

1ST READING 1-7-03  
2ND READING 1-14-03  
3RD READING 1-14-03  
INDEX NO. \_\_\_\_\_

2002-132  
City of Chattanooga

ORDINANCE NO. 11363

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE THE MARTIN LUTHER KING BOULEVARD AREA, MORE PARTICULARLY DESCRIBED HEREIN, FROM THE FOLLOWING SIX (6) ZONES: R-3 RESIDENTIAL ZONE, R-3MD MODERATE DENSITY ZONE, C-2 CONVENIENCE COMMERCIAL ZONE, C-3 CENTRAL BUSINESS ZONE, M-1 MANUFACTURING ZONE AND M-2 LIGHT INDUSTRIAL ZONE TO THE FOLLOWING FIVE (5) ZONES: R-1 RESIDENTIAL ZONE, R-4 SPECIAL ZONE, C-3 CENTRAL BUSINESS ZONE, M-1 MANUFACTURING ZONE AND M-2 LIGHT INDUSTRIAL ZONE, AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, 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:

The Martin Luther King Area being bounded on the north by McCallie Avenue, on the south by East 11<sup>th</sup> Street, on the east by the Southern Railroad and on the west by Lindsay Street. Part of Tax Maps 145 and 146.

from the following six (6) zones: R-3 Residential Zone, R-3MD Moderate Density Zone, C-2 Convenience Commercial Zone, C-3 Central Business Zone, M-1 Manufacturing Zone and M-2 Light Industrial Zone to the following five (5) zones: R-1 Residential Zone, R-4 Special Zone,

C-3 Central Business Zone, M-1 Manufacturing Zone and M-2 Light Industrial Zone, subject to certain conditions.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to the following conditions for the area recommended for C-3 Central Business Zone:

C-3 Central Business Zone 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 facade area for commercial buildings.

Upper story windows for "new construction" shall have a vertical or square orientation, windows in existing structures shall 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.

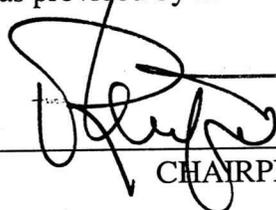
✓ 4. Placement of equipment:

All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage, as provided by law.

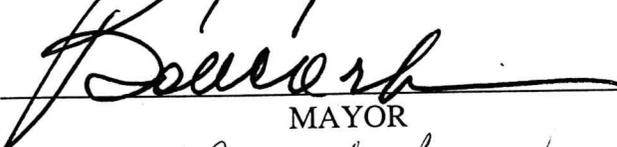
PASSED on Third and Final Reading

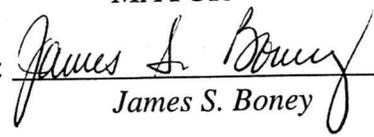
January 14, 2003.

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

DATE: 1/17/03, 2003

  
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MAYOR

Reviewed By:   
James S. Boney

# MLK Area Proposed Zoning



200 0 200 Feet

- C-3 Central Business
- M-1 Manufacturing
- M-2 Light Industrial
- R-1 Residential
- R-4 Special Zone

