

1ST READING

9-13-05

2ND READING

9-20-05

INDEX NO. _____

2005-143

Earl Chandler

ORDINANCE NO. 11749

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 2600 BROAD STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE AND 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:

An unplatted tract of land located at 2600 Broad Street being described as Tract 1 and 2, Deed Book 7453, Page 586, ROHC. Tax Map 155C-B-001.

from R-3 Residential Zone and M-1 Manufacturing Zone to C-3 Central Business Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to:

1. Review:

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 and landscaping plans and building elevations shall be reviewed by the Planning and Design Studio.

2. Setbacks and street frontage:

- a) For setbacks greater than zero feet, an edge delineating the public and private space should be provided.
- b) 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, or landscaping, including trees and shrubs. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.

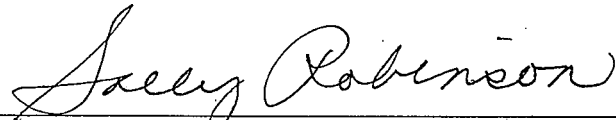
- c) Outdoor pedestrian activities such as a park, plaza, or outdoor dining between the building and the street, may also be permitted if this edge delineating the public and private space is provided.
- 3. Building facades and access:
 - a) Ground floor openings (doors and windows) should constitute a minimum of 50 percent of the ground floor façade area for commercial buildings.
 - b) No security-type roll up metal doors shall be permitted to face streets other than interior block alleys.
 - c) The maximum height shall be 6 stories.
- 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) Only one curb cut on Broad Street shall be allowed.
 - b) Parking behind the building is preferred, however, If parking is placed between the building and the street, and edge described under "Setbacks and Street Frontage" above shall be included to screen the parking from the public right-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

September 20, 2005.



CHAIRPERSON

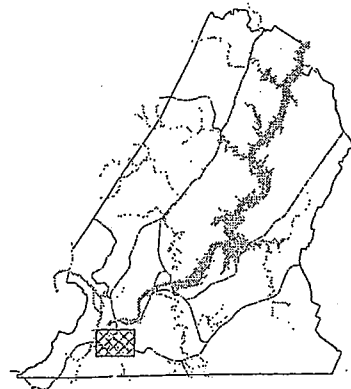
APPROVED: DISAPPROVED:

DATE: Sept 27, 2005

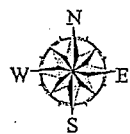

MAYOR

AKS/add

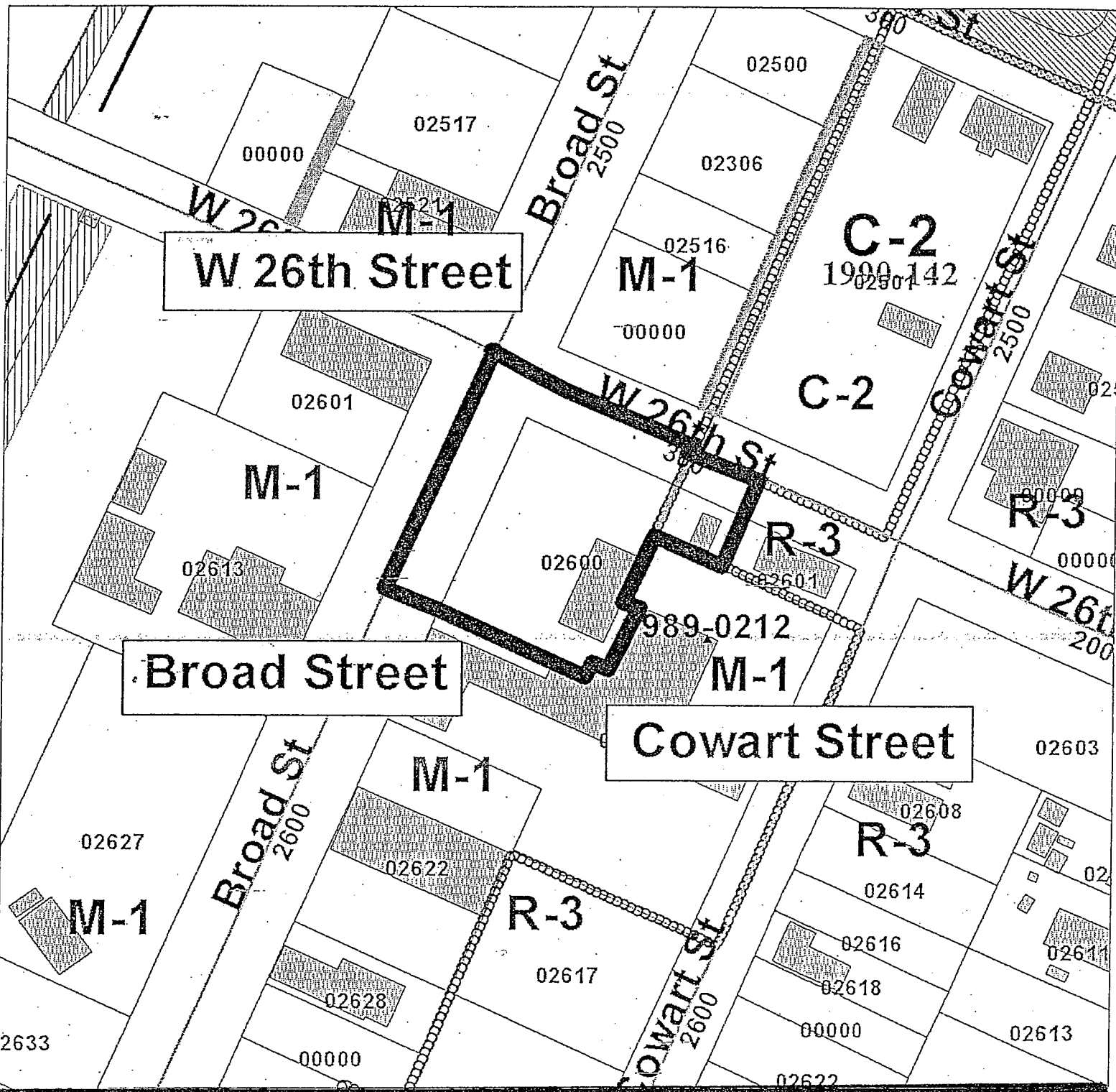
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2005-0143
PC MEETING DATE: 8/8/2005
FROM: R-3, M-1
TO: C-3



