

1ST READING 3-8-11
2ND READING 3-15-11
INDEX NO. _____

2011-013
Frank Goodwin/
Fassnacht Properties
District No. 8

ORDINANCE NO. 12487

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY 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:

All that part of the Rezone Drawing of Jefferson Stand Subdivision, being drawing number 10-135, drawn by B Davis of Mathews Surveying on May 7, 2010 which is not zoned C-3 and being part of the property described in Deed Book 1009, Page 391, ROHC. Tax Map 145L-H-001 (part).

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:

1. Single-family dwellings, two-family dwellings, multi-family dwellings and townhouses only.

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

2. 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 compliments 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. 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.
3. Use 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.
4. Access and Parking:
- Garages shall be located behind the primary building.
 - 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.
 - Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad, Market, 4th Street, Main, McCallie and M. L. King Boulevard.
 - At least one (1) pedestrian entrance shall front the street.
5. 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

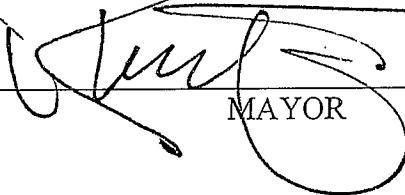
March 15, 2011.



CHAIRPERSON

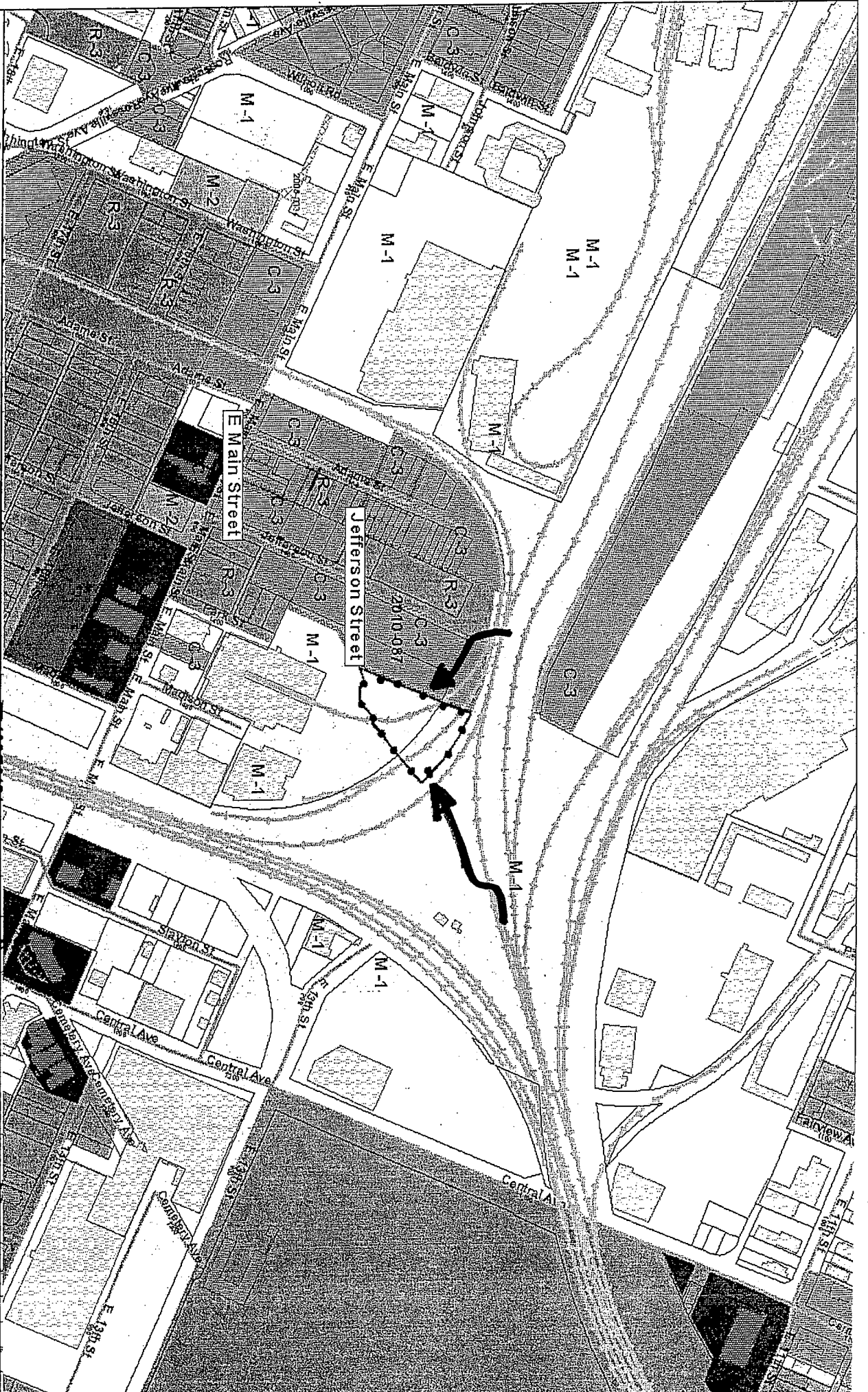
APPROVED: DISAPPROVED:

DATE: 3/17, 2011.



