

**First Reading: August 11, 2015**  
**Second Reading: August 18, 2015 – Deferred one week**  
**Third Reading: August 25, 2015 – Deferred two weeks**  
**Fourth Reading: September 8, 2015**

2015-085  
Valor  
District No. 4  
Planning Version #2

ORDINANCE NO. 12975

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 7627, 7641, 7671, 7683, AND 7691 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM O-1 OFFICE ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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 properties located at 7627, 7641, 7671, 7683, and 7691 Shallowford Road, more particularly described herein:

Five unplatted tracts of land all being in the 7600 block of Shallowford Road, and being the properties described in Deed Book 8205, Pages 744, 747, 749, 751, and 753, ROHC. Tax Map Nos. 149G-B-011, 011.03, 011.04, 011.05 and 012.

and as shown on the maps attached hereto and made a part hereof by reference, from O-1 Office Zone to R-4 Special Zone.


SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved

subject to the following conditions:

1. Assisted living facility only.
2. No stand-alone banks, offices or drug stores.
3. Maximum density of 11.3 units per acre.
4. All lighting shall be directed internally onsite.
5. A twenty (20') feet Type landscape B buffer shall be provided as a minimum from all residentially-zoned property lines, except where less is needed as determined by the City landscape inspector to accommodate any stream(s) and/or detention pond access.
6. A maximum height restriction of three (3) stories shall be for the entire site.
7. Dumpsters serviced between 8:00 a.m. and 5:00 p.m.
8. Deliveries by large commercial trucks shall be between 8:00 a.m. and 7:00 p.m.
9. Black aluminum fence surrounding the existing property in a manner consistent with the adjacent properties.

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

Passed on fourth and final reading: September 8, 2015

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem/Version 2



## 2015-085 Rezoning from O-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-085 Approve, subject to the following conditions:

1. Adequate living facility only
2. No short-term rentals, offices or drug stores
3. Maximum density of 11.3 units per acre
4. All lighting shall be directed internally on-site
5. A 20' Type landscape buffer shall be provided as a minimum from all residentially zoned property lines, except where less is required as determined by the City Landmarks Department
6. A maximum height restriction of 3 stories shall be for the entire site
7. Dumpsters serviced between 8:00am and 5:00pm
8. Division by large commercial blocks shall be between 8:00am and 7:00pm



500 ft



### Chattanooga Hamilton County Regional Planning Agency





## 2015-085 Rezoning from O-1 to R-4



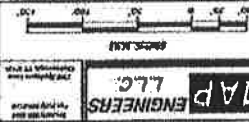
Chattanooga Hamilton County Regional Planning Agency



500 ft



PRELIMINARY  
NOT FOR  
CONSTRUCTION



MAP ENGINEERS  
L.L.C.

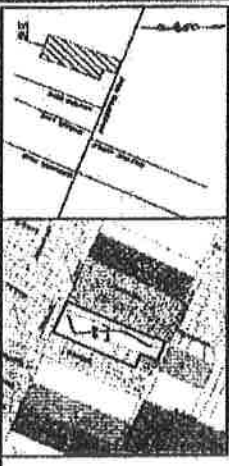
SENIOR INDEPENDENT LIVING COMMUNITY  
FOR:  
VALON  
810 SHALLOFORD ROAD  
CHATTANOOGA, TN 37421

ZONING  
PLAN

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

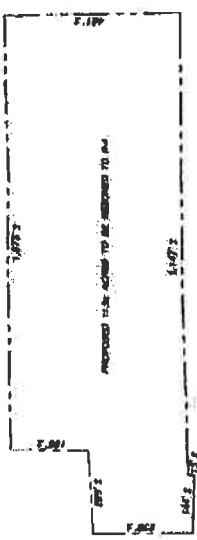
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DATE: 08/20/15  
DESIGNED BY: JH  
DRAWN BY: JH  
SCALE: AS SHOWN  
SHEET NUMBER: 2-1

