

First Reading: July 8, 2014
Second Reading: July 15, 2014

2014-051
RTB Holdings, LLC/
Parks Properties, LLC
District No. 8
Planning Version

ORDINANCE NO. 12843

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 614 EAST MAIN STREET (AT REAR OF PARCEL), MORE PARTICULARLY DESCRIBED HEREIN, FROM M-3 WAREHOUSE AND WHOLESALE 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 property located at 614 East Main Street (at rear of parcel), more particularly described herein:

Lots 51 of Montague's Addition No. 1, Plat Book 52, Page 194, ROHC. being part of the property described in Deed Book 4841, Page 699, ROHC. Part of Tax Map No. 145L-J-017.

and as shown on the maps attached hereto and made a part hereof by reference, from M-3 Warehouse and Wholesale Zone to C-3 Central Business Zone.

SECTION 2. BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That this rezoning shall be subject to the following:

1. Review.

The following review shall be required 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.

A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than two (2) units, and excluding all interior renovations:

- (1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.
- (2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.
- (3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.

B. For any activity requiring a residential building permit for new construction:

- (1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

2. Land Use.

A. The use of this property shall be limited to residential. Single-family detached shall be allowed.

3. Setbacks.

A. For new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a zero building setback is required along the street frontage.

- (1) To accommodate outdoor pedestrian activities including a park, plaza, or outdoor dining, a greater setback is permitted if a street edge delineating the public and private space is provided in accordance with Condition 6.A.

B. A maximum fifteen (15) foot front setback is allowed to accommodate porches, landscaping, stormwater solutions and street trees.

4. Height Requirements.
 - A. The maximum height of residential buildings shall be three (3) stories.
 - B. The minimum height of new nonresidential buildings shall be eighteen (18) feet.
 - C. The maximum height of all new non-residential buildings and new multi-family buildings shall be five (5) stories.
5. Access to sites and buildings.
 - A. New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.
 - B. Alleys, where they exist, shall be used as the principal vehicular access.
 - C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.
 - D. Shared drives should be used wherever possible.
 - E. The primary pedestrian entrance to new buildings shall be provided from the primary street.
6. Off-street parking.
 - A. New off-street parking shall not be permitted between a building and the primary street frontage.
 - B. For new construction of a primary building, or improvements altering more than 25% of the parcel that is covered in pavement (including gravel, impervious surfaces, and pavers), the following is required:
 - (1) Off-street parking fronting a public street shall be screened from the right-of way with a street edge in accordance with Condition 6.A. Front end in or parallel parking along alleys is exempt from this requirement.

- (2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every five parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.
 - C. Garages for new residential dwellings shall be located behind the primary building.
 - D. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:
 - (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.
7. Street Frontage.
- A. Where a street edge is required, it shall be provided as follows:
 - B. The street edge shall have a minimum height of three (3) feet and a maximum height of four (4) feet above grade and shall consist of:
 - (1) Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
 - (2) A decorative metal fence with landscaping a minimum of three (3) feet in height at maturity, providing a year-round near opaque screen; or
 - (3) An evergreen hedge, with a minimum height at maturity of three (3) feet.
 - (4) Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
 - C. Ground floor openings (doors and windows) shall constitute a minimum of 50% of the ground floor façade area for new non-residential buildings.
 - D. No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.
 - E. All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

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: July 15, 2014



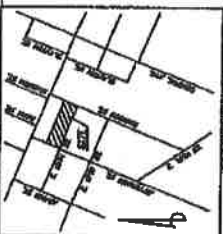
CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem



Owner's Certification

I, the undersigned, owner of the above described property, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

Name: _____
 Title: _____
 Date: _____

Developer's Certification

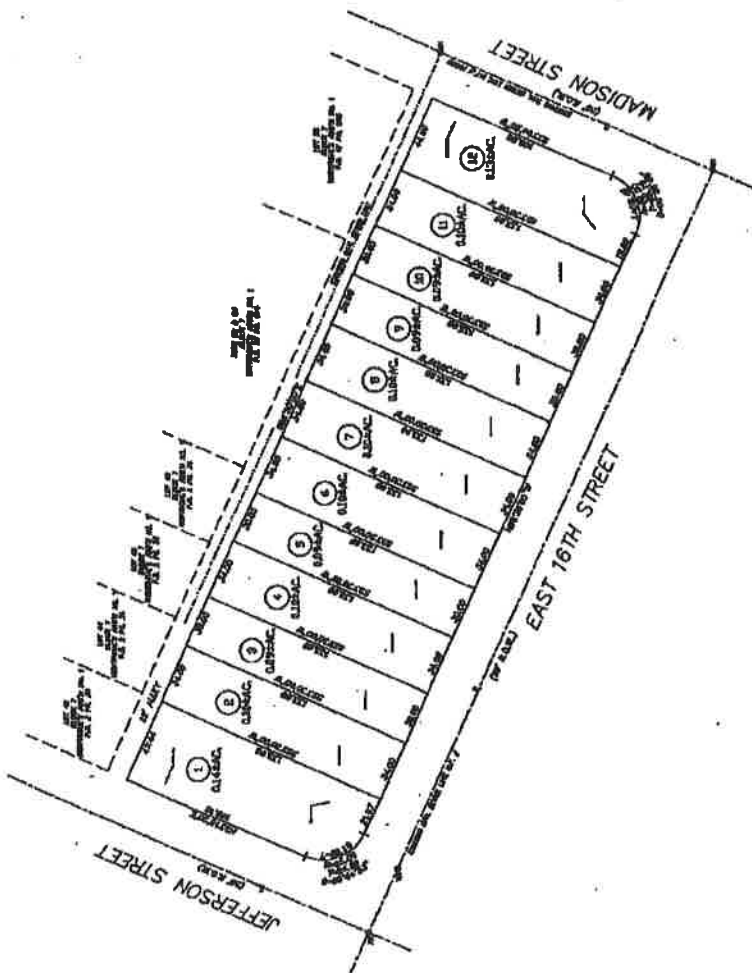
I, the undersigned, developer of the above described property, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

Name: _____
 Title: _____
 Date: _____

APPROVED FOR RECORDING:
 CLERK OF COURT FOR THE
 COUNTY OF MONTGOMERY
 JUDICIAL CENTER
 100 SOUTH BRIDGE STREET
 BALTIMORE, MARYLAND 21201
 TELEPHONE: 778-3000

GENERAL NOTES

1. The lot area is shown in square feet.
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19. The lot area is shown in square feet.
20. The lot area is shown in square feet.



RECEIVED
 MAY - 9 2004
 Cheltenham Historical Society
 Regional Planning Agency
 Development Services

FIELD PLAN
 RTD ADDITION TO MONTGOMERY
 LOT 1 SHEET 1A
 CHELTENHAM HISTORICAL SOCIETY, TRUSTEES
 DATE: 5-9-04
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 DMS
 14-00000





2014-051 Rezoning from M-3 to C-3

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-051:
 Approve, subject to the conditions listed in the Planning Commission Resolution.



180 ft



Chattanooga Hamilton County Regional Planning Agency

