

FIRST READING

8-9-11

SECOND READING

8-16-11

2011-088
Ken Hays/
Robert & Marianne Cooper
District No. 8

ORDINANCE NO. 12539

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 201 AND 223 WEST 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:

Lots 1 thru 11, Block 2, J. C. Stanton's Subdivision, Book H, Volume 2, Page 156, ROHC, being Tracts 1 and 2 described in Deed Book 6786, Page 929, ROHC. Tax Map Nos. 145L-A-005 and 006.

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 petition be approved subject to the following conditions:

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

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 Center. 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; and
- Historically or architecturally significant structures should be preserved.

2) Setbacks and street frontage (for commercial buildings):

- For commercial buildings a zero building setback is required along the street frontage;
- 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; and
- 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:

- The primary pedestrian entrance shall be provided from the primary street;
- Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for commercial buildings;
- No security-type roll up metal doors shall be permitted to front streets other than interior block alleys; and
- 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:

- Parking shall be located to the rear or side of the building;
- 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;
- 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; and
- The following criteria should be considered in determining the amount and configuration of off-street parking:
 - a. Fire Department access;
 - b. Type of use and hours of operation;
 - c. Square footage of commercial uses or number of residential units;
 - d. Availability of adjacent on-street parking, nearby public parking facilities, shared private parking, or leased off-site parking; and
 - e. 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. Type I shade trees shall be used unless overhead utility lines necessitate smaller trees.

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

August 16, 2011.



CHAIRPERSON

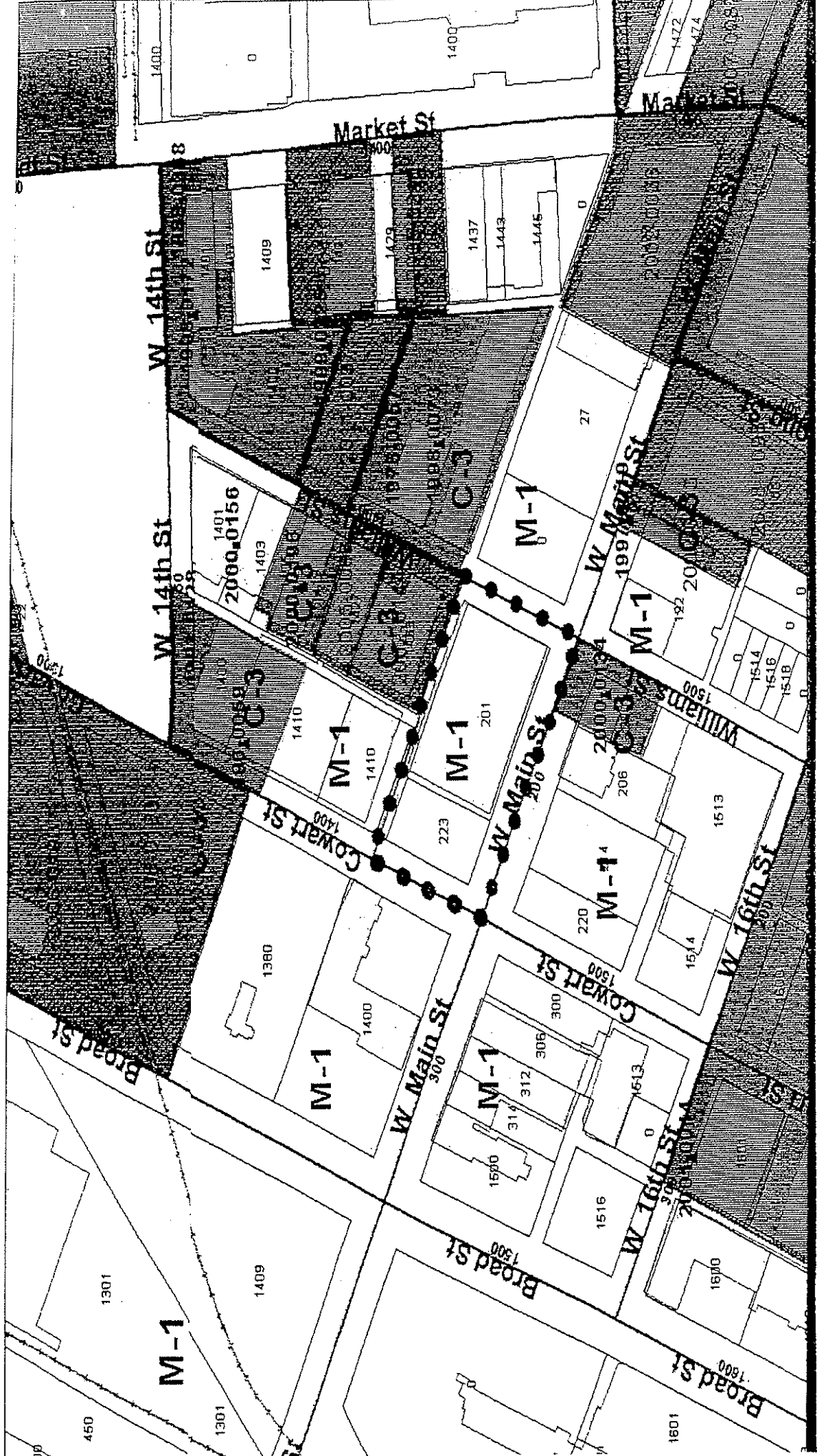
APPROVED: DISAPPROVED:

DATE: 8/19, 2011.