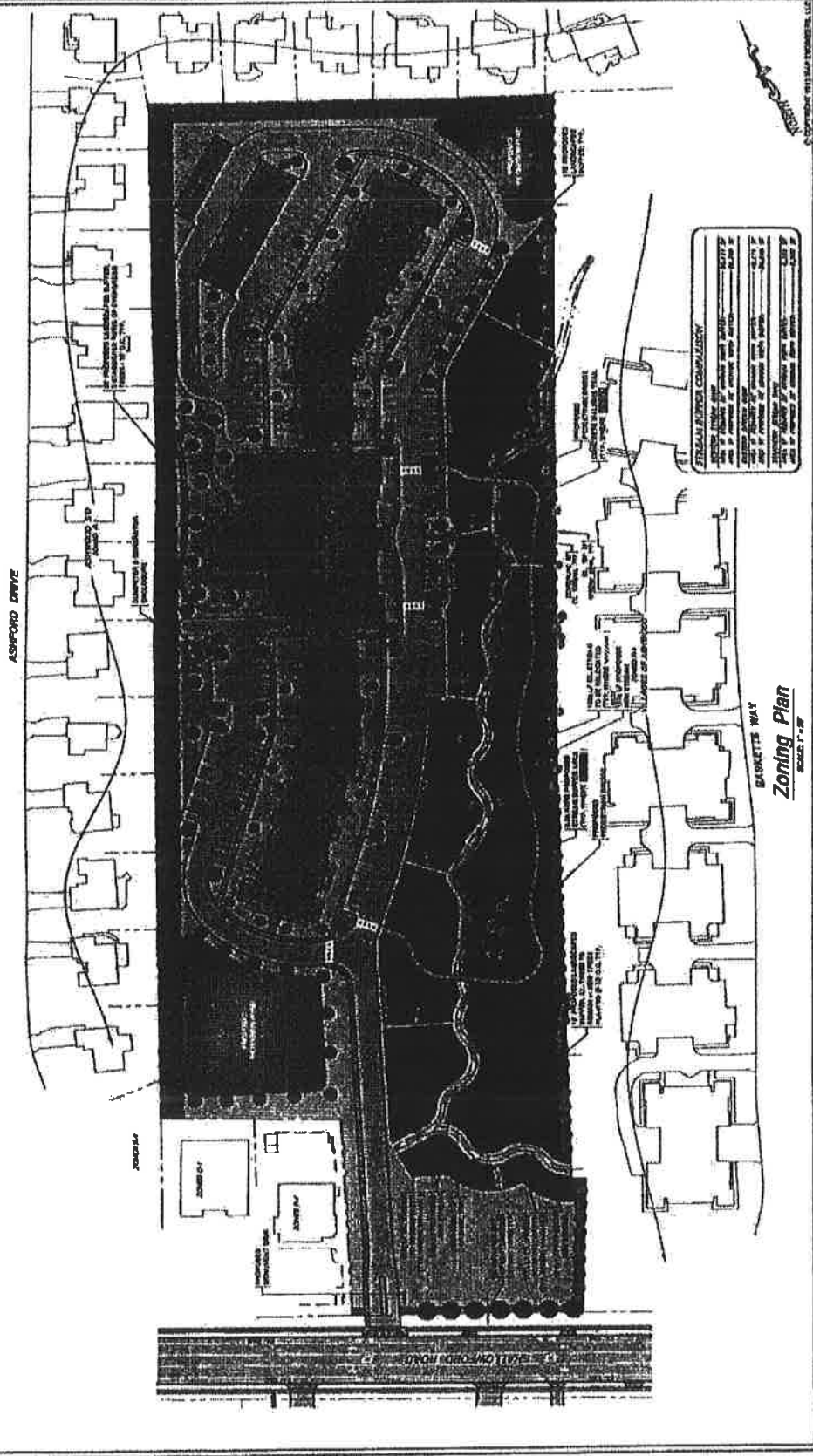


**SITE ANALYSIS**

PROPERTY ADDRESS:	810 SHALLOFORD ROAD
APPLICANT:	MAP ENGINEERS L.L.C.
PROJECT NAME:	SENIOR INDEPENDENT LIVING COMMUNITY
PROPOSED ZONING:	SI
EXISTING ZONING:	SI
PROPOSED USE:	SENIOR INDEPENDENT LIVING COMMUNITY
EXISTING USE:	RESIDENTIAL SINGLE-FAMILY
PROPOSED LOT AREA:	10,000 SQ. FT.
EXISTING LOT AREA:	10,000 SQ. FT.
PROPOSED DEED:	DEED TO BE PREPARED
EXISTING DEED:	DEED TO BE PREPARED
PROPOSED PLAT:	PLAT TO BE PREPARED
EXISTING PLAT:	PLAT TO BE PREPARED



Proposed Zoning Map



**STRENGTH AND COMPLIANCE**

STRENGTH:	100%
COMPLIANCE:	100%
STRENGTH AND COMPLIANCE:	100%

Zoning Plan  
SCALE: 1" = 40'