

1ST READING
2ND READING
INDEX NO.

11-14-06
11-21-06

2006-211
Valor, Inc.

ORDINANCE NO. 11913

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 7600 BLOCK OF SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO O-1 OFFICE 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:

Five unplatted tracts of land located at 7627, 7641, 7671, 7683, and 7691 Shallowford Road being the properties described in Deed Book 6472, Page 812, Deed Book 7280, Page 681, Deed Book 2125, Page 494(part), Deed Book 4743, Page 385, and Tract 1 of Deed Book 5397, Page 646, ROHC. Tax Map 149G-B-011, 011.03, 011.04, 011.05 and 012.

from R-1 Residential Zone to O-1 Office Zone.

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

1. Lighting directed towards the interior of the development; and
2. Aluminum fence and Leyland cypress to be placed along the perimeter of the development, and to be developed as the buildings are constructed. Instead of a fence, a berm shall be constructed along the eastern property line in alignment from the rear of the first building to the front of the easternmost building behind the detention pond.

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

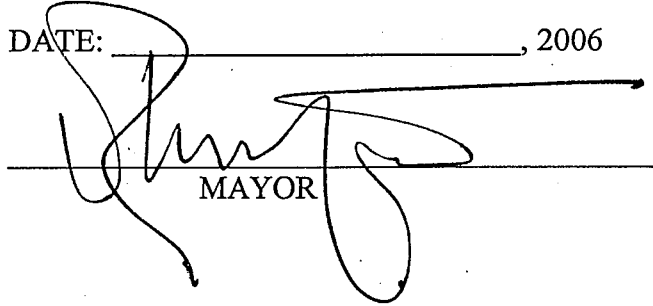
PASSED on Second and Final Reading

November 21, 2006.


CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: _____, 2006

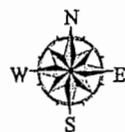

MAYOR

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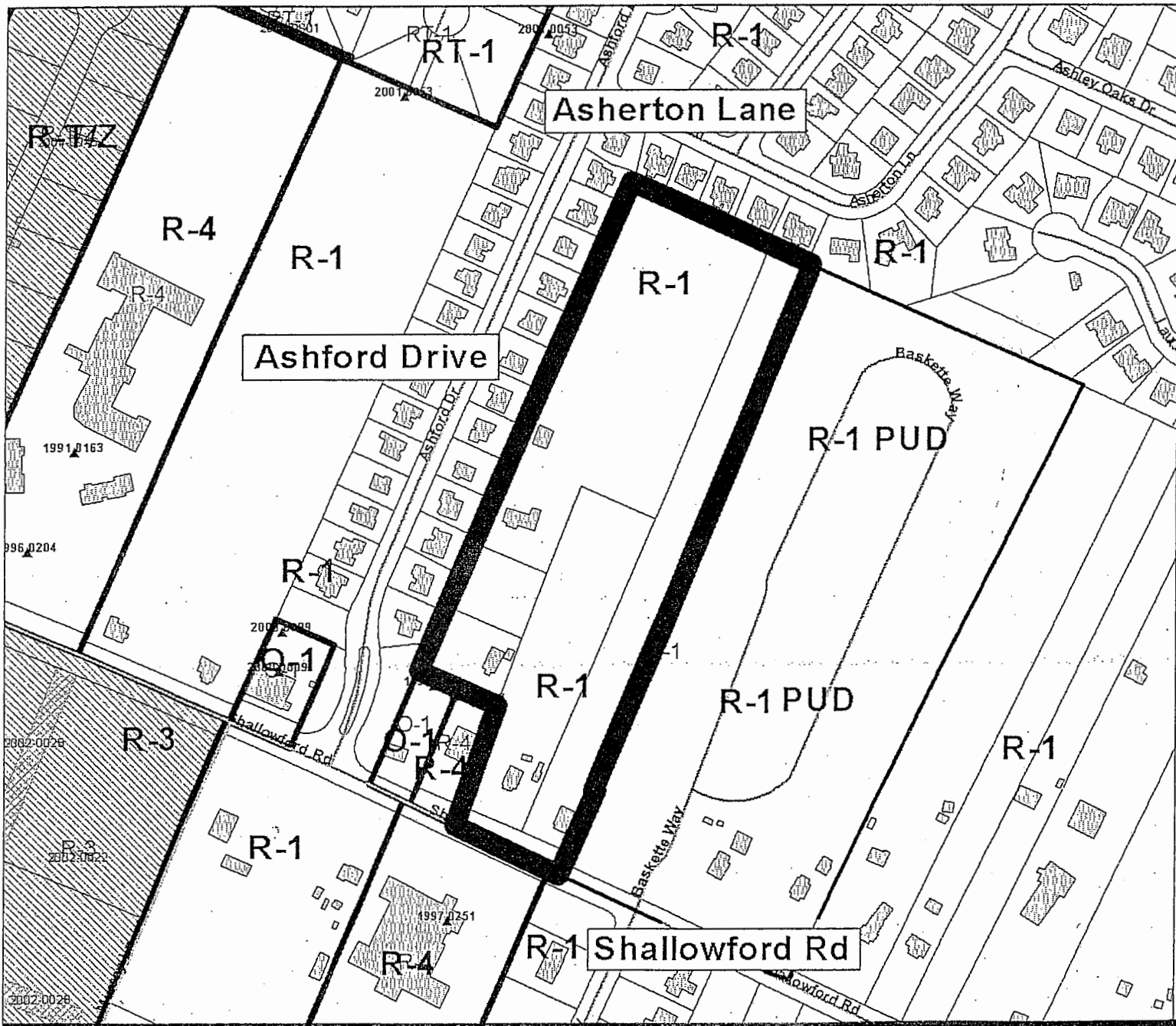
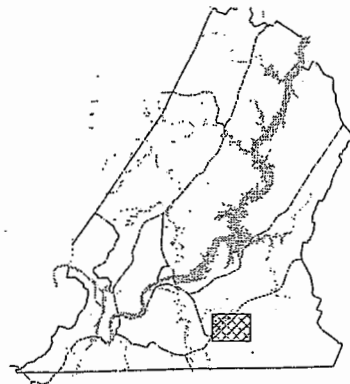
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2006-0211
PC MEETING DATE: 10/9/2006
FROM: R-1
TO: R-4

