2003-002

2003- . City of Chattanooga
January 13, 2003

RESOLUTION

WHEREAS, First Tennessee Bank National Association petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning from M-1 Manufacturing Zone to C-3 Central Business Zone on a tract of land located at 1319 Cowart Street.

Lot 1, The Cowart Street Subdivision, Plat Book 60, Page 175, ROHC, as described in Deed Book 5471, Page 981, ROHC. Tax Map 145E-V-002.01 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on January 13, 2003,

AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on January 13, 2003, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to:

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 and approved by the Planning and Design Studio.

- To accommoda utdoor activities such as a park, a, 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.
- Parking lots are encouraged to be located to the rear of properties with access from alleys or driveways, but if parking lots are located to the side of buildings or can be seen from the public street they shall be screened by the same requirements as the outdoor activities areas.

3) Building facades and access:
   - At least one pedestrian entrance shall be provided from each 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 (either new or replacement) shall have a vertical or square orientation.
   - 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, with the exception of the proposed drive thru bank to be a minimum height of 20 feet.

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.

Respectfully submitted,

Chattanooga - Hamilton County Regional P ing Commission

CHATTANOOGA - HAMILTON COUNTY
RPA
REGIONAL PLANNING AGENCY

PC MEETING DATE: 01/13/03
CASE NO: 2003-002
FROM: M-1
TO: C-3

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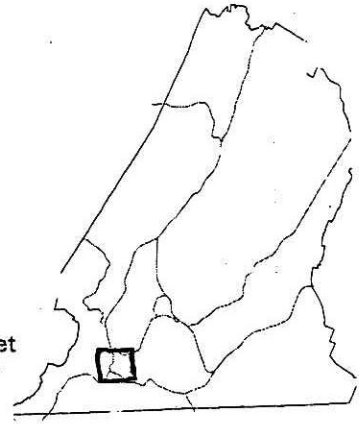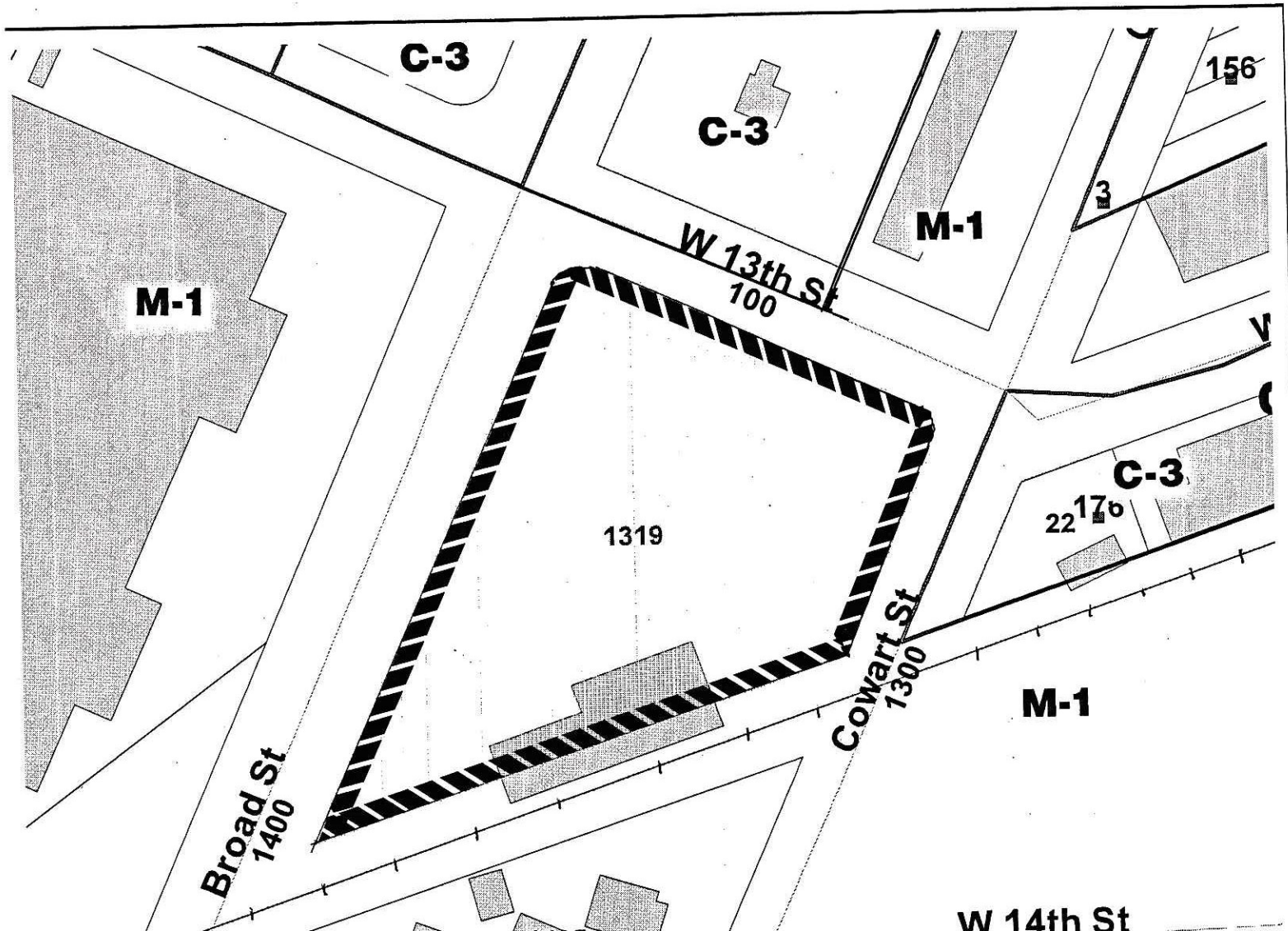
1 in. = 100.0 feet