

RESOLUTION

WHEREAS, Neeld J. Messler, II 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 57 East Main Street.

Lots 19 and 20, Block 8, J C Stanton's Subdivision, as shown in Deed Book H, Volume 2, Page 156, and as described in Deed Book 6958, Page 51, ROHC. Tax Map 145LA-C-002 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on May 10, 2004,

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 May 10, 2004, 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 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.

Respectfully submitted,



Barry M. Bennett  
Secretary

