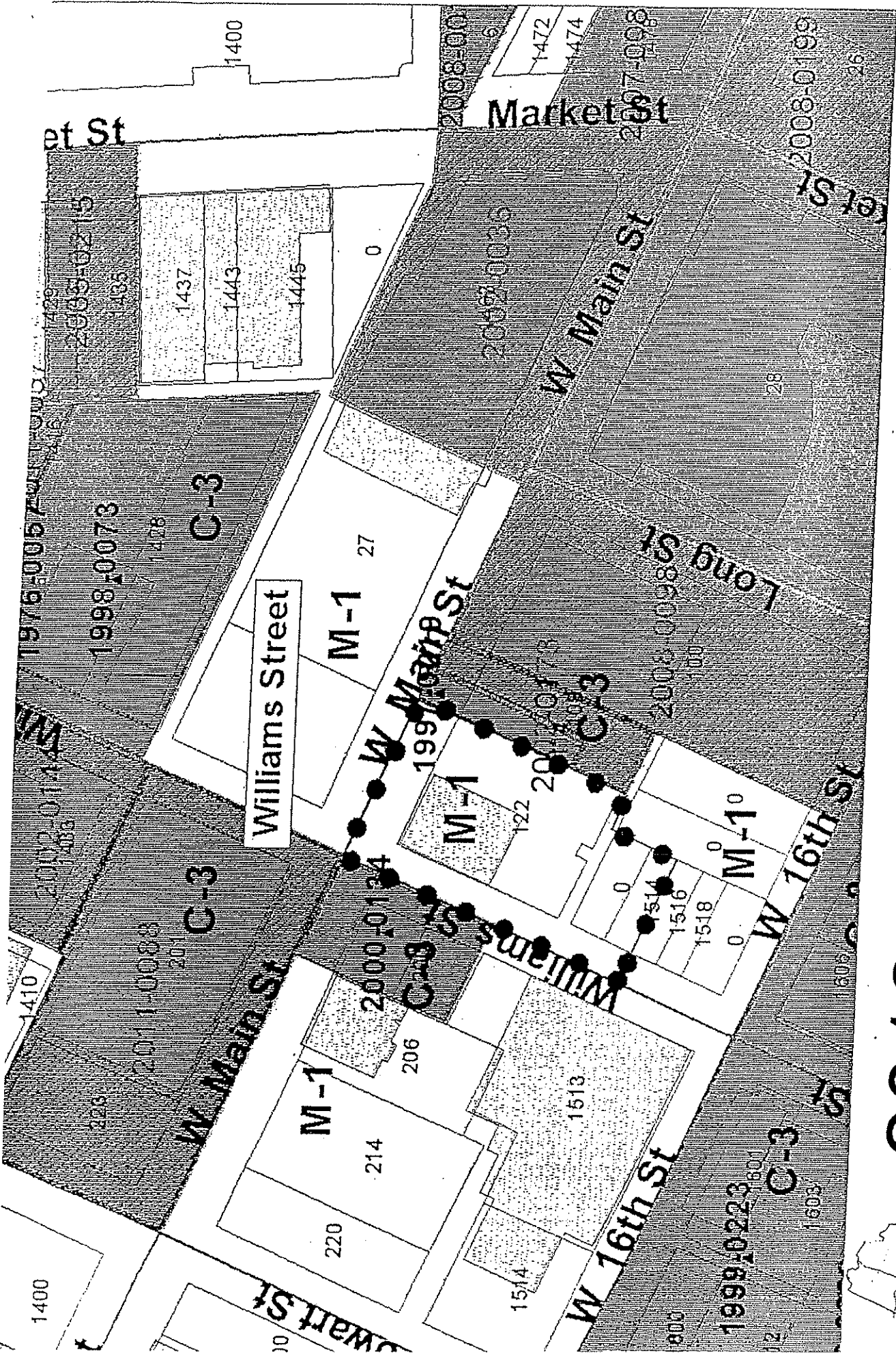
  
CHAIRPERSON

APPROVED:   X   DISAPPROVED: \_\_\_\_\_

DATE:   June 22  , 2012.

