

2013-025
Hefferlin & Kronenberg
District No. 8
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 625 EAST MAIN STREET, 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 properties located at 625 East Main Street, more particularly described herein:

Lots 26 thru 28, Clift Subdivision of the Hutcheson Tract, Plat Book 6, Page 39, ROHC, and all that part of an unplatted tract of land located at 625 East Main Street not currently zoned C-3 being the property described as Tracts 1 and 2 in Deed Book 9838, Page 669, ROHC. Tax Map Nos. 145L-H-001 and 004.

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 subject to the following:

For all new construction and renovations:

1) Review:

Applicants are encouraged to schedule a pre-submittal meeting with the City's Land Development Office prior to the completion of construction drawings.

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 Community Design Group, a division of the Regional Planning Agency. Some of the requirements below may be adjusted during this staff review based on the limitations of the specific site, as long as the general intent of the conditions is being met.

Historically or architecturally significant structures should be preserved.

2) Setbacks and street frontage (for commercial buildings):

- a) For new commercial buildings a zero building setback is required along the street frontage;
- b) To accommodate outdoor pedestrian activities such as a park, plaza, or outdoor dining, a greater setback may be permitted if an edge delineating the public and private space is provided;
- c) This edge shall have a minimum height of three feet and a maximum height of four feet above grade and shall consist of a) brick, stucco, or stone walls (concrete block can only be used when faced with said materials), or b) decorative metal fences, or c) an evergreen hedge, with a minimum height at maturity of 3 to 4 feet. When fences are used, evergreen hedges must also be included to provide a near opaque screen. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted; and

d) For properties fronting the Tennessee River, a 30 foot public easement shall be maintained along the river for the continuation of the Riverwalk. (A wider temporary easement may be necessary during Riverwalk construction.)

3) Building facades and access:

a) The primary pedestrian entrance shall be provided from the primary street;

b) Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor facade area for new commercial buildings;

c) No security-type roll up metal doors shall be permitted to front streets other than interior block alleys; and

d) The minimum height of new commercial buildings shall be 18 feet. Maximum building heights shall be 50 feet.

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.

5) Access and Parking:

a. Parking shall be located to the rear of the building;

b. For corner lots, or for cases where physical constraints such as topography do not allow for rear parking, any parking fronting a public street shall be screened along the public right-of-way as described under "Setbacks and Street Frontage" above;

c. Alleys, where they exist, shall be used for vehicular access. Additional curb cuts shall not be permitted

on the primary streets of the downtown street grid, such as (but not limited to) Broad Street, Market Street, Riverfront Parkway, 4th Street, 6th Street, Vine Street, McCallie Avenue, M. L. King Boulevard, 11th Street, Main Street, and Georgia Avenue, and portions of Chestnut Street, Carter Street, Walnut Street, and 2nd Street; and

d. There are no minimum requirements for the amount of off-street spaces, but the amount and location of parking to be provided must be presented by the applicant and should include the following considerations:

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; and
6. Fire Department access.

6) Landscaping:

To achieve the city's goal of a 15% tree canopy cover in the downtown, surface parking lots shall be landscaped with a minimum of one tree for every five parking spaces. Type I shade trees shall be used unless overhead utility lines necessitate smaller trees.

For Residential buildings:

7) Uses Not Permitted:

Factory manufactured mobile homes constructed as a single self-contained unit and mounted on a single chassis are not permitted in the C-3 Zone.

- 8) Access and Parking:
 - a) Garages shall be located behind the primary building;
 - b) Alleys, where they exist, shall be used for vehicular access. In the absence of alleys, secondary streets should be used for vehicular access. Shared drives should be used wherever possible;
 - c) Additional curb cuts shall not be permitted on certain primary streets, as described above; and
 - d) At least one (1) pedestrian entrance shall front the street.

- 9) Setbacks:
 - a) Residential building setbacks should be consistent with the existing setbacks on the same side of the street; and
 - b) For properties fronting the Tennessee River, a 30 foot public easement shall be maintained along the river for the continuation of the Riverwalk. (A wider temporary easement may be necessary during Riverwalk construction.)

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

_____, 2013.

CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2013

MAYOR

/mms

2013-025
Hefferlin & Kronenberg
District No. 8
Applicant Version

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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.

