First Reading: March 10, 2015
Second Reading: March 17, 2015 (deferred)
Third Reading: March 24, 2015

2015-018
Wes Bradley of University Housing Group/
Westview Drive, LP
District No. 8
Planning Version

ORDINANCE NO. 12923

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1428 RIVERSIDE DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO C-3 CENTRAL BUSINESS ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone property located at 1428 Riverside Drive, more particularly described herein:

> An unplatted tract of land located at 1428 Riverside Drive, beginning at the southwest corner of Tax Map 136O-A-001 and going 277.15 feet northeast, thence 80.96 feet northeast, thence 80.70 feet northeast, thence 265.90 feet northeast, thence 30.00 feet southeast, thence 225.13 feet northeast, thence 30.00 feet northwest, thence 162.34 feet northeast, thence 270.00 feet southeast, thence 500.39 feet northeast, thence 419.33 feet southeast to a point in the centerline of Citico Creek, thence 1691.35 feet southwest along the center line of Citico Creek to the point of beginning, being the property described in Deed Book 9130, Page 432, ROHC. Tax Map No. 136O-A-001.01.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to C-3 Central Business Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to the following conditions:

1. Review.

The following review shall be required 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.

A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than two (2) units, and excluding all interior renovations:

(1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.

(2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.

(3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.

B. For any activity requiring a residential building permit for new construction:

(1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

2. Setbacks.

A. For new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a zero building setback is required along the street frontage.

(1) To accommodate outdoor pedestrian activities including a park, plaza, or outdoor dining, a greater setback is permitted if a street edge delineating the public and private space is provided in accordance with Condition 6.A.

B. For new single-family detached, duplex, townhome, and multi-family structures less than three (3) stories in height, building setbacks shall be consistent with the existing setbacks on the same side of the street.

C. For properties fronting the Tennessee River, a public easement a minimum of thirty-five (35) feet in width shall be provided along the river for the continuation of the Riverwalk.

D. Building setbacks and vehicular connections shall be aligned with any approved public right of ways on the final plat.

E. Building number five (5), as identified on the submitted site plan, shall be exempt from the zero building setback due to the large size of the site and the absence of roads throughout the property.

3. Height Requirements.

A. The minimum height of new nonresidential buildings shall be eighteen (18) feet.

B. The maximum height of all new nonresidential buildings and new multi-family buildings shall be five (5) stories.

4. Access to sites and buildings.

A. New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.

B. Alleys, where they exist, shall be used as the principal vehicular access.

C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.

D. Shared drives should be used wherever possible.

E. The primary pedestrian entrance to new buildings shall be provided from the primary street.

F. To encourage walkability and keep with the intent of the C-3 zone, sidewalks and an established tree rhythm shall be provided on primary drive aisles connecting between buildings or other amenities.

5. Off-street parking.

A. New off-street parking shall not be permitted between a building and the primary street frontage.

B. For new construction of a primary building, or improvements altering more than 25% of the parcel that is covered in pavement (including gravel, impervious surfaces, and pavers), the following is required:

(1) Off-street parking fronting a public street shall be screened from the right-of way with a street edge in accordance with Condition 6.A. Front end in or parallel parking along alleys is exempt from this requirement.

(2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every ***ten*** parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.

C. Garages for new residential dwellings shall be located behind the primary building.

D. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:

(1) Proximity to transit stops
(2) Provision of bicycle facilities
(3) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking
(4) Type of uses and hours of operation
(5) Square footage of commercial uses or number of residential units
(6) Fire Department access

6. Street Frontage.

A. Where a street edge is required, it shall be provided as follows:

(1) The street edge shall have a minimum height of three (3) feet and a maximum height of four (4) feet above grade and shall consist of:

(a) Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or

(b) A decorative metal fence with landscaping a minimum of three (3) feet in height at maturity, providing a year-round near opaque screen; or

(c) An evergreen hedge, with a minimum height at maturity of three (3) feet.

(d) Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.

(2) Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new non-residential buildings.

(3) No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.

(4) 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.

