

RESOLUTION

WHEREAS, the City of Chattanooga petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga a zoning study recommending zoning changes for the Martin Luther King Area.

The zoning study as shown on the attached map of 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 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on November 11, 2002, (this study had been deferred since the July 8, 2002, Planning Commission meeting),

AND WHEREAS, the Planning Commission heard and considered all statements favoring or opposing 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 November 11, 2002, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved as a plan only 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.

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.

Sincerely,



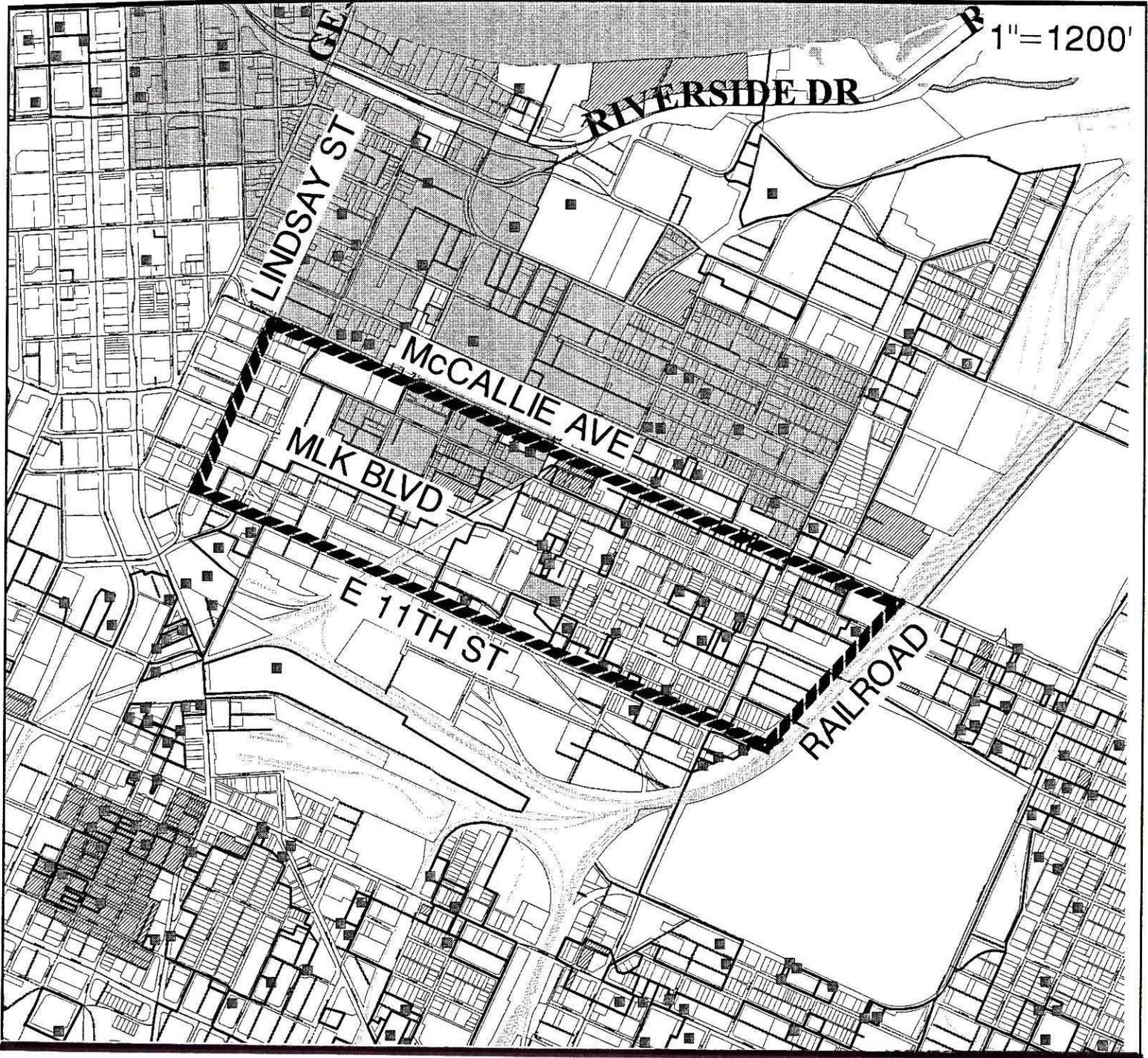
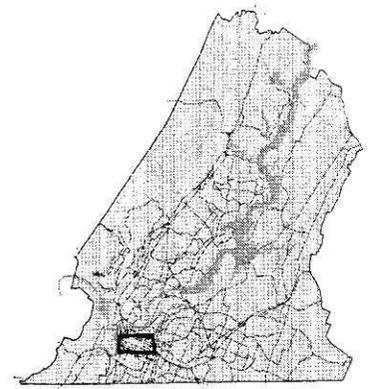
Barry M. Bennett  
Secretary

**2002-132**

CHCRPC MEETING JULY 8, 2002

NOV. 11, '02

MLK STUDY AREA



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2002-132:** Approve as a plan only per attached map, subject to the conditions as listed in the Planning Commission Resolution.