

1ST READING 6-10-03
2ND READING 6-17-03
3RD READING 6-17-03
INDEX NO. _____

(2003-070)
Need J. Messler, II
Rick Wood

ORDINANCE NO. 11427

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 47, 51 AND 55 EAST MAIN 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 Ordinance No. 6958, as amended, known as the Zoning Ordinance; be and the same hereby is amended so as to rezone:

Tracts of land located at 47, 51, and 55 East Main Street. Lots 15 thru 18, J. C. Stanton's Subdivision, as shown in Deed Book Volume H, Book 2, Page 156, as described in Deed Book 6485, Page 525, ROHC. Tax Map 145LA-C-003 thru 005.

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 major renovations affecting the building exteriors:

1. Review. 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. Historically or architecturally significant structures should be preserved.

✓ 2. Setbacks and street frontage. For commercial buildings a zero setback is required along a minimum of 80 percent of all street frontage. To accommodate outdoor activities such as a park, plaza, or outdoor dining, up to a fifteen-foot 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 brick, stucco, or stone walls (concrete block can only be used when faced with said materials), decorative metal fences, cast iron, or composite material, or landscaped hedges. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.

✓ 3. Building facades and access. At least one 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 commercial buildings. Upper story windows for “new construction” shall have a vertical or square orientation, windows in existing structures may be replaced with in kind windows. No security-type roll up metal doors shall be permitted to front streets other than interior block alleys. The height of new buildings shall be 2 stories minimum and 6 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. All existing easements are retained.

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

PASSED on Third and Final Reading

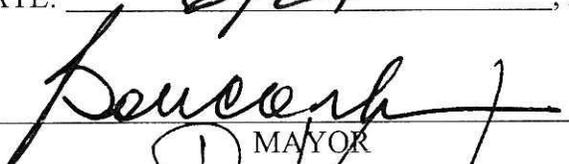
_____ June 17 _____, 2003.



CHAIRPERSON

APPROVED: x DISAPPROVED: _____

DATE: 6/24 , 2003



MAYOR

Reviewed By: 

David Eichenthal

AKS/pm

