

1ST READING 3-12-13
2ND READING 7-19-13

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

ORDINANCE NO. 12706

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.

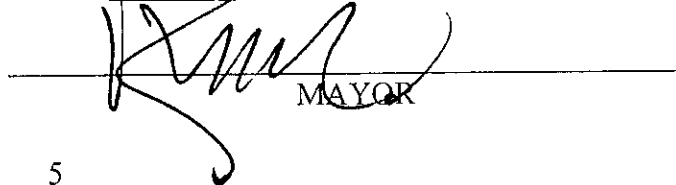
PASSED on Second and Final Reading

March 19, 2013.

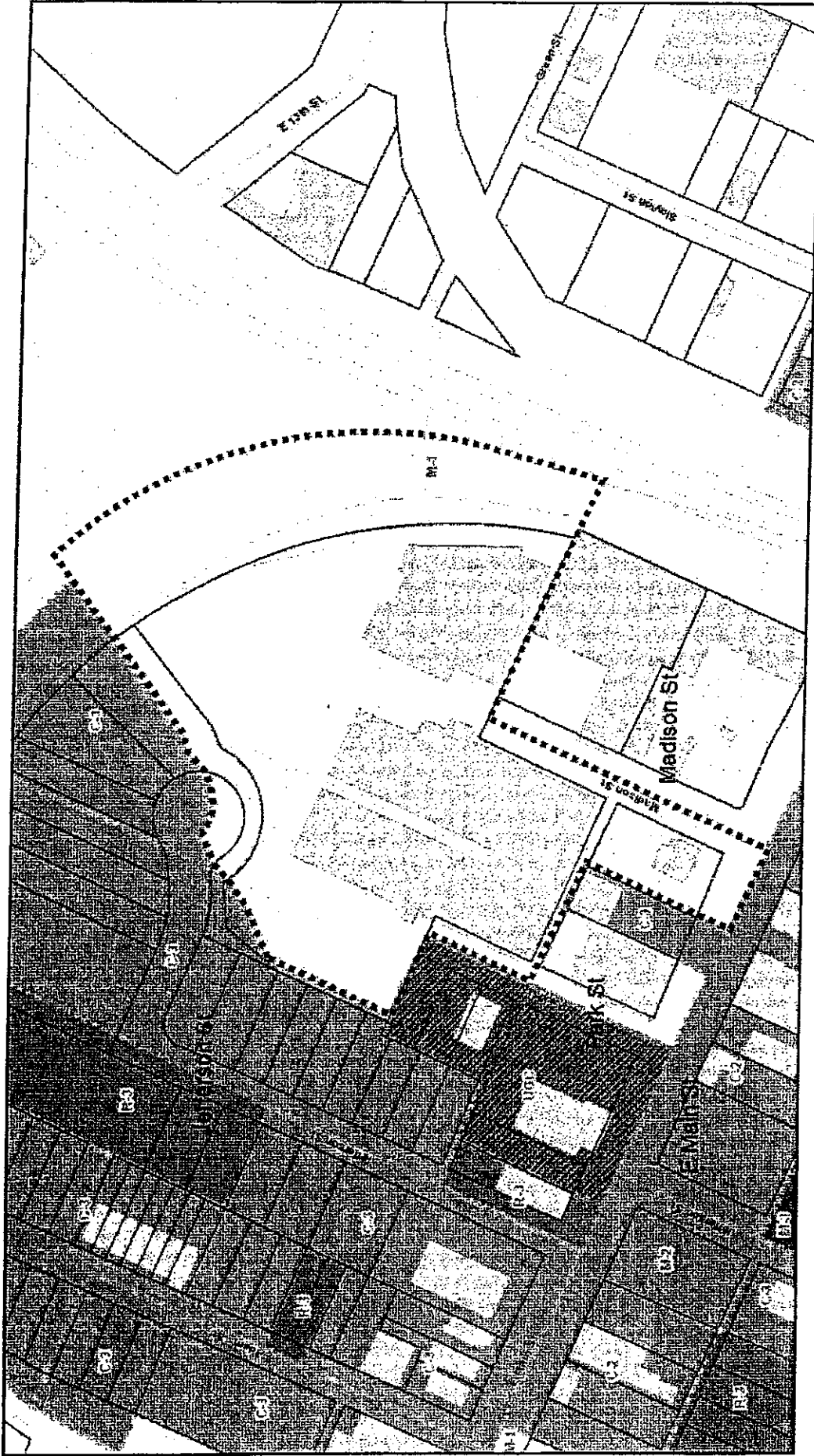

CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2013