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PASSED on Second and Final Reading

_____, 2013.

CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2013

/mms

MAYOR

RESOLUTION

WHEREAS, Hefferlin & Kronenberg petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning from M-1 Manufacturing Zone to C-3 Central Business Zone, properties located at 625 East Main Street.

Lots 26 thru 28, Clift Subdivision of the For and Hutcheson Tract, Plat Book 6, Page 39, ROHC, and all that part of an unplatted tract of land located at 625 East Main Street not currently zoned C-3 being the property described as Tracts 1 and 2 in Deed Book 9838, Page 669, ROHC. Tax Map 145L-H-001 and 004 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on February 11, 2013,

AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, there was opposition present to 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 February 11, 2013, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to:

For all new construction and renovations:

1) Review:

- Applicants are encouraged to schedule a pre-submittal meeting with the City's Land Development Office prior to the completion of construction drawings.
- 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 Community Design Group, a division of the Regional

Planning Agency. Some of the requirements below may be adjusted during this staff review based on the limitations of the specific site, as long as the general intent of the conditions is being met.

- Historically or architecturally significant structures should be preserved.

2) Setbacks and street frontage (for commercial buildings):

- For new commercial buildings a zero building setback is required along the street frontage.
- To accommodate outdoor pedestrian activities such as a park, plaza, or outdoor dining, a greater 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 a) brick, stucco, or stone walls (concrete block can only be used when faced with said materials), or b) decorative metal fences, or c) an evergreen hedge, with a minimum height at maturity of 3 to 4 feet. When fences are used, evergreen hedges must also be included to provide a near opaque screen. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
- For properties fronting the Tennessee River, a 30 foot public easement shall be maintained along the river for the continuation of the riverwalk. (A wider temporary easement may be necessary during riverwalk construction.)

3) Building facades and access:

- The primary 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 façade area for new commercial buildings.
- No security-type roll up metal doors shall be permitted to front streets other than interior block alleys.
- The minimum height of new commercial buildings shall be 18 feet. Maximum building heights shall be 50 feet.

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.

5) Access and Parking:

- Parking shall be located to the rear of the building.
- For corner lots, or for cases where physical constraints such as topography do not allow for rear parking, any parking fronting a public street shall be screened along the public right-of-way as described under "Setbacks and Street Frontage" above.
- Alleys, where they exist, shall be used for vehicular access.
- Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad Street, Market Street, Riverfront Parkway, 4th Street, 6th Street, Vine Street, McCallie Avenue, M. L. King Boulevard, 11th Street, Main Street, and Georgia Avenue, and portions of Chestnut Street, Carter Street, Walnut Street, and 2nd Street.
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 - a. Proximity to transit stops
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 - d. Type of uses and hours of operation
 - e. Square footage of commercial uses or number of residential units
 - f. Fire Department access

6) Landscaping:

- To achieve the city's goal of a 15% tree canopy cover in the downtown, surface parking lots shall be landscaped with a minimum of one tree for every five parking spaces. Type I shade trees shall be used unless overhead utility lines necessitate smaller trees.

For Residential buildings:

7) Uses Not Permitted:

- Factory manufactured mobile homes constructed as a single self-contained unit and mounted on a single chassis are not permitted in the C-3 Zone.

8) Access and Parking:

- Garages shall be located behind the primary building.
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- Additional curb cuts shall not be permitted on certain primary streets, as described above.
- At least one (1) pedestrian entrance shall front the street.

9) Setbacks:

- Residential building setbacks should be consistent with the existing setbacks on the same side of the street.
- For properties fronting the Tennessee River, a 30 foot public easement shall be maintained along the river for the continuation of the riverwalk. (A wider temporary easement may be necessary during riverwalk construction.)

Respectfully submitted,

John Bridger
Secretary

Case Number:	2013-025
Applicant Request:	C-3 Central Business Zone
Applicant:	Hefferlin and Kronenberg
Property Address:	625 East Main Street
Jurisdiction:	Chattanooga District 8/Hamilton County District 6
Neighborhood:	Southside
Proposed Development	
Site Plan Submitted:	Yes
Proposed Use:	Development of Apartments
Site Characteristics	
Current Zoning:	M-1 Manufacturing Zone
Current Use:	Vacant Warehouse
Adjacent Uses:	General Contracting, Antique Store, Single family residences, Warehouse, Distribution Company, Landscaper
Size of Tract :	4.06 Acres

Planning Commission Recommendation:
Approve Staff Recommendation

STAFF RECOMMENDATION: APPROVE, subject to the conditions below.