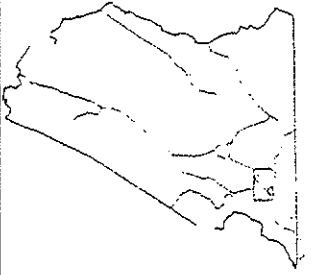


MAYOR

/mms



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2011-088: Approve, subject to the conditions as listed in the Planning Commission Resolution



2011-0088 M-1 to C-3



1 in. = 150.0 feet

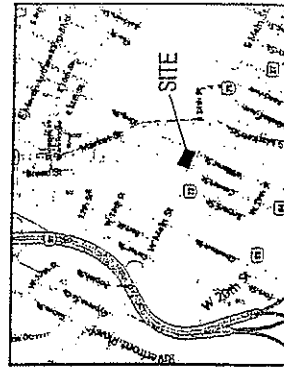
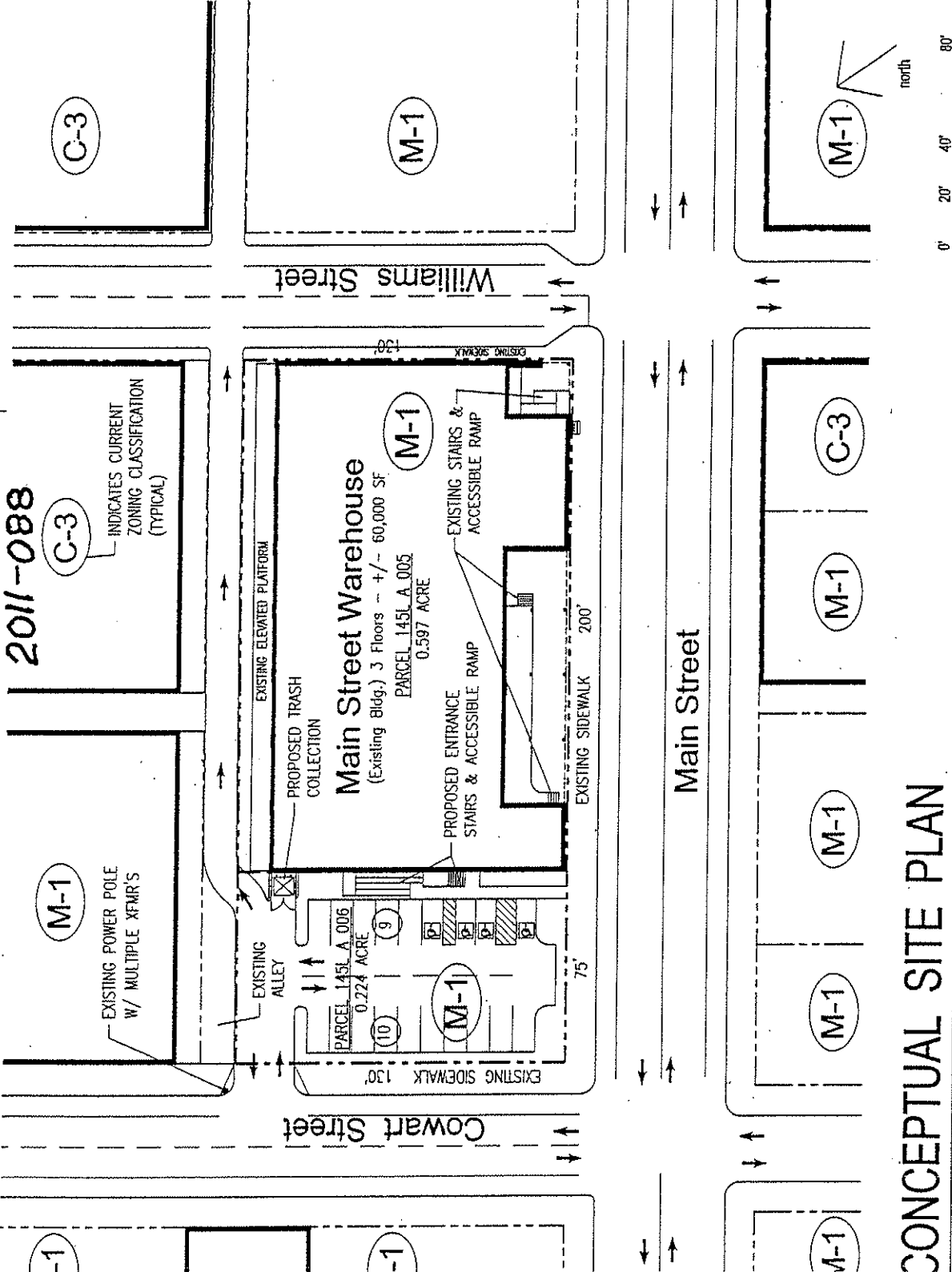
SITE SUMMARY

PARCELS: 145L-A-005 & 145L-A-006
 CURRENT ZONING: M-1
 PROPOSED ZONING: C-3

CURRENT PROPERTY OWNER:
 ROBERT J. COOPER, III AND
 MARGARITE T. COOPER
 3804 ST. ELMO AVENUE
 CHATTANOOGA, TN 37409

APPLICANT / CONTACT:

KEN HAYS
 KINSEY PROBASCO HAYS
 100 E. 10TH STREET, SUITE 600
 CHATTANOOGA, TN 37402
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CONCEPTUAL SITE PLAN

West Main Street at Williams Street - Chattanooga, Tennessee

June 10, 2011