

1ST READING  
2ND READING  
INDEX NO.

12-7608

~~2008-199~~  
Jeff Cannon

ORDINANCE NO. 12202

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 26 EAST MAIN STREET, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP AND DRAWING ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, 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 2, Fort Negley and R. M. Myers Subdivision, Plat Book 73, Page 52, ROHC, Deed Book 8322, Page 850, ROHC. Tax Map 145LA-B-006.

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

- (c) 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.
  - (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 to provide a near opaque screen. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
- 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 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 minimum height of new commercial buildings shall be 18 feet.~~

Maximum building heights vary based on the location. See the attached map.

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) Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad, Market, 4<sup>th</sup> Street, Main, McCallie, and M.L. King Boulevard.

(d) The following criteria should be considered in determining the amount and configuration of off-street parking:

(i) Fire Department access;

(ii) Type of use and hours of operation;

(iii) Square footage of commercial uses or number of residential units;

(iv) Availability of adjacent on-street parking, nearby public parking facilities, shared private parking, or leased off-site parking; and

(v) Location on a transit route.

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.

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 the primary streets of the downtown street grid, such as (but not limited to) Broad, Market, 4<sup>th</sup> Street, Main, McCallie, and M.L. King Boulevard.
- (d) 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.

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

December 16, 2008.

Linda Bennett  
CHAIRPERSON

APPROVED:   x   DISAPPROVED:       

DATE: Dec 19, 2008

[Signature]  
MAYOR

/add

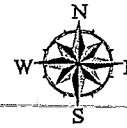
CHATTANOOGA

CASE NO: 2008-0199

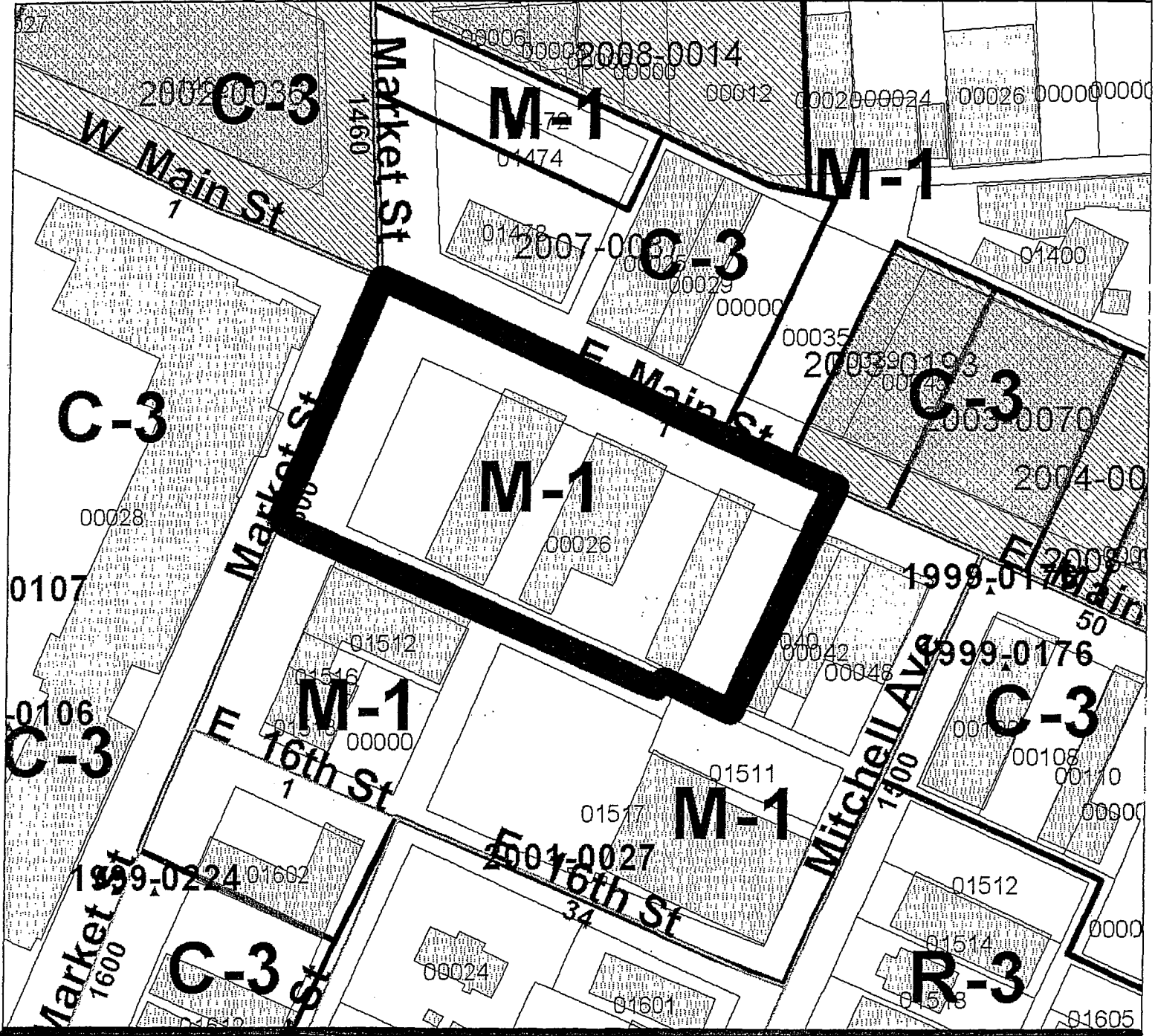
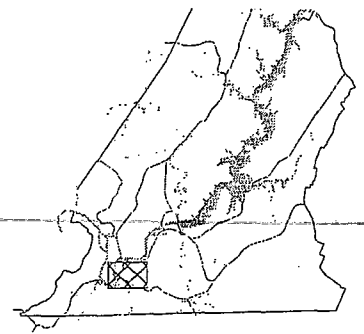
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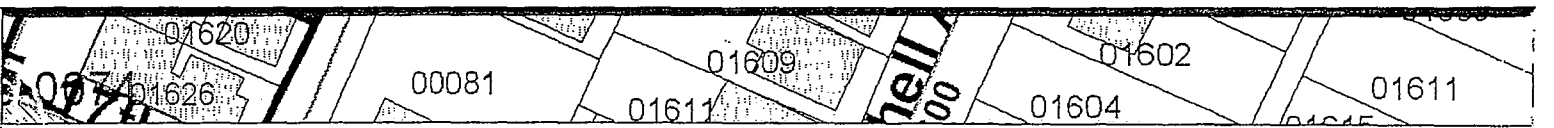
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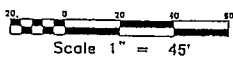
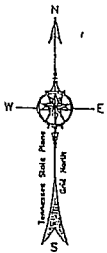
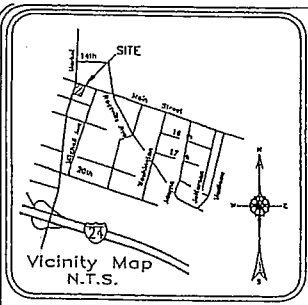


1 in. = 100.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2008-199: Approve, subject to certain conditions as listed in the Planning Commission Resolution.





Property Address:  
 26 East Main Street  
 Chattanooga, TN 37408  
  
 Current Zoning: M-1  
  
 Area: 0.884 acres  
  
 Owner:  
 The RiverCity Company  
 c/o Jeff Cannon  
 850 Market Street  
 Chattanooga, TN 37402  
 Phone 432.400.9461  
 Email: jeff@greenspaceschattanooga.com

