

1ST READING 10-10-06
2ND READING 10-17-06
INDEX NO. _____

2006-190
Jedco, LLC

ORDINANCE NO. 11899

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 1319 COWART 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 Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lot 1, Cowart Street Subdivision, Plat Book 60, Page 175, ROHC,
Deed Book 7888, Page 942, ROHC. Tax Map 145E-V-002.01.

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

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

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 (for commercial buildings):
 - a) For commercial buildings a zero building setback is required along the street frontage, except as provided for in the remainder of this section.
 - 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(s): Broad St for Building One and Coward Street for Building Two
- 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 5 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.

5. Access and Parking:

- a) 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, 4th Street, Main, McCallie, and M.L. King Boulevard.
- b) Parking shall be located to the rear of the building(s).
- c) 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. A street edge is required where the proposed parking abuts 13th Street.

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.

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

(2) weeks from and after its passage.

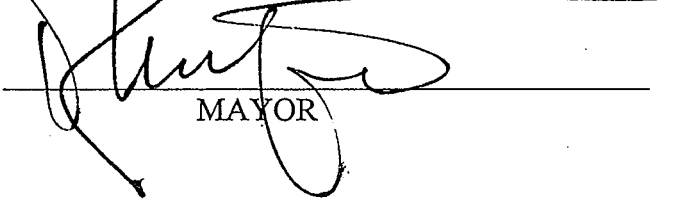
PASSED on Second and Final Reading

October 17, 2006.


CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: 10/19, 2006

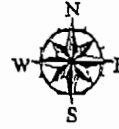

MAYOR

DML/add

CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2006-0190
PC MEETING DATE: 9/11/2006
FROM: M-1
TO: C-3



1 in. = 150.0 feet

