

1ST READING 6-8-04
2ND READING 6-15-04
3RD READING 6-15-04
INDEX NO. _____

2004-092
ANT Group, LLC

ORDINANCE NO. 11571

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 7442, 7444 AND 7446 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL 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:

Tracts of land located at 7442, 7444, and 7446 Shallowford Road. Part of Lots 2 and 4, Block 14, Brookshire Subdivision, Plat Book 12, Page 39, Deed Book 4806, Page 954, ROHC, and Lots 4 and 5 of the Final Plat of the Home Depot Subdivision, not yet recorded, being part of the property described in Deed Book 6370, Page 687, ROHC. Tax Map 149J-A-001.01 and 149H-F-001.08 (part).

from R-1 Residential Zone to R-4 Special Zone.

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

1. A maximum density of 36,000 sq. ft. for buildings;
2. Construct a private drive from the west portion of the property that connects to the Home Depot entrance road to the eastern portion of the property to have sidewalks along both sides of the road;

3. Sidewalks and crosswalk to be constructed according to the attached site plan;
4. Sidewalks to be constructed at a minimum 3 feet in width;
5. Exterior finish of the structures to be brick; and
6. Secure bonds for the construction of a sidewalk along the front of the property facing Shallowford Road, sidewalks to be built by the State when Shallowford Road is improved but to be paid for by the developer;
7. Interior lighting to be the same style as the fixtures along the Home Depot entrance road; and
8. All existing easements are retained.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage, as provided by law.

PASSED on Third and Final Reading

June 15, _____, 2004.

W. John Benson
CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: 6/29, 2004

Beecher
MAYOR

Reviewed By: David Eichenthal

AKS/pm



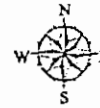
CHATTANOOGA

CASE NO: 2004-0092

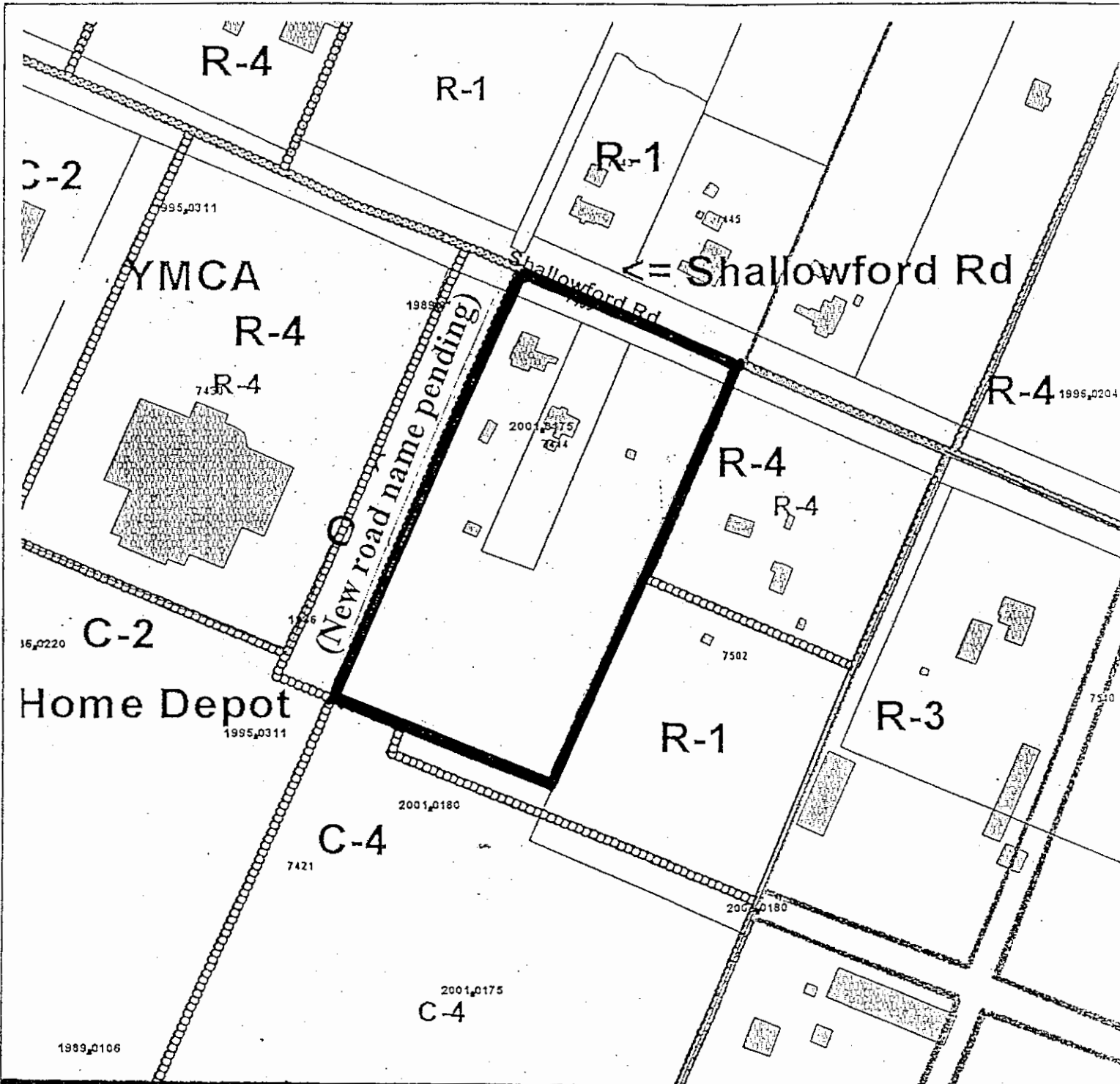
PC MEETING DATE: 5/10/2004

FROM: R-1

TO: R-4



1 in. = 200.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-092: Approve, subject to conditions as listed in the Planning Commission Resolution.

