

1ST READING 2-25
2ND READING 2-15-05
INDEX NO. _____

2005-015
Brian Tune

ORDINANCE NO. 11672

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 509 EAST MAIN STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-3 WAREHOUSE AND WHOLESALE ZONE AND M-1 MANUFACTURING ZONE TO C-3 CENTRAL BUSINESS ZONE, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, historically or architecturally significant structures, as determined by the Historic Zoning Staff, should be preserved, except where determined by the Building Official to be unsafe for continued occupancy,

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 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.

from M-3 Warehouse and Wholesale Zone and 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:

1. Review: All site plans, landscaping, and building elevations shall be reviewed by Planning and the Design Studio;

✓ 2. Setbacks and street frontage: For commercial buildings a zero setback is required along a minimum of 80 percent (80%) of all street frontage. To accommodate outdoor activities such as park, plaza, or outdoor dining, up to a fifteen (15) 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 (3) feet and a maximum height of four (4) 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 fifty percent (50%) 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 two (2) stories minimum and six (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; and

✓ 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.

PASSED on Second and Final Reading

February 15, 2005.

W. Jack Benson
CHAIRPERSON

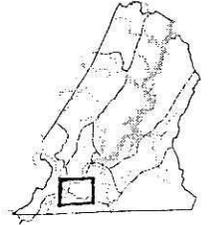
APPROVED: x DISAPPROVED:

DATE: 2/24 , 2005

Joseph
MAYOR

Reviewed By: David Eichenhal

AKS/add



CHATTANOOGA

CASE NO: 2005-0015

PC MEETING DATE: 1/10/2005

FROM: M-3, M-1

TO: C-3



1 in. = 100.0 feet