Analysis	
Extension of Existing Zoning?	Yes
Community Land Use Plan:	Downtown Plan (2004)
Proposed Use Supported by Community Land Use Plan?	Yes
Proposed Use Supported by Comprehensive Plan?	Yes

Comments

Planning Staff: Applicant Request Overview
The applicant is proposing to develop a total of 102 apartments. Fifty-one of those units would be contained in an existing building (to be renovated) on the west side of Madison Street. The remaining fifty-one units would be contained in a new three-story building on the east side of Madison Street. Parking for 157 cars will be provided on site and on Madison Street. Vehicular access will be provided from both Madison Street and Park Street, which will be connected via the proposed parking areas. The dumpster will be located on the northwest corner of the property.

In addition, an existing 1,800 square foot building and adjacent 14-space parking lot at the corner of Madison and Main will be retained for retail uses.

Site Description
The 4.06-acre property is located on the north side of East Main Street. It is bounded on the east and north by railroads. A mixture of multi-family and single-family housing is located adjacent to the property on the west. A mixture of retail and manufacturing uses fronting East Main Street are located adjacent to the property on the south.

Some existing manufacturing and warehouse buildings are located on

the property. Some of these will be retained and renovated for apartments.

A recent extension of Jefferson Street currently ends in a cul-de-sac at the northwest corner of this proposed development site. Single-family homes are under construction on the north side of this street extension and cul-de-sac.

A building currently extends into the existing alley limiting the use of the alley.

Staff Recommendation

The density and scale of the proposed development is similar to the existing residential development and mixed use development is supported by the Downtown Plan. The Staff, therefore, recommends approval of C-3 Zoning subject to the conditions below.

For all new construction and renovations:

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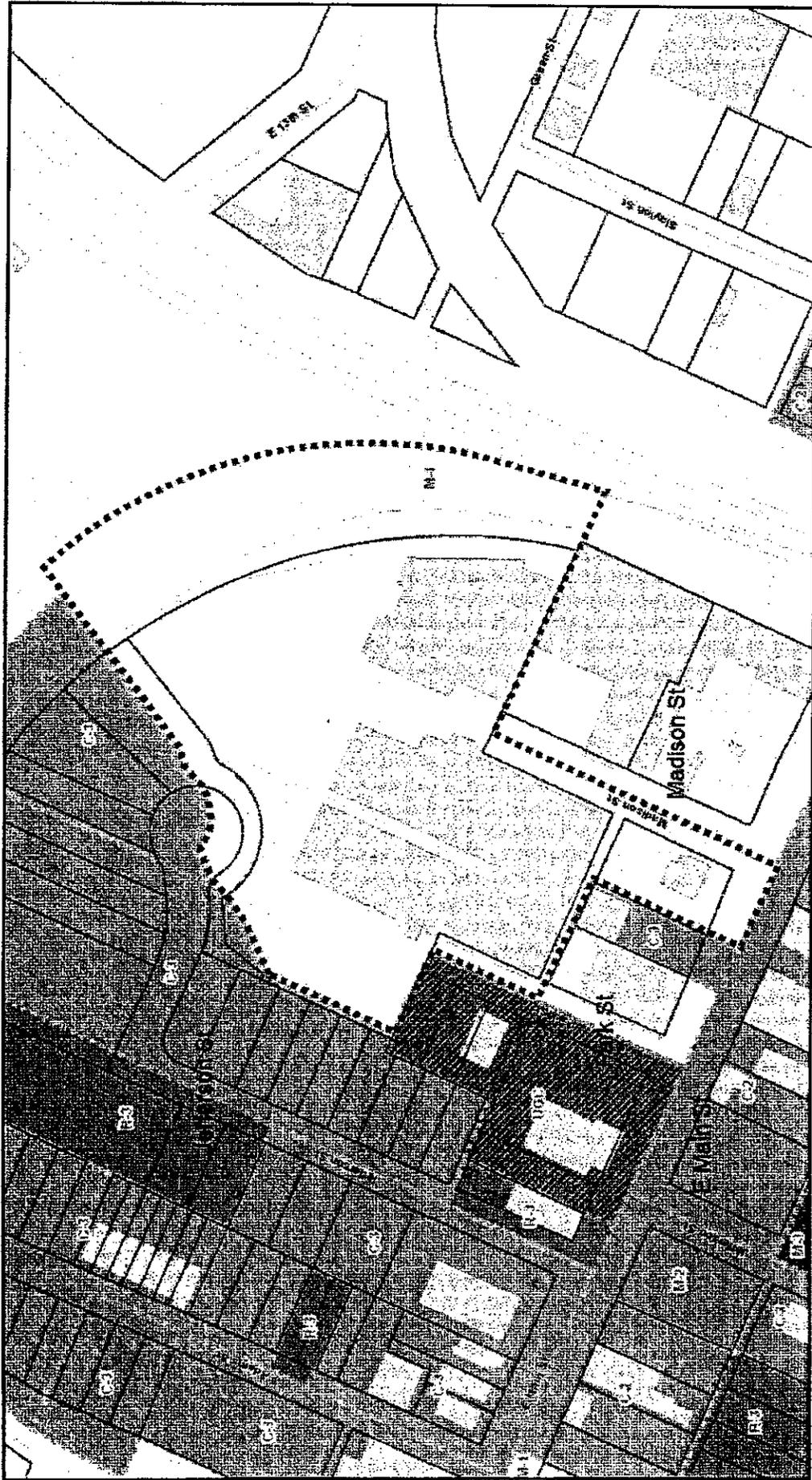
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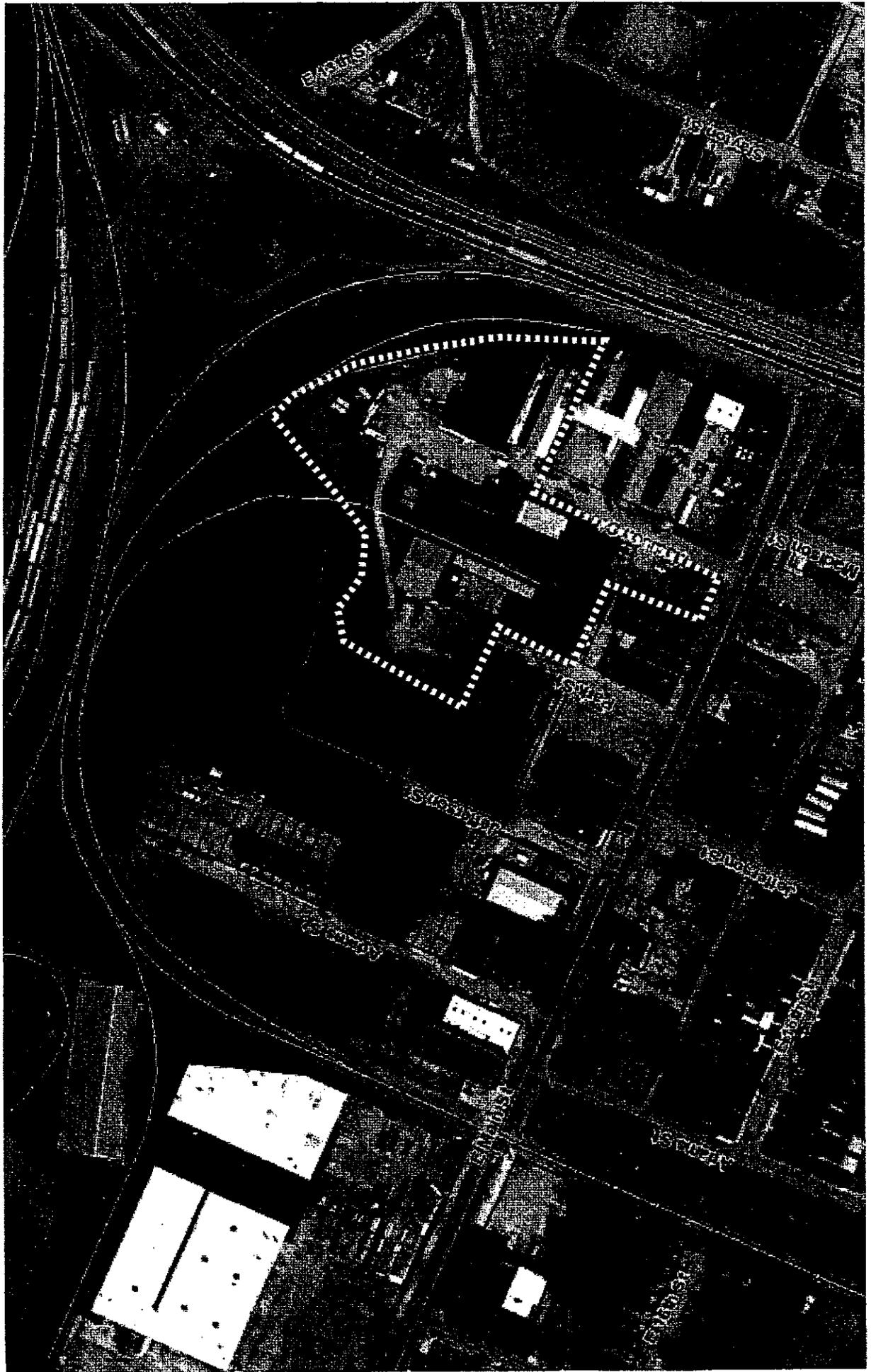