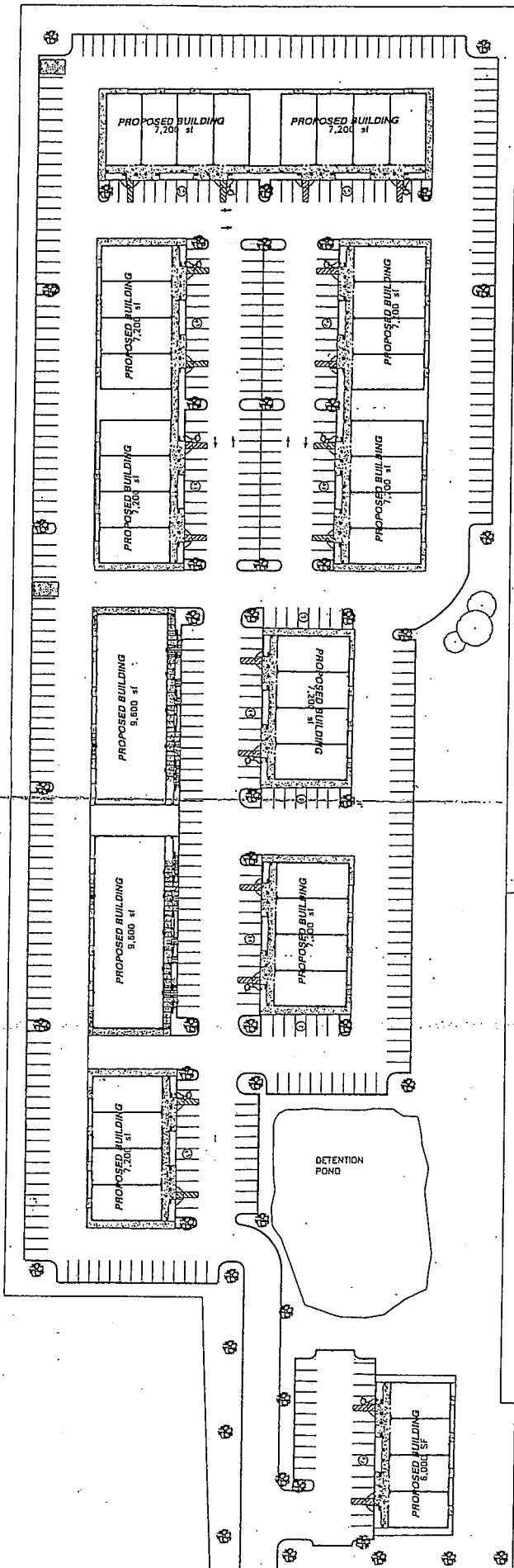


1 in. = 300.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-211: Deny R-4; Approve O-1, subject to:

1. Lighting directed towards the interior of the development.
2. Dumpsters serviced during daytime work hours and shall have a fence and landscaping around them.
3. Aluminum fence and Leyland cypress to be placed along the perimeter of the development, and to be developed as the buildings are constructed. Instead of a fence, a berm shall be constructed along the eastern property line in alignment from the rear of the first building to the front of the easternmost building behind the detention pond.



