

**First Reading: August 14, 2018**  
**Second Reading: August 21, 2018**

2018-140  
Pat Neuhoff  
District No. 4  
Planning Version

ORDINANCE NO. 13354

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 7502 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL ZONE TO C-4 PLANNED COMMERCE CENTER 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 part of a property located at 7502 Shallowford Road, more particularly described herein:

All that part of an unplatted tract of land located at 7502 Shallowford Road which is currently zoned R-4 and being described as part of Tract 1, Deed Book 10449, Page 110, ROHC. Tax Map No. 149J-A-002 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special Zone to C-4 Planned Commerce Center Zone.

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

- 1) Provide vehicular access to Ogletree Avenue;
- 2) Developer to construct internal driveway which includes five (5') feet landscaped buffer and five (5') feet sidewalks in the general locations as illustrated on accompanying site plan, for the review and approval of the City Transportation Department;
- 3) Landscaping to be approved by City Landscape Architect;
- 4) Applicant and successor owners of 7502 Shallowford Road shall bear all maintenance responsibility (ongoing) for the entire access drive (and related features) from the new 7502 Shallowford Road development to Ogletree Avenue;
- 5) Developer of 7502 Shallowford Road shall install two to three raised cross walks similar to the one in Ogletree which connects the YMCA to Northwest Georgia Bank, as needed, at points along the entire access drive from the new development to Ogletree Avenue, in consultation with and according to reasonable input from the owners of HOP Lots 1 and 2;
- 6) In constructing the new portion of the access drive between the new development and Ogletree Avenue, Developer shall route the access drive as far from the adjacent HOP building (7446 Shallowford Road) as feasible; if the new portion of the access drive will disturb the HOP mailbox and HOP dumpster, Developer will relocate those HOP features at Developer's expense and in locations that satisfy the owners of HOP Lots 1 and 2;
- 7) Developer shall install access barrier (fence and landscaping) between that HOP building and the new portion of the access drive (and sidewalk), in consultation with and according to reasonable input from the owners of HOP Lots 1 and 2;
- 8) Developer shall construct sidewalk along new portion of access drive to Ogletree Avenue and tie-in that sidewalk to the pedestrian pathways within the 7502 Shallowford Road development; and
- 9) Applicant and successor owners of 7502 Shallowford Road shall direct operators of large vehicles (e.g., construction, delivery and garbage trucks) to access the property from Shallowford Road instead through Hamilton Office Park (from Ogletree Avenue).

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: August 21, 2018

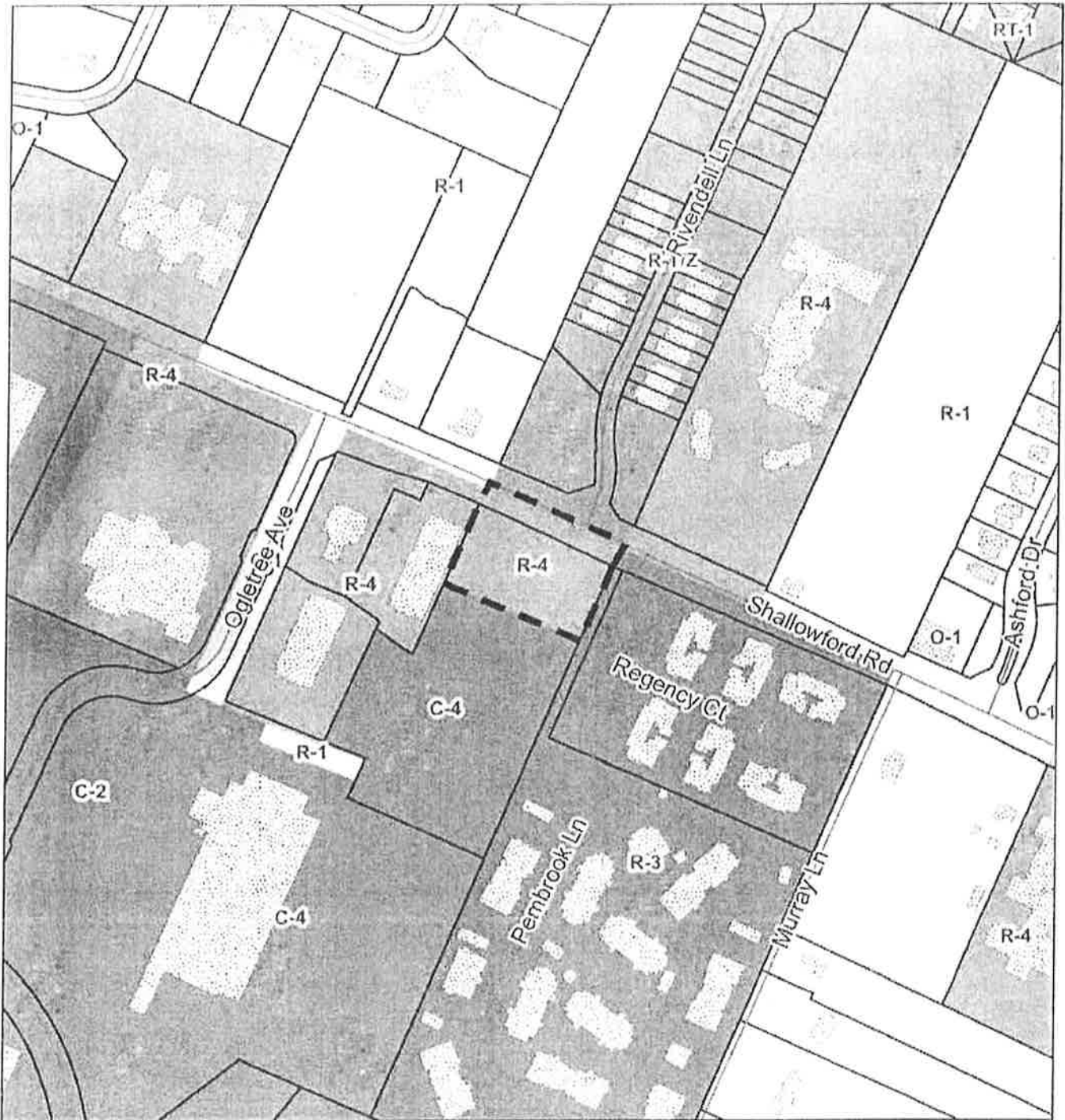
  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

  
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MAYOR

/mem

# 2018-0140 Rezoning from R-4 to C-4



2018-0140 Rezoning from R-4 to C-4

