

First Reading: December 13, 2016
Second Reading: December 20, 2016

2016-175
ASA Engineering
c/o Allen Jones and 6401 Shallowford Road
Partners, GP
District No. 6
Alternate Version

ORDINANCE NO. 13133

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 6401 AND 6421 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE, R-2 RESIDENTIAL ZONE, AND R-4 SPECIAL 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 Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone properties located at 6401 and 6421 Shallowford Road, more particularly described herein:

Two unplatted tracts of land located at 6401 and 6421 Shallowford Road being the property described in Deed Book 2267, Page 001 and Deed Book 10836, Page 661 ROHC. Tax Map No. 138N-A-021.

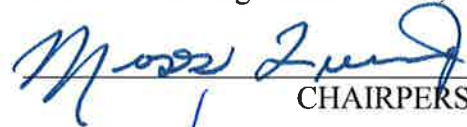
and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone, R-2 Residential Zone, and R-4 Special Zone to R-4 Special Zone.

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

- 1) Type A, thirty (30') foot landscape buffer to be provided between adjoining R-1 properties;
- 2) Provide twenty (20%) percent open space (approximately 5.4 acres);
- 3) Final development shall include a half mile of walking trail;
- 4) The project shall complete a Traffic Impact Study approved by CDOT, and comply with all aspects related to transportation access and circulation for the development; and
- 5) Development shall provide driveway interconnectivity across the site in order to reduce the overall quantity of curb cuts and the resulting trips on both abutting streets. Any intersection or signalization upgrades shall have shared access for the entirety of the development.

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: December 20, 2016


CHAIRPERSON


APPROVED: DISAPPROVED:


MAYOR

/mem/Alternate Version



2016-175 Rezoning from R-1, R-2 and R-4 to R-4



578 ft

Chattanooga Hamilton County Regional Planning Agency