2013-025 Rezoning from M-1 to C-3

150 ft

Hamilton County
RPRA
 Regional Planning Agency

Chattanooga Hamilton County Regional Planning Agency

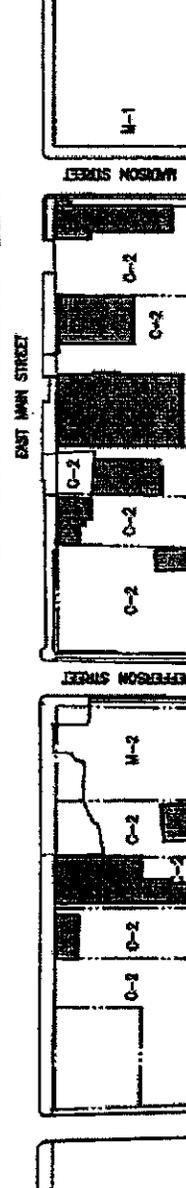
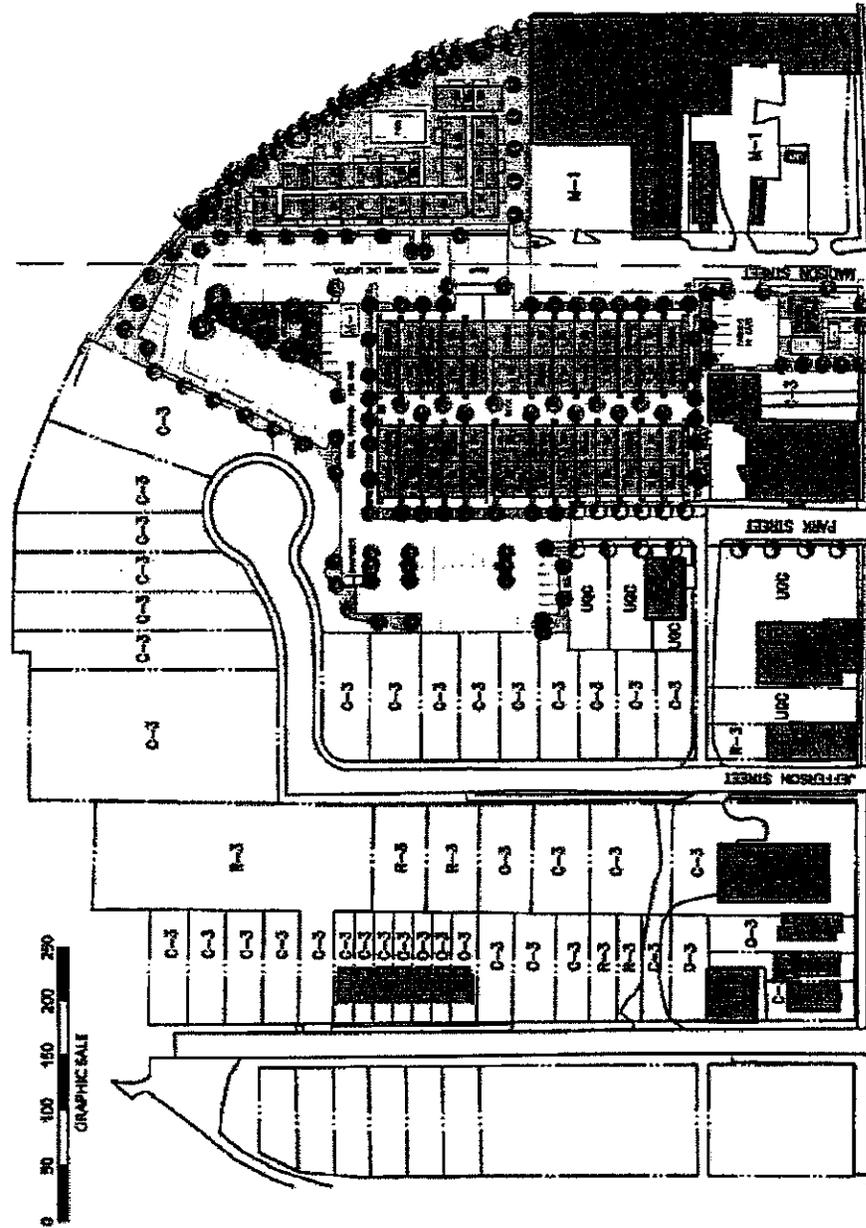




