2ND READING 6-8-04
3RD READING 6-15-04
INDEX NO. 6-15-04

2004-083
Neeld J. Messler, II

ORDINANCE NO. 11569

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 57 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:

> 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.

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: Historically or architecturally significant structures, as determined by the Historic Zoning Staff, should be preserved, except as determined by the Building Official to be unsafe for continued occupancy. All site plans, landscaping, and building elevations shall be reviewed by the Planning and Design Studio.

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 15, , 2004.

W. Jack Benson
CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: 6/29, 2004

Bowcarh
MAYOR

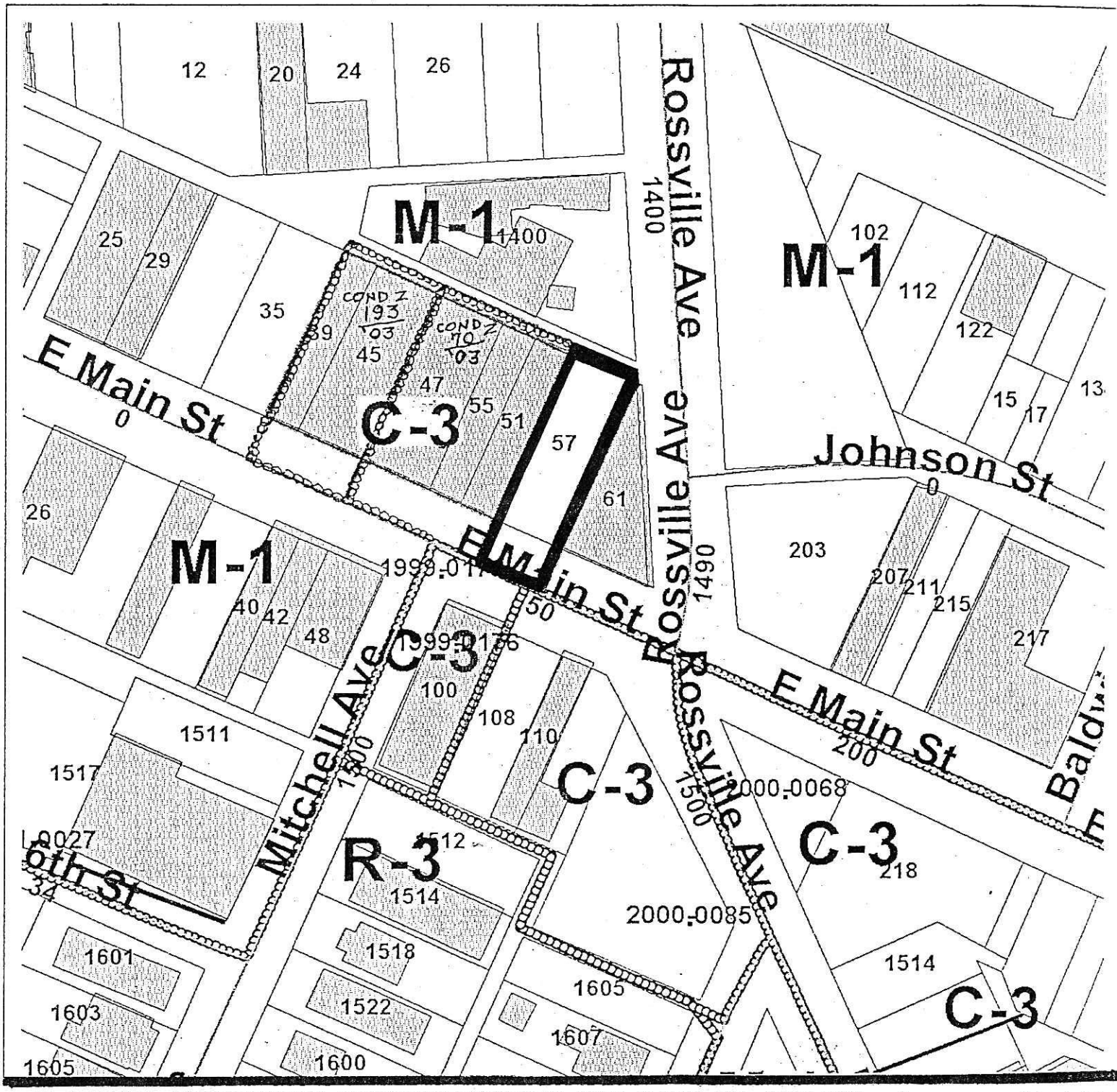
Reviewed By: _____
David Eichenthal

AKS/pm

CHATTANOOGA - HAMILTON COUNTY REGIONAL PLANNING AGENCY

CHATTANOOGA
CASE NO: 2004-0083
PC MEETING DATE: 5/10/2004
FROM: M-1
TO: C-3

1 in. = 100.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-083: Approve, subject to conditions as listed in the Planning Commission Resolution.