PROPERTY LINE

Ownership:
 Erik Reagan
 4214 Auburn Hills Dr
 Ooltewah TN 37421

Joyce Bacon
 7671 Shallowford Road
 Chattanooga, Tennessee 37421

Pamela Prince & John Haddock
 7353 Lee Highway
 Chattanooga, TN 37421

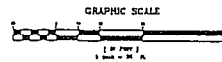
Dianne Fillman
 7613 Shallowford Road
 Chattanooga, TN 37421

Key Family LTD Partnership
 2427 Basketts Way #4
 Chattanooga, TN 37421

Ken DeFoor
 6110 Shallowford Road
 Chattanooga, In. 37421
 P.O. Box 1632
 Collegedale, In 37315

Current Zoning: R-1
 Acres: 12

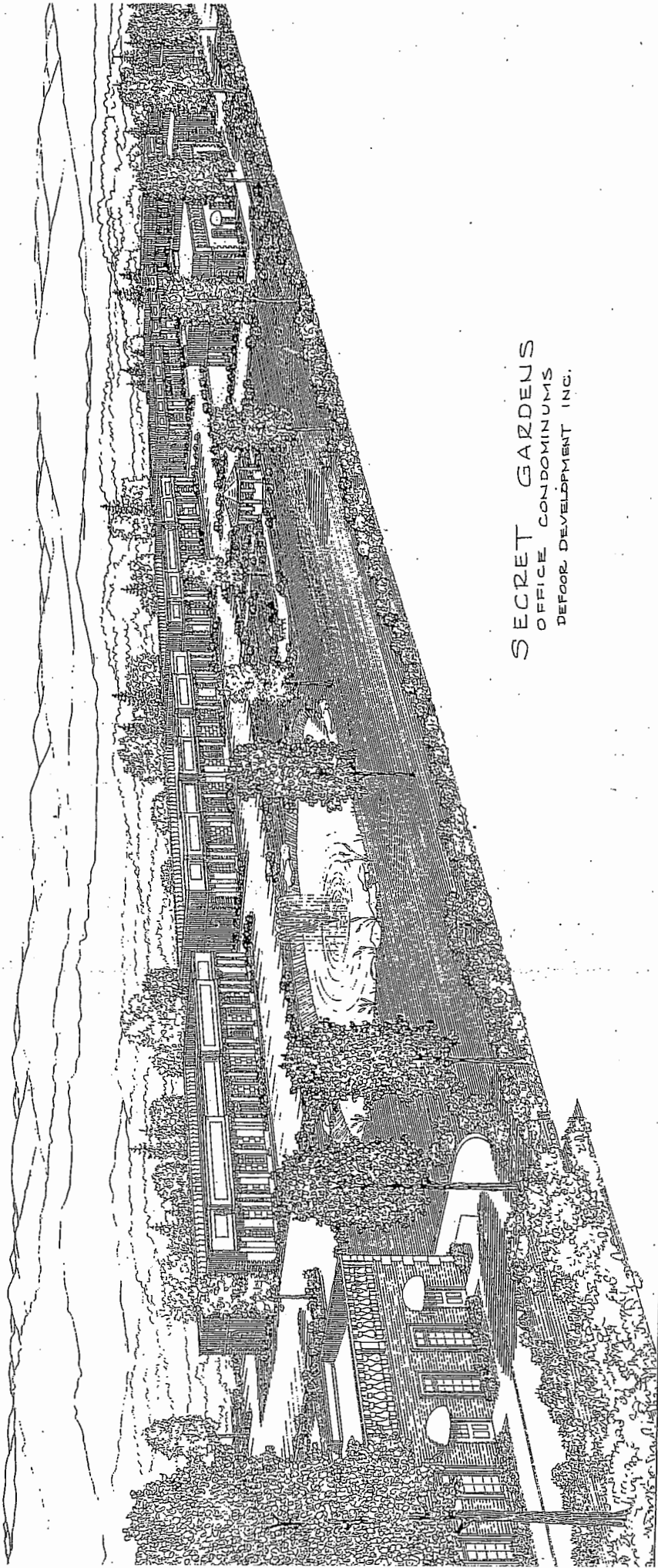
Total Parking Spaces: 497
 Total Building Square Footage: 50,000



2006-211

7600 BLOCK OF SHALLOWFORD ROAD

2006-211
10/04/06



SECRET GARDENS
OFFICE CONDOMINIUMS
DEVELOPMENT INC.