CONTACT INFORMATION																																																																			
OWNER:	MADISON & MAIN LLC																																																																		
CONTACT PERSON:	CRACI KRONENBERG																																																																		
ADDRESS:	825 W. MAIN STREET																																																																		
PHONE:	423-266-3606																																																																		
EMAIL:	ckronenberg@madisonandmain.com																																																																		
PROJECT INFORMATION																																																																			
CURRENT PROJECT ZONING:	M-1																																																																		
TAX MAP ID:	1461.1107																																																																		
DWELLING PROJECT AREA:	3.84 ACRES																																																																		
ADDRESS:	MADISON AND MAIN ST.																																																																		
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SHEET: SITE PLAN OPTION A

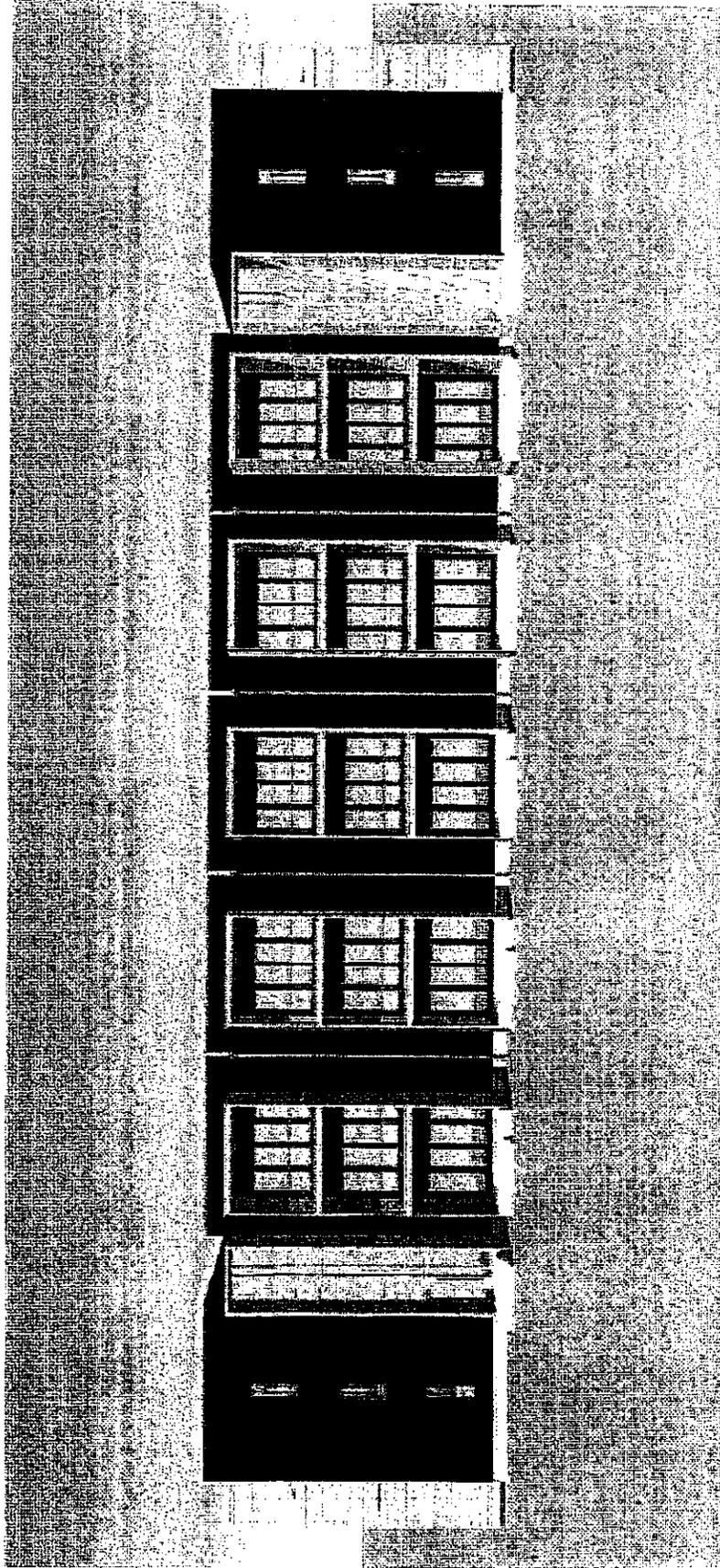
JANUARY 10, 2013



MADISON STREET APARTMENTS

CHATTANOOGA, TN
MADISON & MAIN LLC DEVELOPERS

HEFFRELIN & KRONENBERG ARCHITECTS LLC
CHATTANOOGA, TN 37402-1000 TEL: 423-266-3606



SHEET: PHASE II ILLUSTRATION
JANUARY 10, 2013

MADISON STREET APARTMENTS
CHATTANOOGA, TN
MADISON & MAIN LLC DEVELOPERS

HK HEFFERLIN + KRONENBERG ARCHITECTS INC.
100 MARKET STREET, CHATTANOOGA, TN 37402-3400 TEL: 423.262.8800

NOTICE

WHEREAS, petitions to amend Ordinance No. 6958, known as the Zoning Ordinance, have been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

2012-012 Kosygin Lameechee Jones. 8025, 8067, 8109, 8117, and 8119 Old Cleveland Pike, from R-1 Residential Zone, R-2 Residential Zone, and R-5 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2013-001 City of Chattanooga/RPA. 5300 block of Hwy. 58 and 5136, 5141, and 5145 Turkeyfoot Trail, from Temporary Zone to Permanent Zone per City Code Article XII, Section 38-653 – Planning Commission Zoning Plan to establish permanent zones for area annexed and identified as “Area 6-A” of Ordinance No. 12312 and Ordinance No. 12513, subject to certain conditions.

