

1ST READING 4-11-06
2ND READING 4-18-06
INDEX NO. _____

2006-016
Park Mills Property 2, LLC/
Park Mills Property 3, LLC

ORDINANCE NO. 11815

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 435, 437, AND 439 MANUFACTURERS ROAD, 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 Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Three unplatted tracts of land located at 435, 437 and 439 Manufacturer's Road being the properties described in Deed Book 7745, Page 53, Deed Book 5626, Page 304, and Deed Book 7733, Page 258, ROHC. Tax Map 135F-G-002, 003, and 006.

from M-1 Manufacturing Zone to C-3 Central Business Zone.

SECTION 2. BE IT FURTHERE ORDAINED, That this rezoning shall be subject to:

1. Conceptual site plan with phase II additions; and
2. Compliance with the following conditions to ensure compatibility with the adjacent C-7 district:

A. Land Use Patterns

1. The development will include a mix of uses with ground-floor retail.
2. Gas stations are not permitted.
3. Uses which are known to produce or store toxic fumes or materials, dust, or other nuisance or health-threatening debris, will not be permitted.
4. All equipment or materials associated with the development will be screened within an opaque building.

B. Site Design

Setbacks

1. The development will have a building edge along at least 50% of the Manufacturers' Rd. right-of-way. This building edge will have a zero front setback. This will be accomplished with the completion of Phase II.

2. The development will use a fence, wall, or hedge to maintain the street edge at the right-of-way line when a building edge is not present.

Parking

1. The amount of off-street parking provided will not exceed four (4) spaces per thousand (1,000) square feet of gross leasable area.
2. Parking will not front Manufacturers' Rd. unless it is screened from the street using a fence, wall, or hedge.
3. Curb cuts will be limited to two (2) driveways with a maximum width of forty-two feet (42') to accommodate truck access and turning lanes for vehicular traffic and one (1) exit only driveway located on the western side of the property fronting on Manufactures Road.
4. The development will not have more than three curb cuts onto Manufacturers' Rd., not including the drive at the eastern side of the site which will be a shared entrance with the adjoining Knitting Mill property.
5. Garage doors will not front or be visible from Manufacturers Road.

Pedestrian Access

1. All businesses along a public right-of-way will have a public pedestrian entrance fronting the public right-of-way.
2. Pedestrian entrances will be located at a minimum rate of one entrance per fifty feet of continuous building frontage along the public street.

Landscaping

1. Landscaping will be provided throughout the site subject to the applicable terms of the Voluntary Order enacted by the Tennessee Department of Environment & Conservation (TDEC).
2. A fence, wall, or hedge will screen dumpsters, utilities, and all service areas.
3. Surface parking lots will include installation of trees to at least comply with the City Landscape Ordinance with the further intention of achieving the coverage level of the C-7 guidelines subject to the applicable terms of the TDEC Voluntary Order.

Lighting

All light fixtures will be designed to direct light downward by means of "cut-offs" as defined by the IESNA.

Open space

The development will incorporate an open space, such as a park or plaza, a green space, or a public gathering space.

Street edges and screening

1. Where parking lot screening is required along the existing public street (excluding alleys), a wall, fence, or hedge will be provided with the following characteristics:
 - a) A visually opaque fence, wall, or hedge with a minimum height of three (3) feet and a maximum height of four (4) feet above grade will be provided; and;

- b) Walls and fences will be compatible with the architectural style, materials, and colors of the principal adjacent buildings.
 - c) Hedges will consist of evergreen plantings in a landscape yard with a minimum horizontal depth of three (3) feet. All plantings will be installed at a minimum size of three (3) gallons and spaced on-center no more than 80% of the expected mature spread.
 - d) Walls will consist of masonry, stucco, or stone material.
 - e) Fences should consist of decorative metal, cast iron, or composite material. Highway-style guardrail, stockade, or contemporary security fencing (e.g. chain link, barbwire, and razor wire) will not be permitted.
2. Dumpsters and other storage areas will be screened as described above, but with a height adequate to completely conceal the dumpster.

Stormwater

1. Stormwater facilities will not be visible from the street unless they are natural and landscaped.
2. If stormwater facilities can only be located along the street, a fence, wall, or hedge will screen them.

