

RESOLUTION

WHEREAS, Brain Tune 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-3 Warehouse & Wholesale Zone & M-1 Manufacturing Zone to C-3 Central Business Zone on a tract of land located at 509 East Main Street.

Lots 1 thru 7, Block 1, on Adams Street, formerly Chester Street of Key and Richmond's Addition Number 2, as shown in Deed Book P, Volume 2, Page 457, ROHC, being described as Parcel 1 and Tract's 1 thru 4 of Parcel 2, Deed Book 7255, Page 68, ROHC. Tax Map 145L-G-035 and 041 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on January 10, 2005,

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 10, 2005, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to:

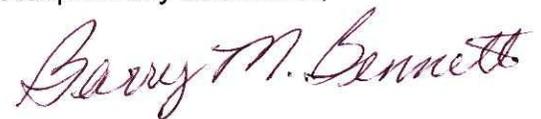
For all new construction and major renovations affecting the building exteriors:

- 1) Review: 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

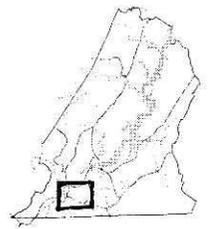
provided. This edge shall have a minimum height of three feet and a maximum height of four feet above grade and shall consist of brick, stucco, or stone walls (concrete block can only be used when faced with said materials), decorative metal fences, cast iron, or composite material, or landscaped hedges. 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.

Respectfully submitted,

A handwritten signature in dark ink, reading "Barry M. Bennett". The signature is written in a cursive style with a large, prominent initial "B".

Barry M. Bennett
Secretary



CHATTANOOGA

CASE NO: 2005-0015

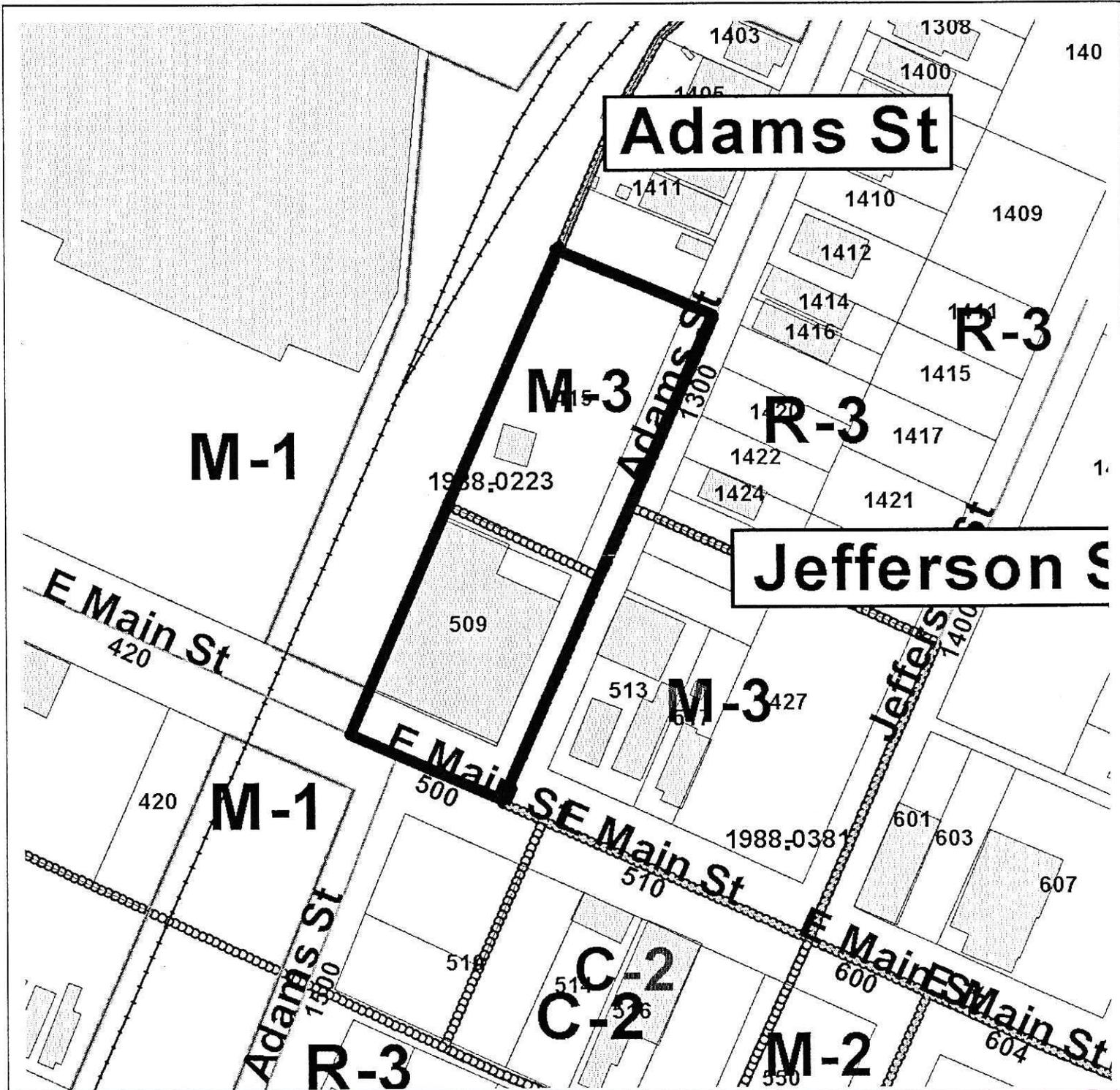
PC MEETING DATE: 1/10/2005

FROM: M-3, M-1

TO: C-3



1 in. = 100.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-015: Approve, subject to C-3 conditions as listed in the Planning Commission Resolution.