2013-002 City of Chattanooga/RPA. 5400 block of Hwy. 58 and 8604 North Hickory Valley Road, from Temporary Zone to Permanent Zone per City Code Article XII, Section 38-653 – Planning Commission Zoning Plan to establish permanent zones for area annexed and identified as “Area 6-B” of Ordinance No. 12313 and Ordinance No. 12514.

2013-003 City of Chattanooga/RPA. 5500-6300 blocks of Hwy. 58, Mahlon Drive, Harrison-Ooltewah Road, Clark Road, Holder Road, Easter Drive, Tyner Lane, and Church Road, from Temporary Zone to Permanent Zone per City Code Article XII, Section 38-653 – Planning Commission Zoning Plan to establish permanent zones for area annexed and identified as “Area 6-C” of Ordinance No. 12314 and Ordinance No. 12515, subject to certain conditions.

2013-004 City of Chattanooga/RPA. Hunter Road, I-75, Sue Ron Lane, and Ooltewah-Harrison Road, from Temporary Zone to Permanent Zone, per City Code Article XII, Section 38-653 – Planning Commission Zoning Plan to establish permanent zones for area annexed and identified as “Area 8-A” of Ordinance No. 12296 and Ordinance No. 12556, subject to certain conditions.

2013-005 City of Chattanooga/RPA. Hunter Road, I-75, Sue Ron Lane and Ooltewah-Harrison Road, from Temporary Zone to Permanent Zone, per City Code Article XII, Section 38-653 – Planning Commission Zoning Plan to establish permanent zones for area annexed and identified as “Area 9-B” of Ordinance No. 12317 and Ordinance No. 12543, subject to certain conditions.

2013-024 BYD, LLC/Kevin C. Boehm/GADG Leasing, Ltd. 1616 Broad Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2013-025 Hefferlin & Kronenberg. 625 East Main Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2013-027 Inasmuch, Inc. d/b/a The Samaritan Center. 6021 Ooltewah Georgetown Road, from R-1 Residential Zone to C-2 Convenience Commercial Zone.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

March 12, 2013

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2013.

Carol K. O’Neal, CMC
Clerk to the City Council