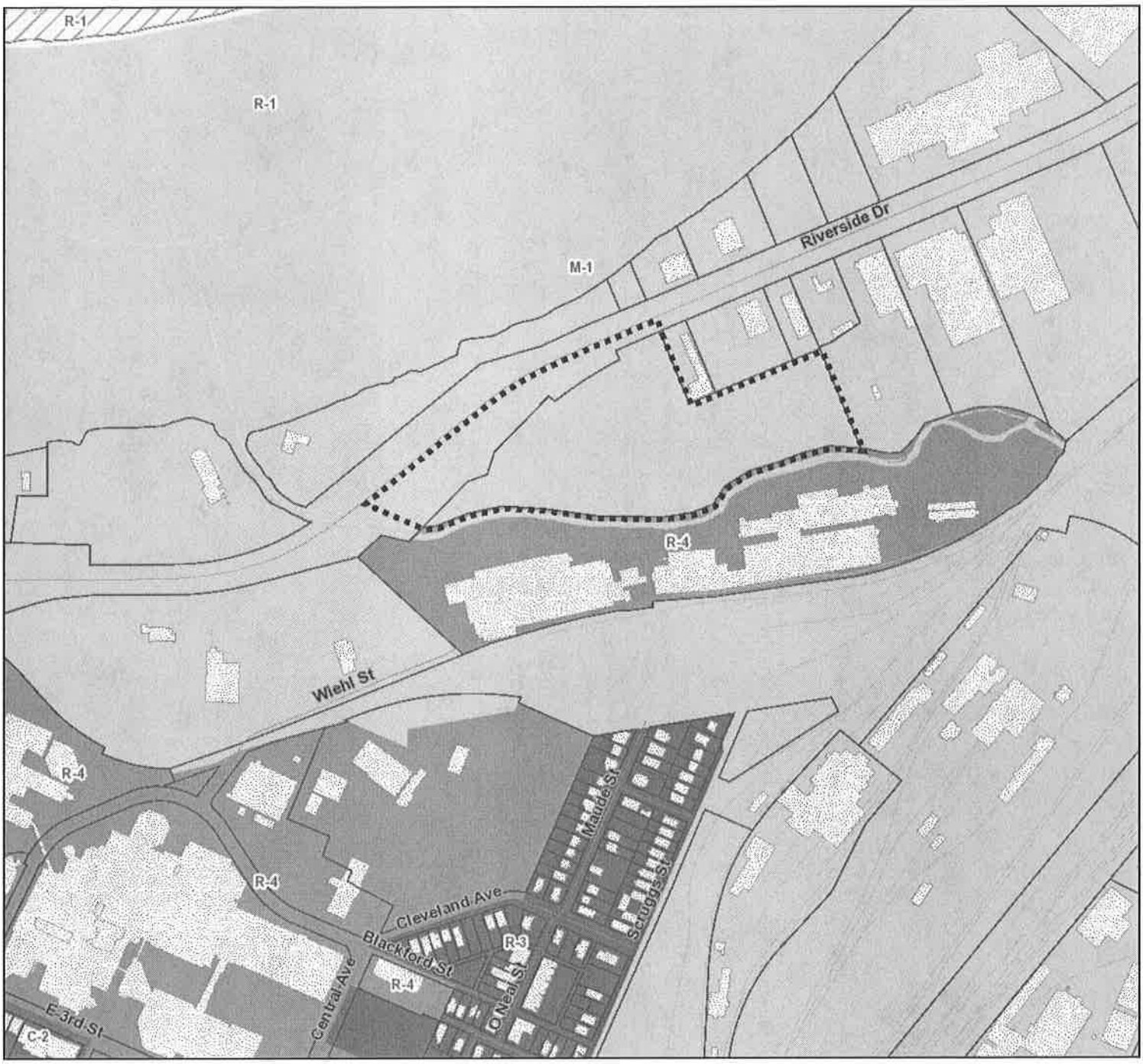
Passed on second and final reading: March 24, 2015

