

1ST READING

8-8-06

2ND READING

8-15-06

INDEX NO.

2006-153

2525 Broad Street, LLC

ORDINANCE NO. 11868

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 2517 AND 2525 BROAD STREET, TOGETHER WITH TWO (2) UNADDRESSED TRACTS OF LAND LOCATED IN THE 400 BLOCK OF WEST 25TH AND WEST 26TH STREETS, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE TO C-3 CENTRAL BUSINESS ZONE.

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:

Lot 1, Final Plan of Frank R. Martin's Resubdivision of Part of Block 1, G. T. White's Addition to Chattanooga, Plat Book 40, Page 12, and part of Block 1, G. T. White's Addition to Chattanooga, as shown in Book D, Volume 2, Page 246, ROHC, being described in Deed Book 7927, Page 168, and as Parcels 1 and 2 if Deed Book 5739, Page 684, ROHC. Tax Map 145N-F-002, 006, 010 and 013.

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

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

For all new construction and major renovations affecting the building exteriors:

1. Review:

- a) 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.

b) Historically or architecturally significant structures should be preserved.

2. Setbacks and street frontage:

a) For 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 brick, stucco, or stone walls (concrete block can only be used when faced with said materials), decorative metal fences, cast iron, or composite material. When fences are used, landscaped hedges must also be included. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.

3. Building facades and access:

a) At least one pedestrian entrance shall be provided from the primary street.

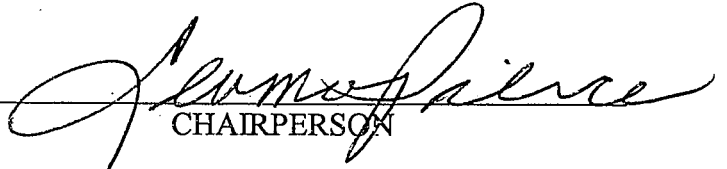
b) Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for commercial buildings.

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

d) The height of new buildings shall be 2 stories minimum and 4 stories maximum.

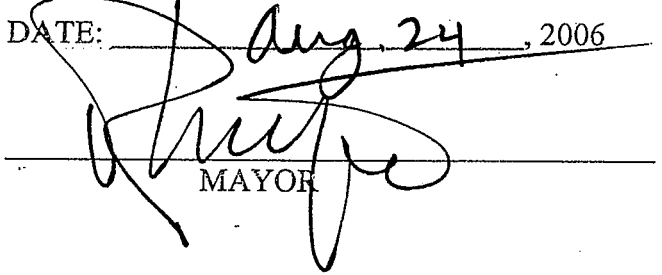
PASSED on Second and Final Reading

August 15, 2006.


CHAIRPERSON

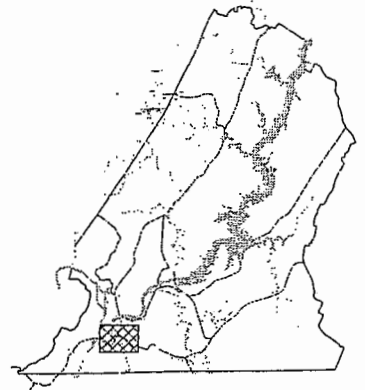
APPROVED: DISAPPROVED:

DATE: Aug 24, 2006

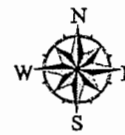

MAYOR

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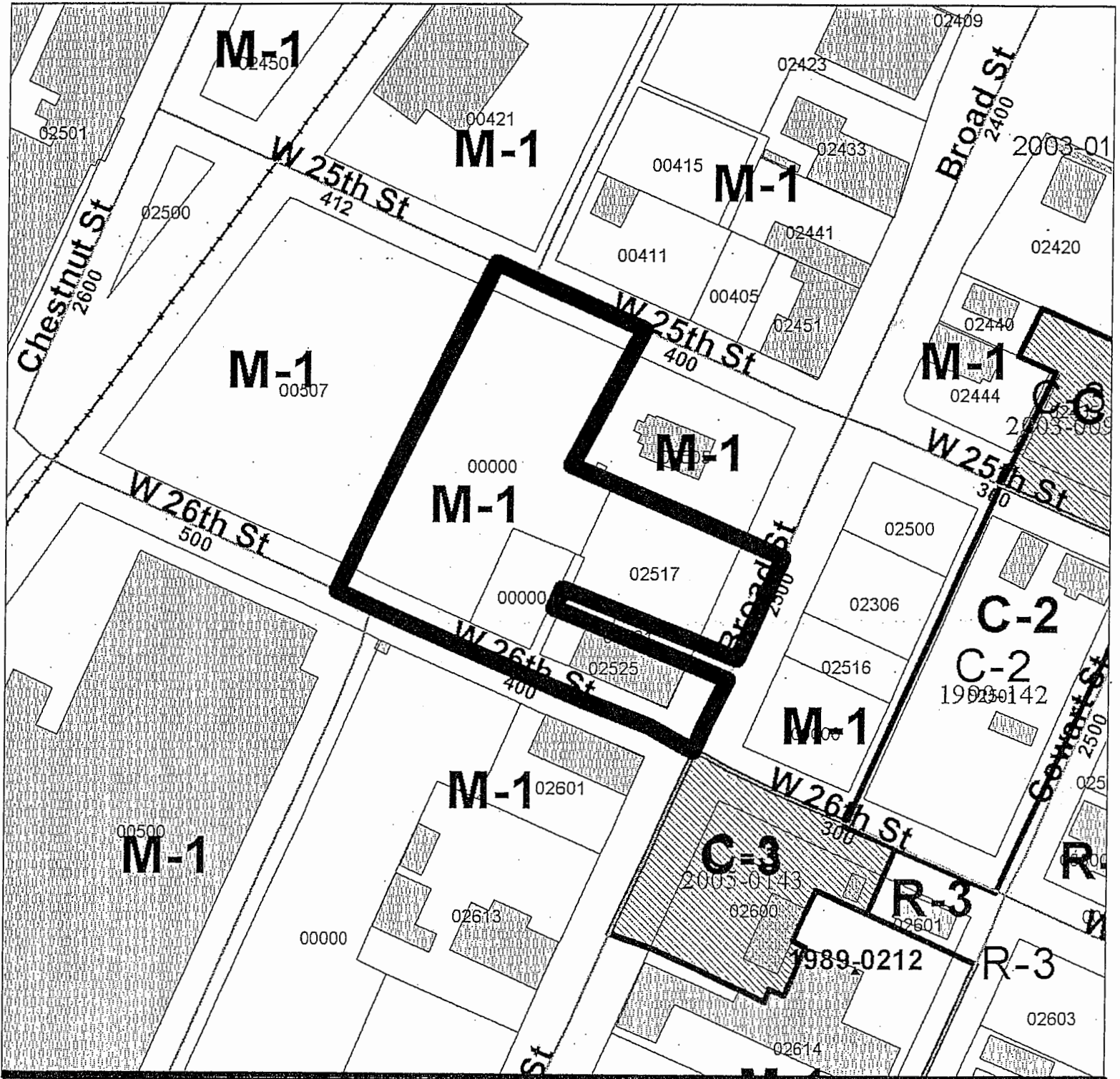
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2006-0153
PC MEETING DATE: 7/10/2006
FROM: M-1
TO: C-3



1 in. = 130.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-153: Approve, subject to certain conditions as listed in the Planning Commission Resolution.