1 in. = 100.0 feet

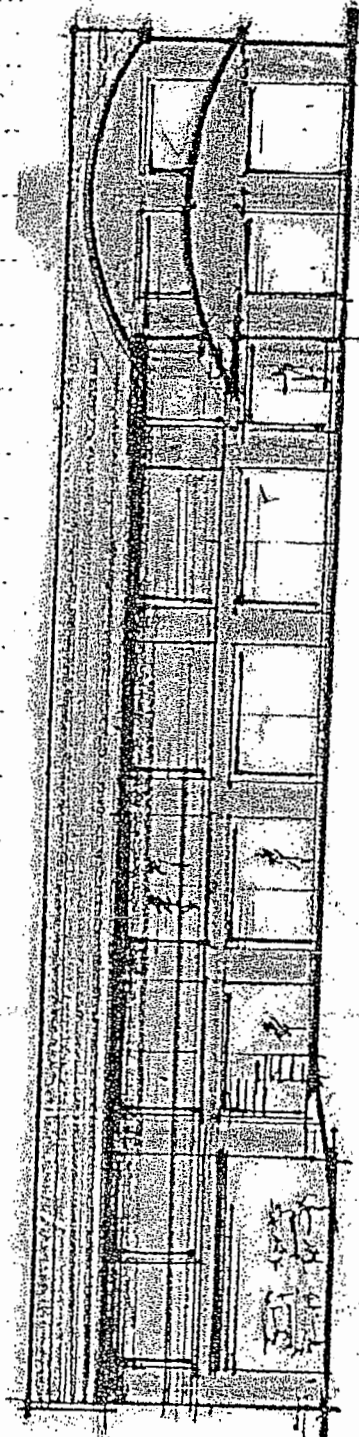


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-143: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

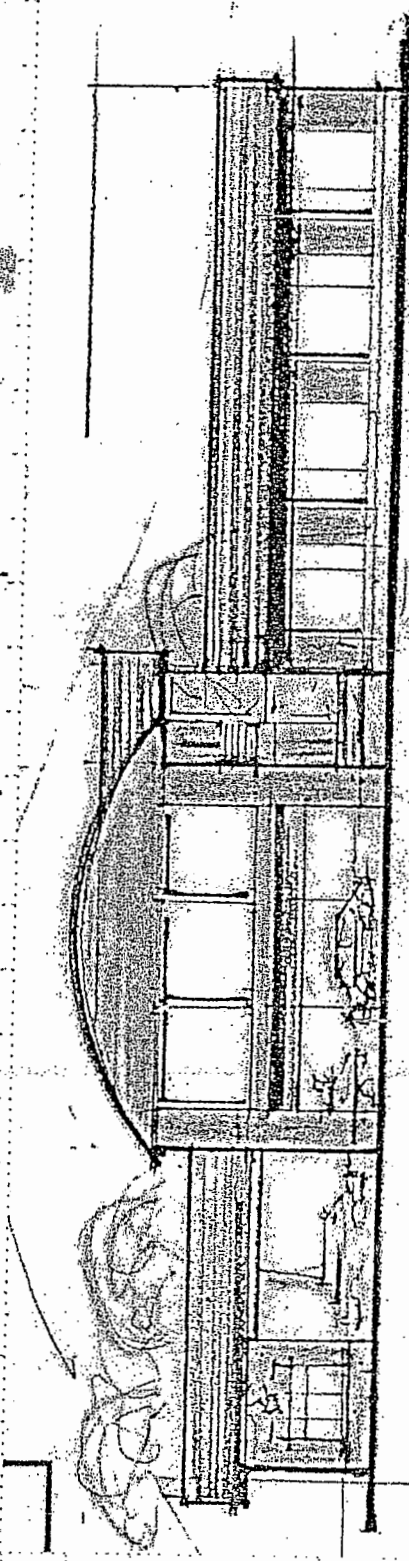
2600 South Broad Street Zoning Proposal

2005-143

Sheet 1 of 2



FROM ROAD ST



FROM W 26th ST

2005-143

Sheet 2 of 2

W 26th Street

Broad Street