C. Building Design

Building mass and height

1. Buildings along the public right-of-way will have a minimum height of two stories as defined by the Building Code, or be eighteen (18) feet in height along the public right-of-way if a single story building.
2. No building fronting Manufacturers Road will exceed a height of four stories above street grade level, as defined by the Building Code.

Roofs

1. Mansard roofs, and mansard elements attached to the building façade are not permitted.
2. Flat roofs will incorporate a decorative cornice line that clearly identifies the top of a building.
3. Roof pitch will not exceed 12:12
4. Mechanical equipment located on roof tops will be screened due to their visibility from the bridges.

Building Facades

Building bays, storefronts, entrances, columns, and other vertical elements will be designed in appropriate structural increments to "break-up" the building façade.

Materials

1. Aluminum siding, vinyl siding or other similar exterior materials will not be permitted.
2. Awnings, when applied, should consist of flexible canvas, acrylic, or vinyl coated material. Bubble, concave, or convex awnings and hard plastic awning materials will not be permitted.

Windows

1. Window frames (except glass block) will be recessed from the exterior building face to achieve appropriate relief.
2. Windows will have sills and trim.
3. Upper-story windows will have a square or vertical orientation where appropriate.
4. Heavily tinted windows will not be used. The maximum reflectivity of any window will not exceed thirteen (13%) percent.
5. The ground floor of all public street-facing facades at street level will contain at least fifty (50%) percent openings (windows and doors). For corner lots, the fifty (50%) percent opening requirement will only apply to the primary street frontage with the highest vehicular traffic.
6. The upper stories of all street-facing facades will contain at least thirty (30%) percent openings but not to exceed seventy-five (75%) percent openings.
7. Doorways will not be recessed more than five (5) feet from the front facade unless a courtyard, cafe, window display, or other animated space is provided between the doorway and the sidewalk.

D. Sidewalks

1. The minimum sidewalk width along public streets will be 10 feet.
2. Sidewalks will provide access to every building within the development.
3. All intrusions into the sidewalk will provide a minimum six (6) foot wide pedestrian lane within the sidewalk.
4. Any streetscape improvements along Manufacturers' Rd. will comply with Downtown Streetscape standards.

E. Signs

1. All signage will comply with the City's Sign Ordinance.

- F. For any business with a drive-through, the primary building must front Manufacturers Road as opposed to the drive-through.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

(2) weeks from and after its passage.

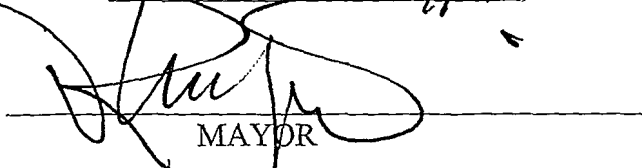
PASSED on Second and Final Reading

April 18, 2006.


CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: 4/20, 2006


MAYOR

CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



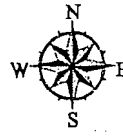
CHATTANOOGA

CASE NO: 2006-0016

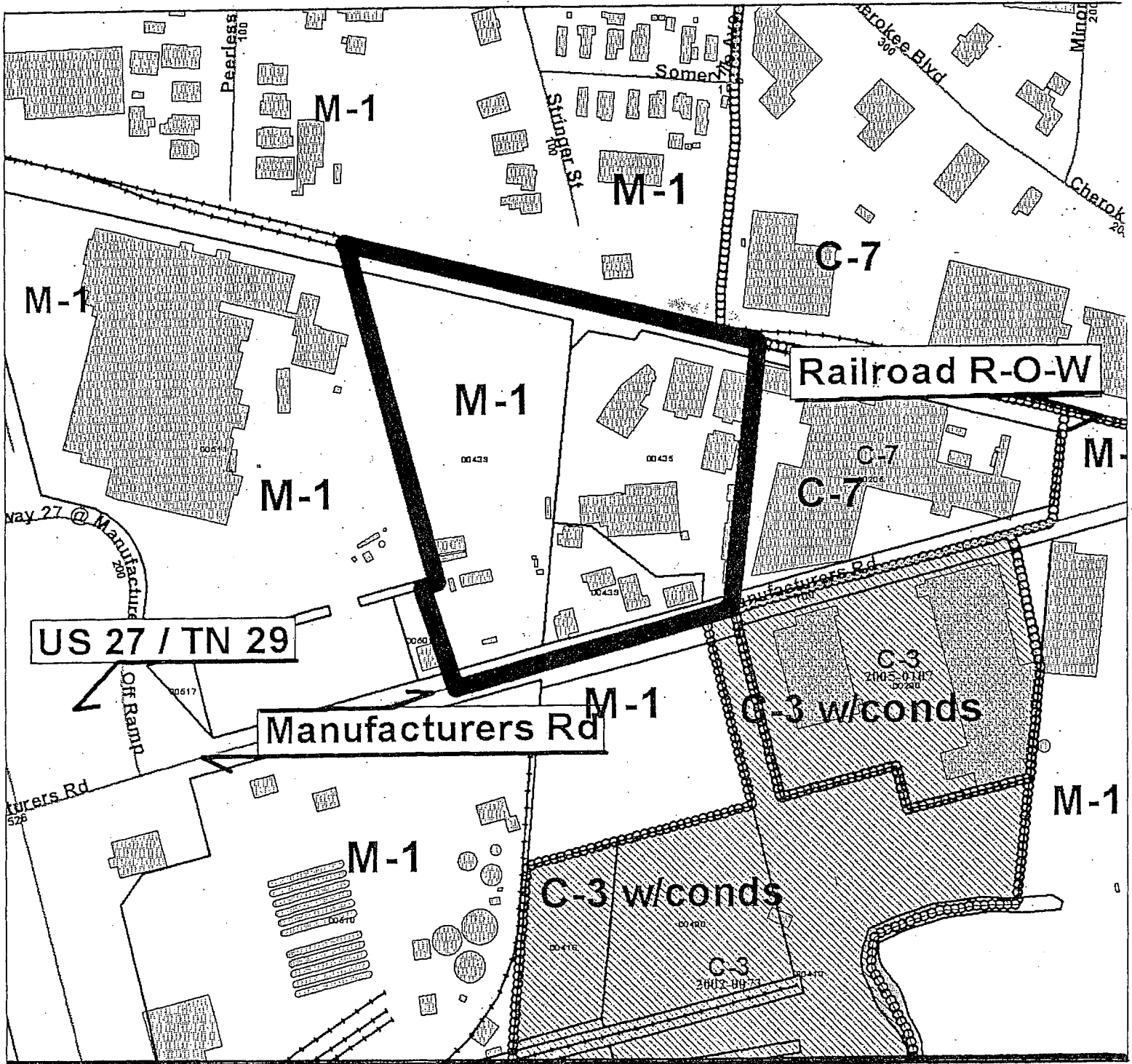
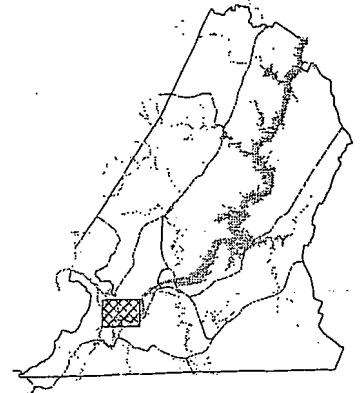
PC MEETING DATE: 2/13/2006 **03/13/2006**

FROM: M-1

TO: C-3



1 in. = 230.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-016: Approve C-3, subject to certain conditions as listed in the Planning Commission Resolution.

2006-016

N
A

CHATTANOOGA TRACTION COMPANY
(ABANDONED RAILROAD TRACKS)

FUTURE WALKING/BIKE TRAIL

PHASE I
STRUCTURED PARKING
64 SPACES PER LEVEL

PHASE I
RETAIL
10,200SF

PHASE I
RETAIL
22,400SF

PHASE I
RETAIL
10,000SF

PHASE I
RETAIL
12,000SF

PHASE I
RETAIL
18,000SF

FARMERS

HARPER STREET

MANUFACTURERS ROAD