  
MAYOR

/mms

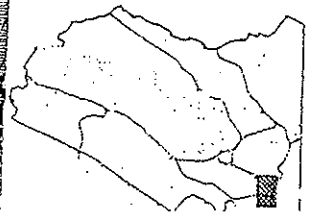


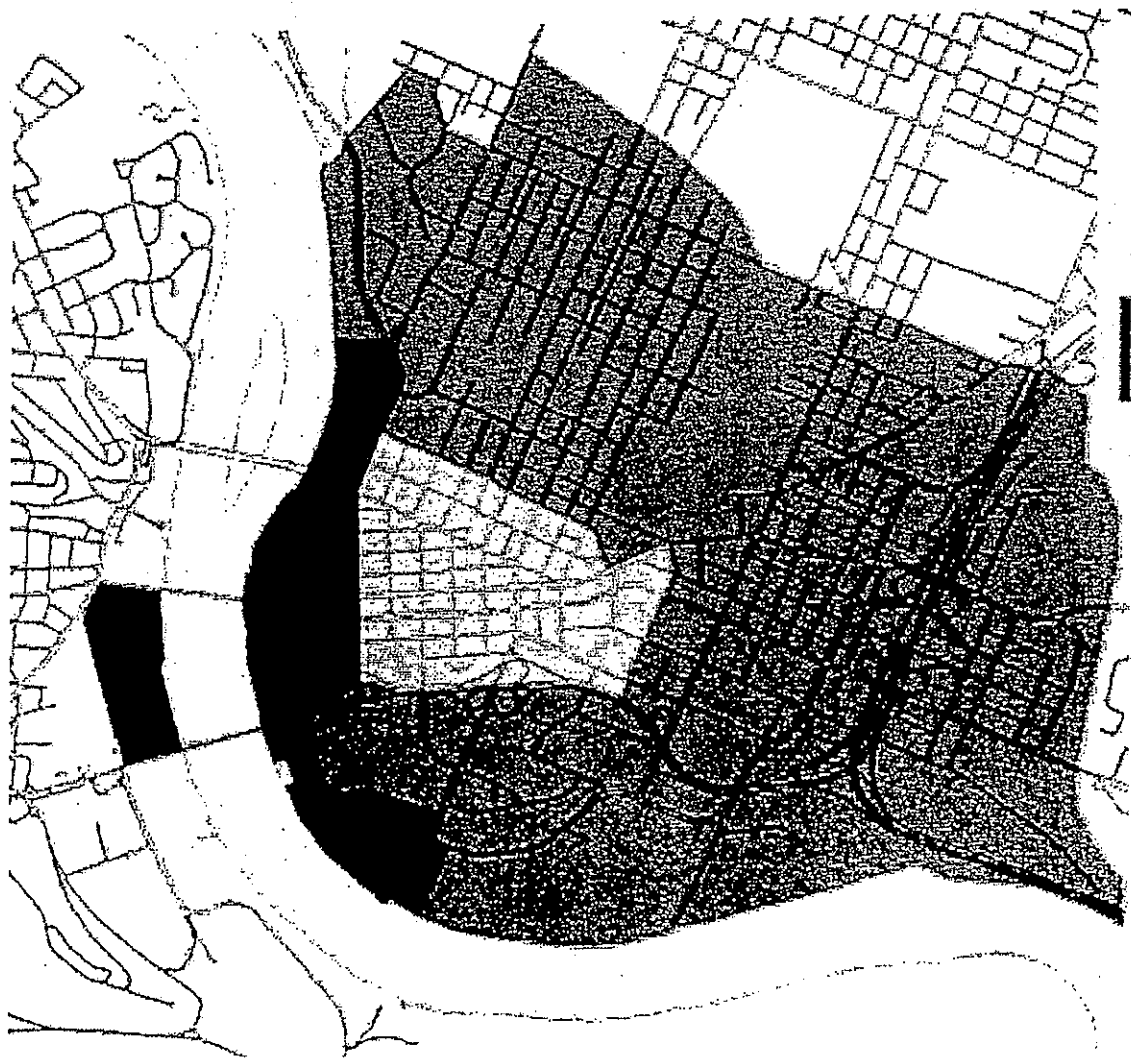
1 in. = 100.0 feet



# 2012-0043 M-1 to C-3

Chattanooga - Hamilton County Regional Planning Agency





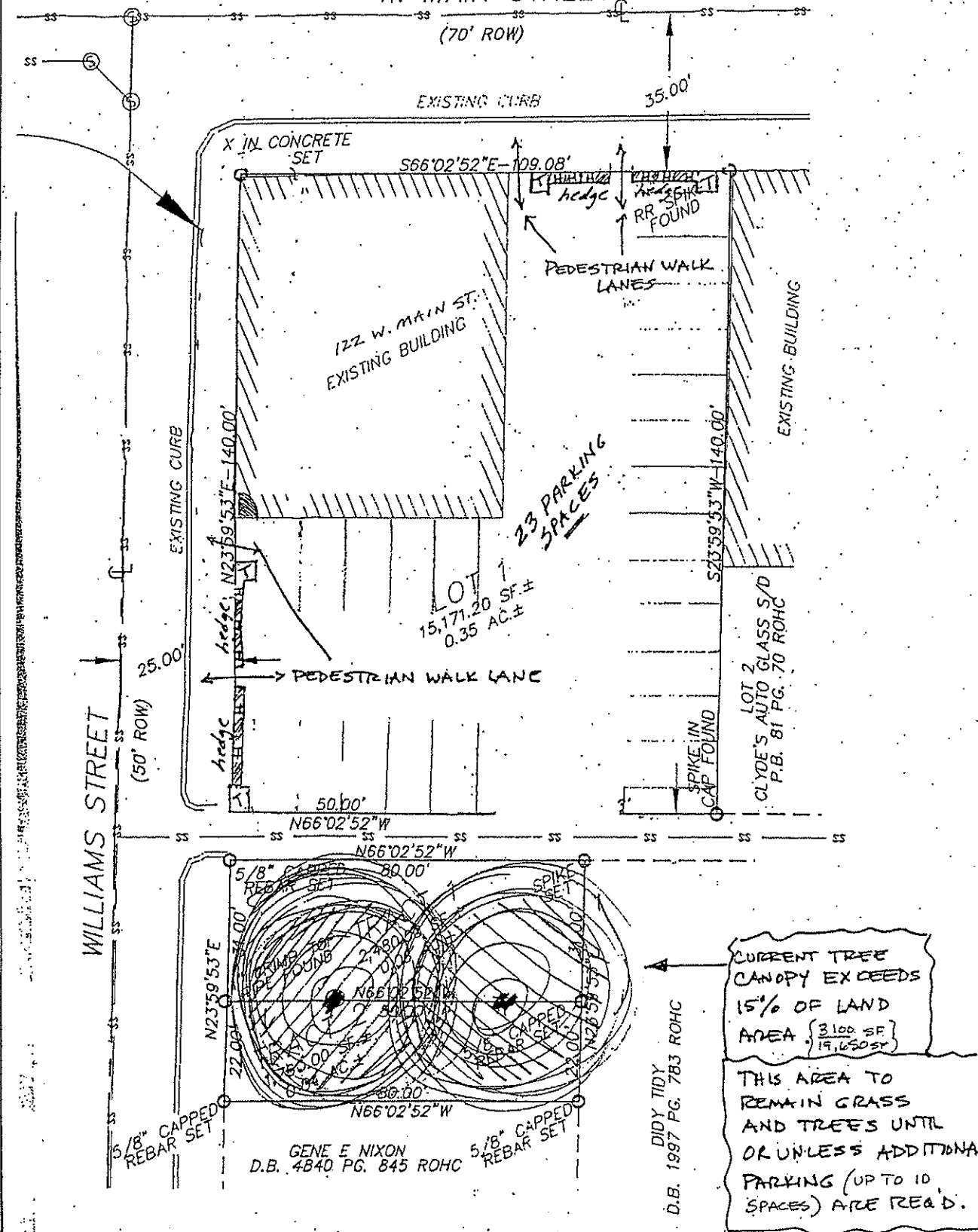
Core No height limit

Riverfront 75 feet

General Urban 50 feet

2012-043

LANDSCAPE PLAN - SUPPLEMENT TO PETITION 2012-043  
W. MAIN STREET SITE PLAN



T = TREE PLANTING (4 TOTAL)  
 H = 3' EVERGREEN HEDGE BUSH PLANTING  
 (3 YEAR GROWTH TO CONTINUOUS HEDGE)

SCALE:  
 1" = 20'

TOMMY AUSTIN  
 243 SIGNAL Mtn. Rd.