MAYOR

/mms

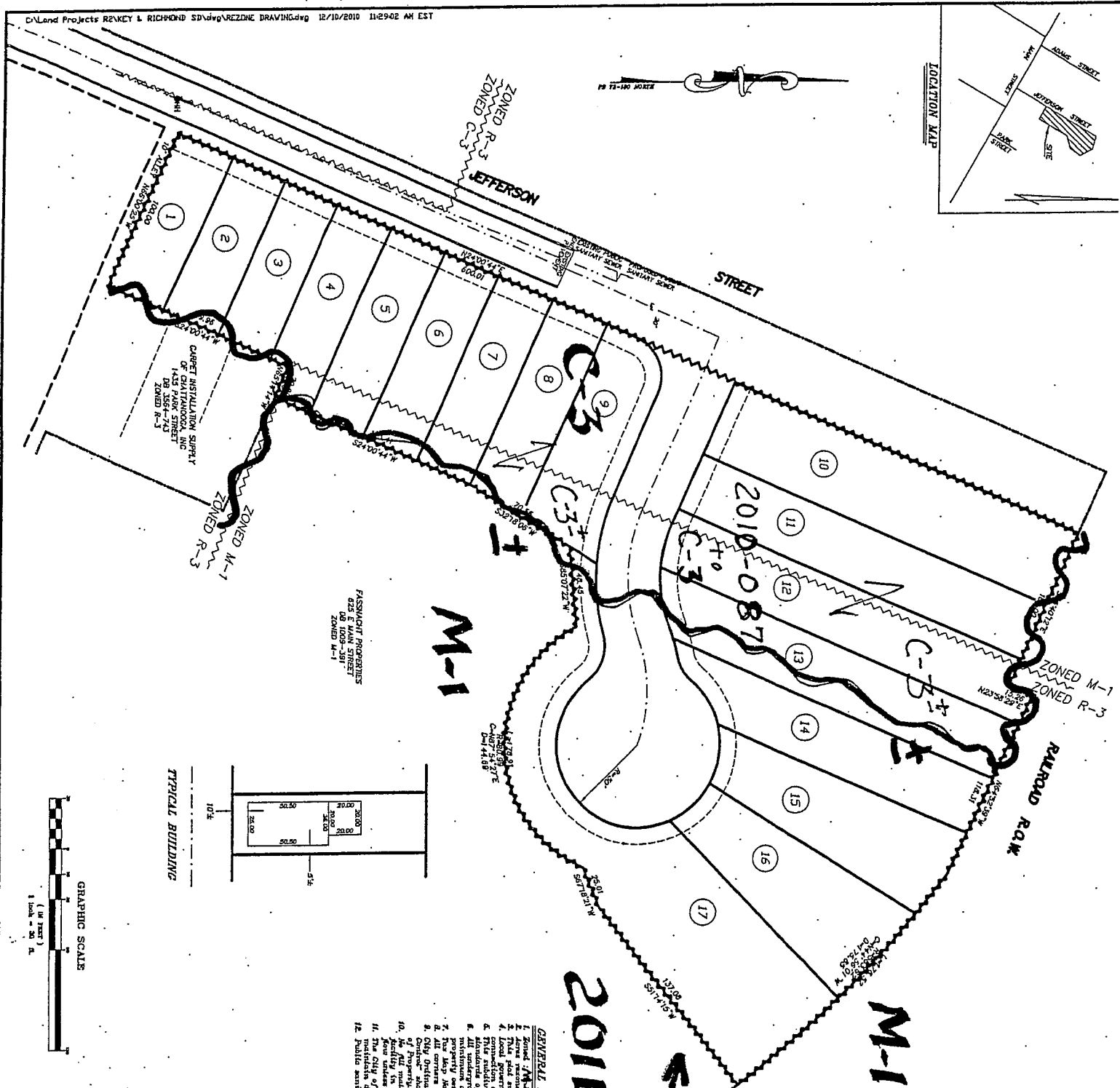
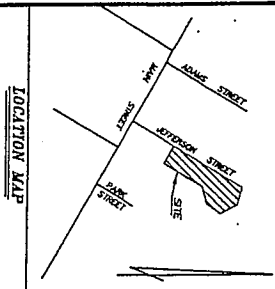


2011-013 M-1 to C-3

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2011-013: Approved, Subject to certain conditions as stated in the Planning Commission Resolution.

1 in. = 350.0 feet





M-1

M-1

2011-013

2011-

GENERAL NOTES

1. General Notes (G-3) Applied
2. Zone rezone: **M-1** (C-3) Applied
3. Zone rezone: **M-1** (C-3) Applied
4. Zone rezone: **M-1** (C-3) Applied
5. Zone rezone: **M-1** (C-3) Applied
6. Zone rezone: **M-1** (C-3) Applied
7. Zone rezone: **M-1** (C-3) Applied
8. Zone rezone: **M-1** (C-3) Applied
9. Zone rezone: **M-1** (C-3) Applied
10. Zone rezone: **M-1** (C-3) Applied
11. Zone rezone: **M-1** (C-3) Applied
12. Zone rezone: **M-1** (C-3) Applied

APPLICANT FOR REZONE
 Goodwin Southern Property, LLC
 5110 Mc Pugh Road
 Chattanooga, TN 37405
 423-512-4888

REZONE DRAWING

JEFFERSON STAND

PROPOSED
 LOTS 1 thru 17

CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

DATE: 12-10-10	DRAWN: J. MATHIAS	CHECKED: D. MATHIAS
SCALE: 1"=30'		

DMA DAVID MATHEWS SURVEYING
 10-S-105