

APPLICATION NO: 2002-132

JURISDICTION: Chattanooga Dist. #8 & 9

2002-0132

Hamilton County Dist. #4 & 6

APPLICANT: City of Chattanooga

DATE OF PLANNING COMMISSION MEETING: July 8, 2002 (Deferred)

August 12, 2002 (Deferred)

November 11, 2002 (Action Taken)

LOCATION: MLK Study Area

PRESENT ZONING: C-3, C-2, R-3, R-3MD, R-4, M-1, & M-3

REQUEST FOR: Zoning Study recommending zoning changes

SITE CHARACTERISTICS: Vacant, Residences, Commercial Buildings, & Industrial

SURROUNDING DEVELOPMENT: Residential, Commercial, Industrial, & Vacant

IN ACCORDANCE WITH LAND USE PLAN: Yes

**PLANNING COMMISSION RECOMMENDATION: Approve as a plan only, subj to...**

STAFF RECOMMENDATION: Approve zoning changes per attached map subject to the following conditions for the area recommended for C-3:

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.

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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.

REASONS FOR RECOMMENDATION:

Per a request of the City Council and the MLK neighborhood to have the zoning of the area reflect the land uses in the area, as suggested by recent land use studies.

**2002-132**

CHCRPC MEETING JULY 8, 2002

NOV. 11, '02

MLK STUDY AREA