CHAIRPERSON

APPROVED: ✓ DISAPPROVED: ___

MAYOR

/mem



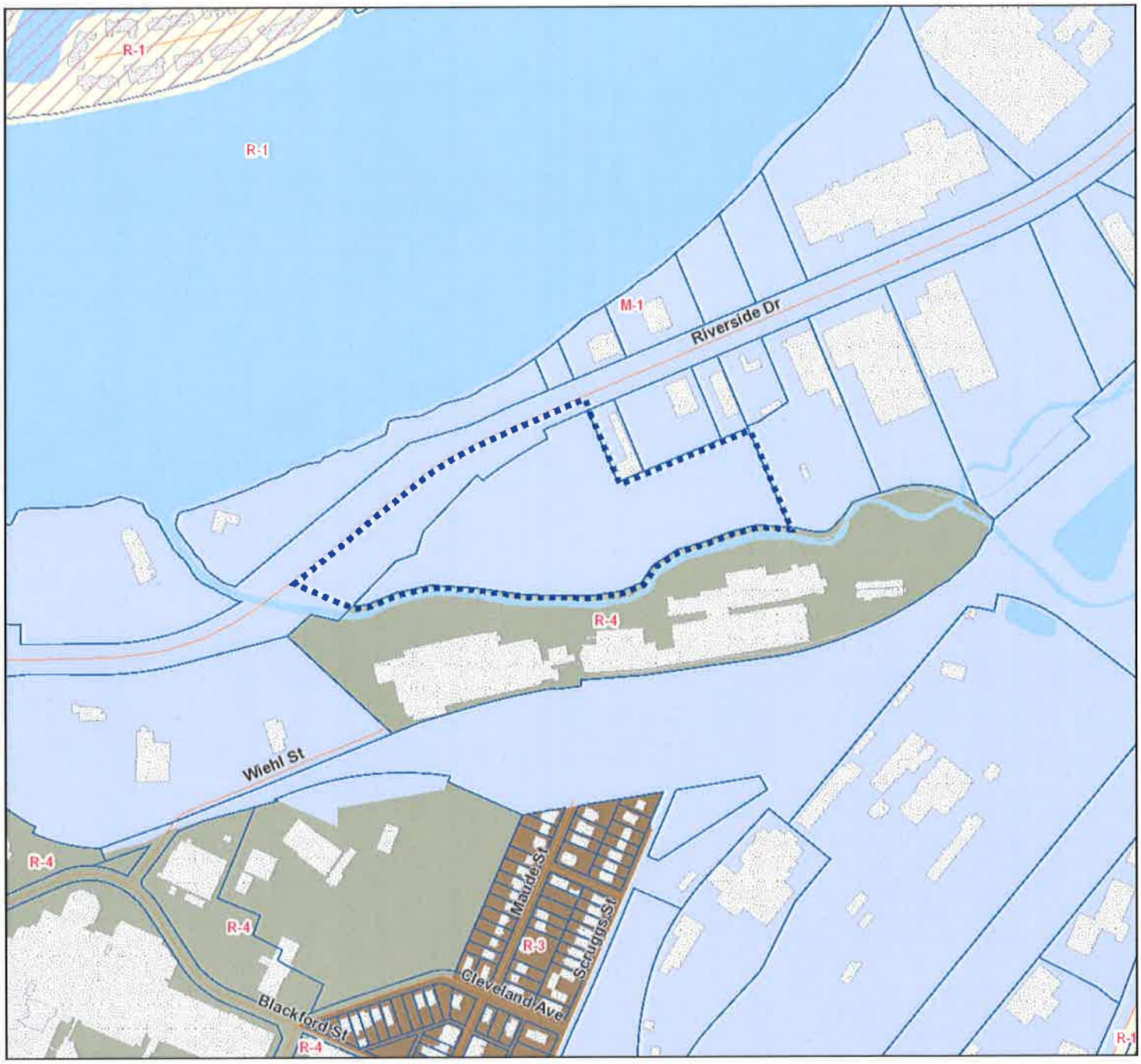
2015-018 Rezoning from M-1 to C-3

PLANNING COMMISSION RECOMMENDATION FOR CASE 2015-018: Approve, subject to the list of conditions in the Planning Commission Resolution.

500 ft

Chattanooga Hamilton County Regional Planning Agency

RPA



2015-018 Rezoning from M-1 to C-3

North

500 ft

Chattanooga Hamilton County Regional Planning Agency

RPA