MAYOR

/mms



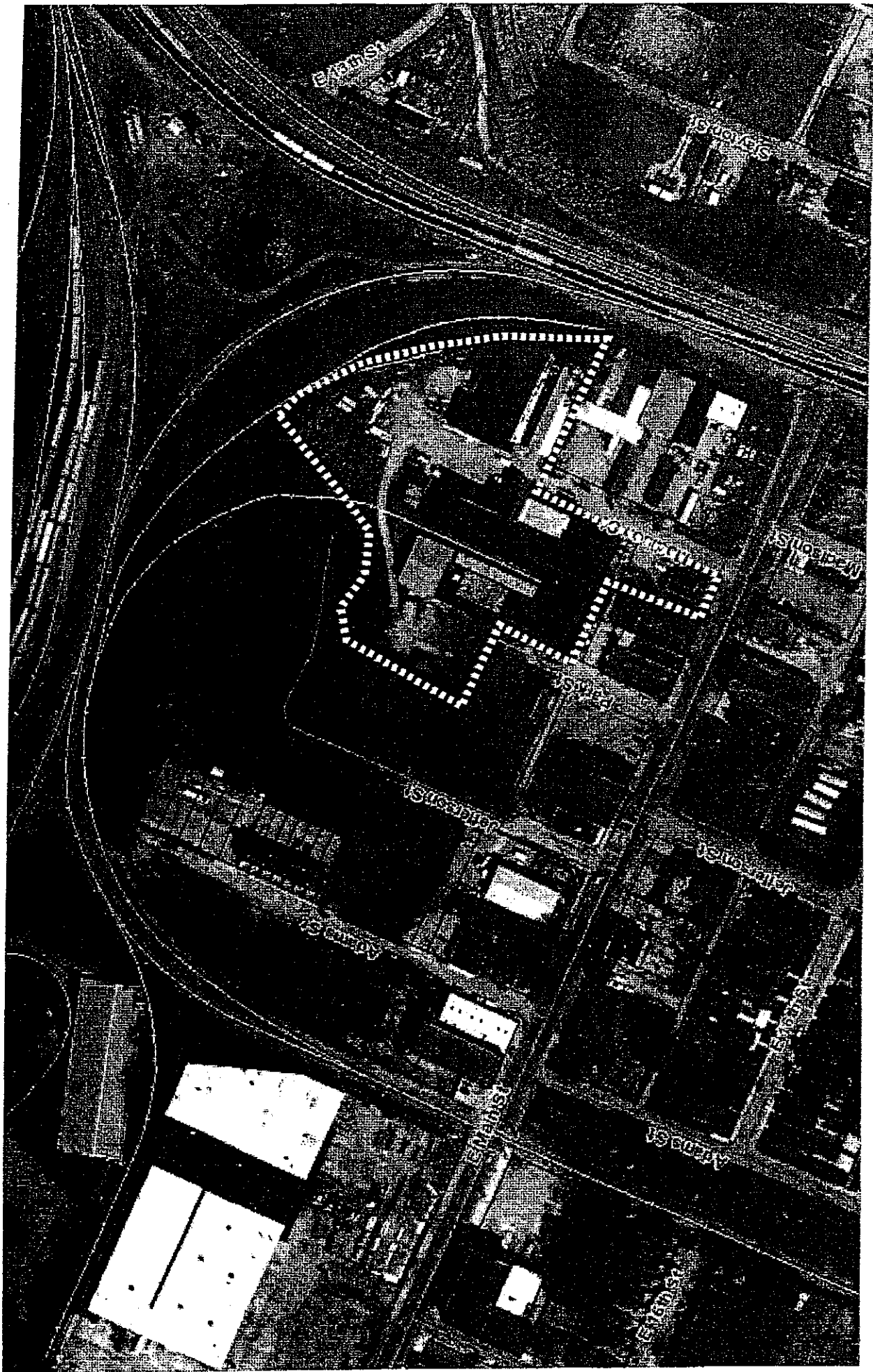
2013-025 Rezoning from M-1 to C-3



150 ft

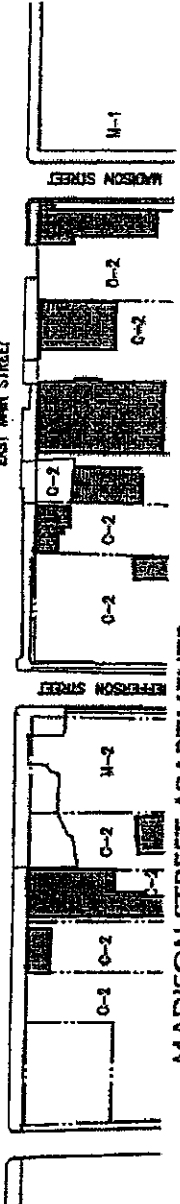
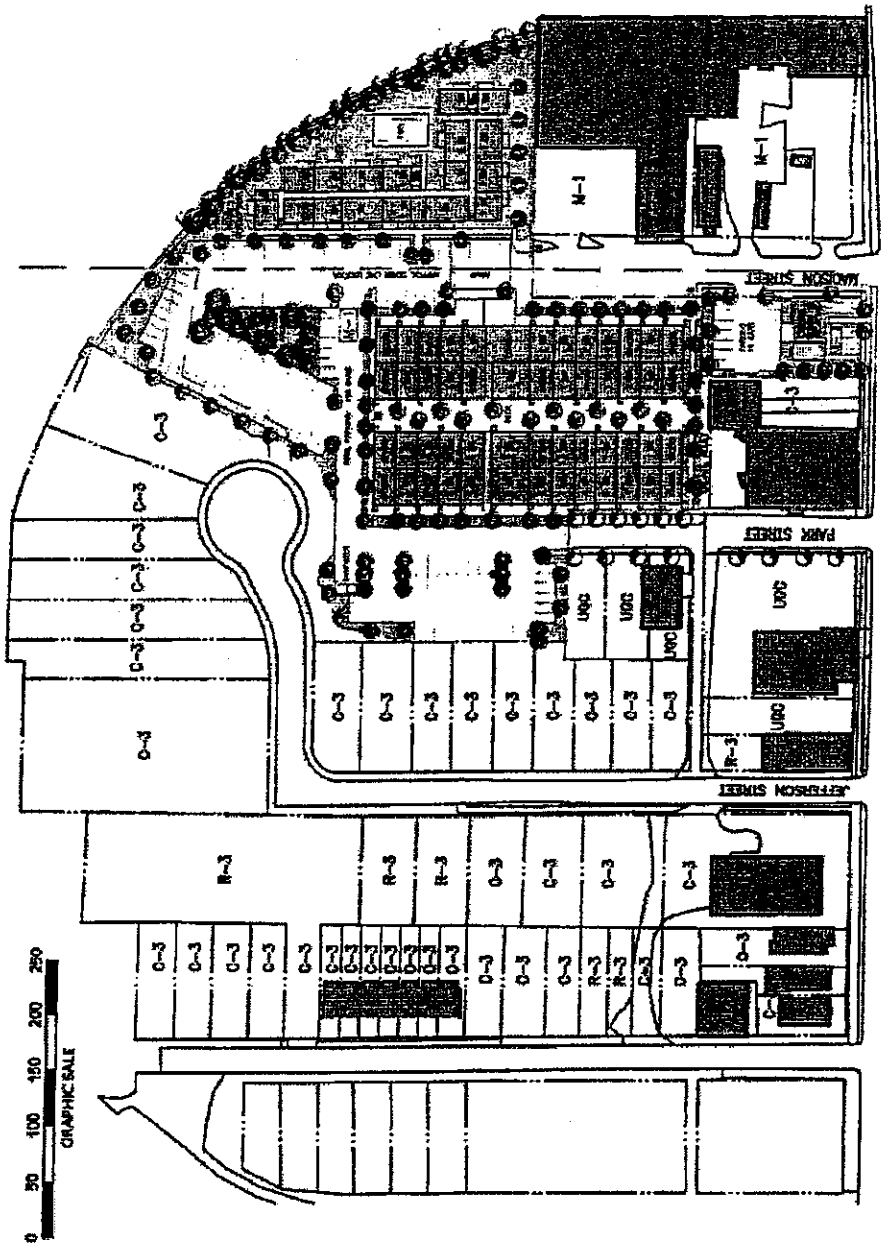


Chateaugay-Hamilton County Regional Planning Agency





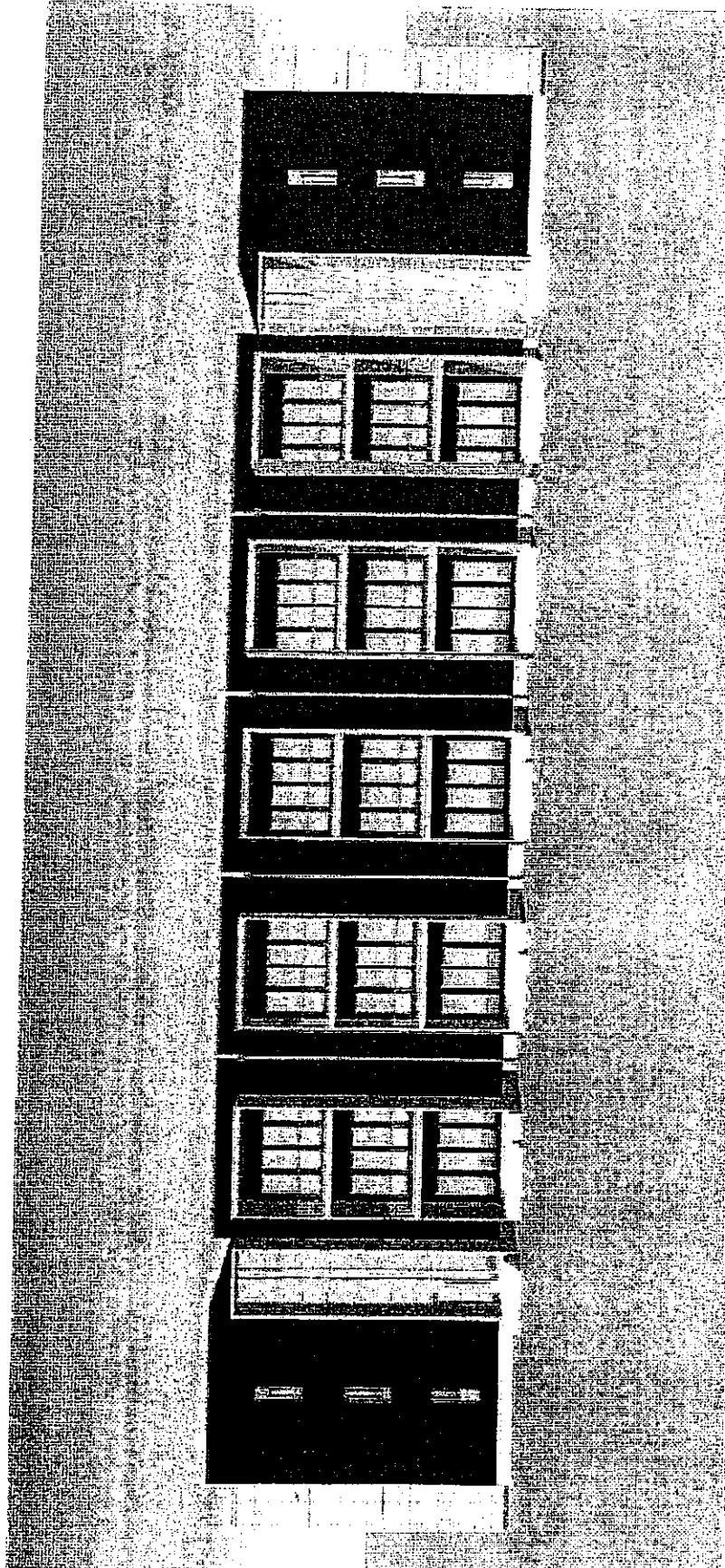
CONTACT INFORMATION	
OWNER:	MADISON & MAIN LLC
CONTACT PERSON:	CRAG KRONBERG
ADDRESS:	925 W. MAIN STREET
PHONE:	423-266-3696
EMAIL:	ckronberg@hardhats.net
PROJECT INFORMATION	
CURRENT PROJECT ZONING:	M-1
TAX MAP ID:	5481 H 01
DEVELOPING PROJECT AREA:	3.84 ACRES
ADDRESS:	MADISON AND MAIN ST.
DEVELOPING DENSITY:	102 UNITS-26.5 D.U./GROSS ACREAGE
RETAIL PROJECT AREA:	0.23 ACRES
Left Buildings	
18 Studio	650 11,700
10 Studio Loft	850 8,900
10 1 BR	1010 10,100
10 2 BR	1370 13,700
3 2 BR	1436 4,308
51	49,708
3 - Story Apartments	
6 Studio	506 3,036
28 1 BR	583 16,824
17 2BR	880 14,950
51	34,810
Circulation	5,680
Gross Area	40,000
Total Project Area	88,708
Parking Provided:	157 Cars
Parking Required:	
72 1 BR Units @ 1.25 =	87
80 2 BR Units @ 1.75 =	56
	143
Retail	
1 Exis. Bldg w/Add.	3,000
Parking Required:	7
Parking Provided	34
SITE PLAN NORTH	
SITE SCALE: 1"=100'	



MADISON STREET APARTMENTS

CHATTANOOGA, TN
 MADISON & MAIN LLC DEVELOPERS
 HEFFERLIN + KRONBERG ARCHITECTS LLC
 4000 Market Street, Chattanooga, TN 37409
 423-266-3696

SHEET: SITE PLAN OPTION A
 JANUARY 10, 2013



SHEET: PHASE II ILLUSTRATION
JANUARY 10, 2013

MADISON STREET APARTMENTS
CHATTANOOGA, TN
MADISON & MAIR LLC DEVELOPERS

HK
HEFFERLIN + KRONENBERG ARCHITECTS P.L.L.C.
200 N. PEARSON AVENUE, SUITE 2000, CHATTANOOGA, TN 37402