

First Reading: November 20, 2018
Second Reading: November 27, 2018

2018-167
Bill Sanders/
Trotters Place, Inc.
District No. 5
Planning Version #2

ORDINANCE NO. 13403

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF PROPERTY LOCATED AT 6750 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL ZONE TO C-5 NEIGHBORHOOD COMMERCIAL 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 part of property located at 6750 Shallowford Road, more particularly described herein:

The northern 200 feet of Lot 2, Revised Plat of the Revised Criswell Acres Subdivision, Plat Book 73, Page 18, ROHC, being part of the property described as Tracts 1 thru 4 in Deed Book 6821, Page 878, ROHC. Tax Map No. 148D-D-018.

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special Zone to C-5 Neighborhood Commercial Zone.

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

- 1) Limit building height to two and a half (2½) stories or thirty-five (35') feet; and
- 2) Provide a thirty (30') foot deep landscaped street yard fronting Shallowford Road. In addition to the Chattanooga Street yard planting requirements, provide a minimum six (6') foot wide landscape strip planted with a continuous row of shrubs bordered by a minimum three (3') foot high treated wood wall with masonry/stucco piers that is located on the street facing edge of the parking stalls. All required shrubs must be of a species that under typical conditions are expected to reach a minimum height and spread of three (3') feet within three (3) years of planting. All shrubs must be a minimum of two (2') feet tall when planted.

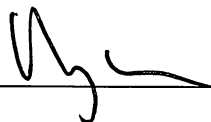
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: November 27, 2018



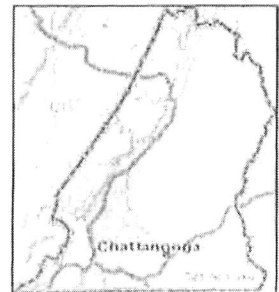
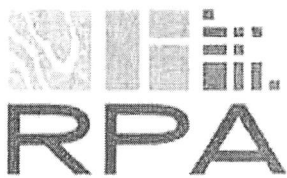
CHAIRPERSON

APPROVED: DISAPPROVED:

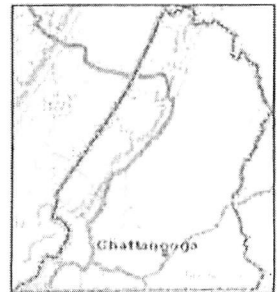
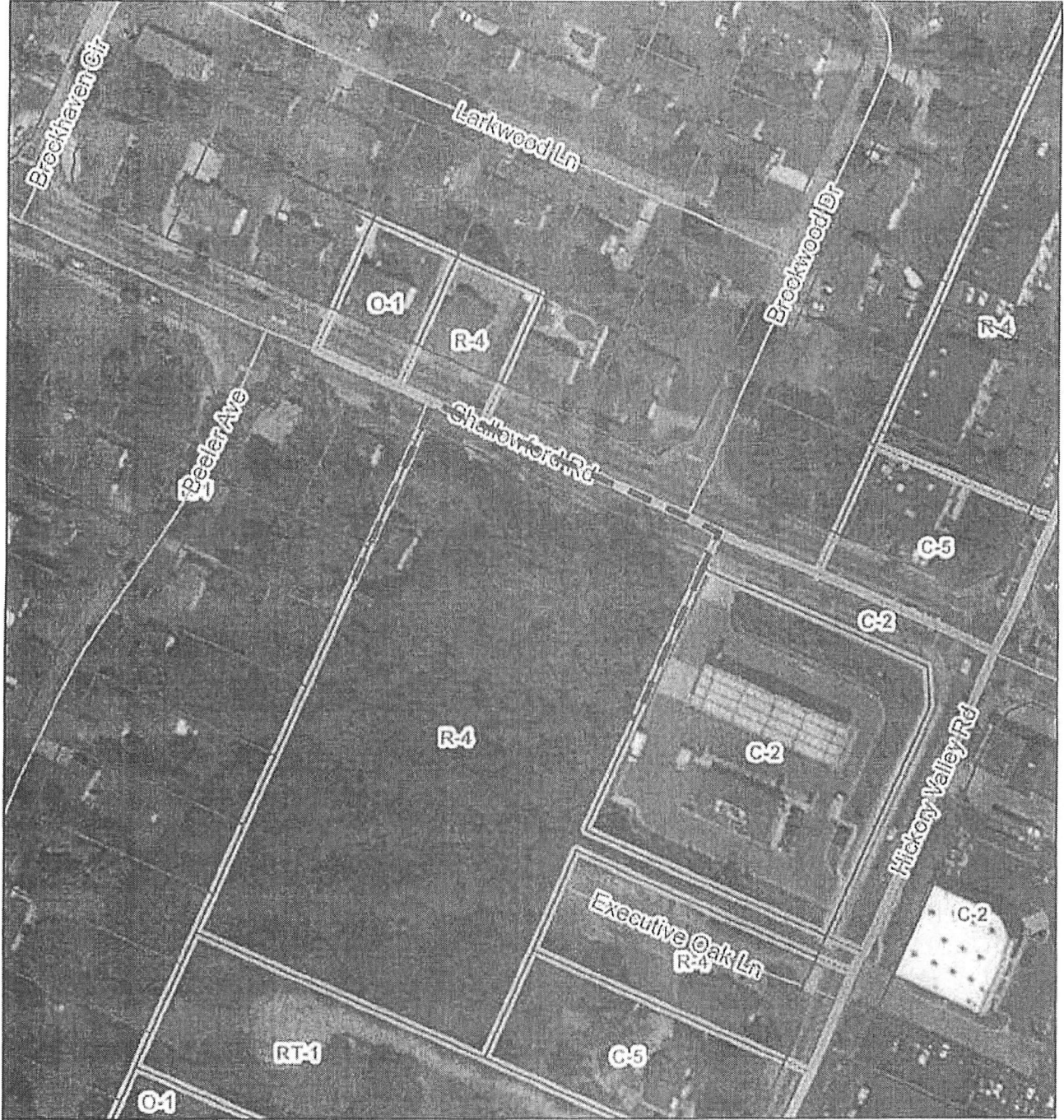

MAYOR

/mem/Version 2

2018-0167 Rezoning from R-4 to C-5



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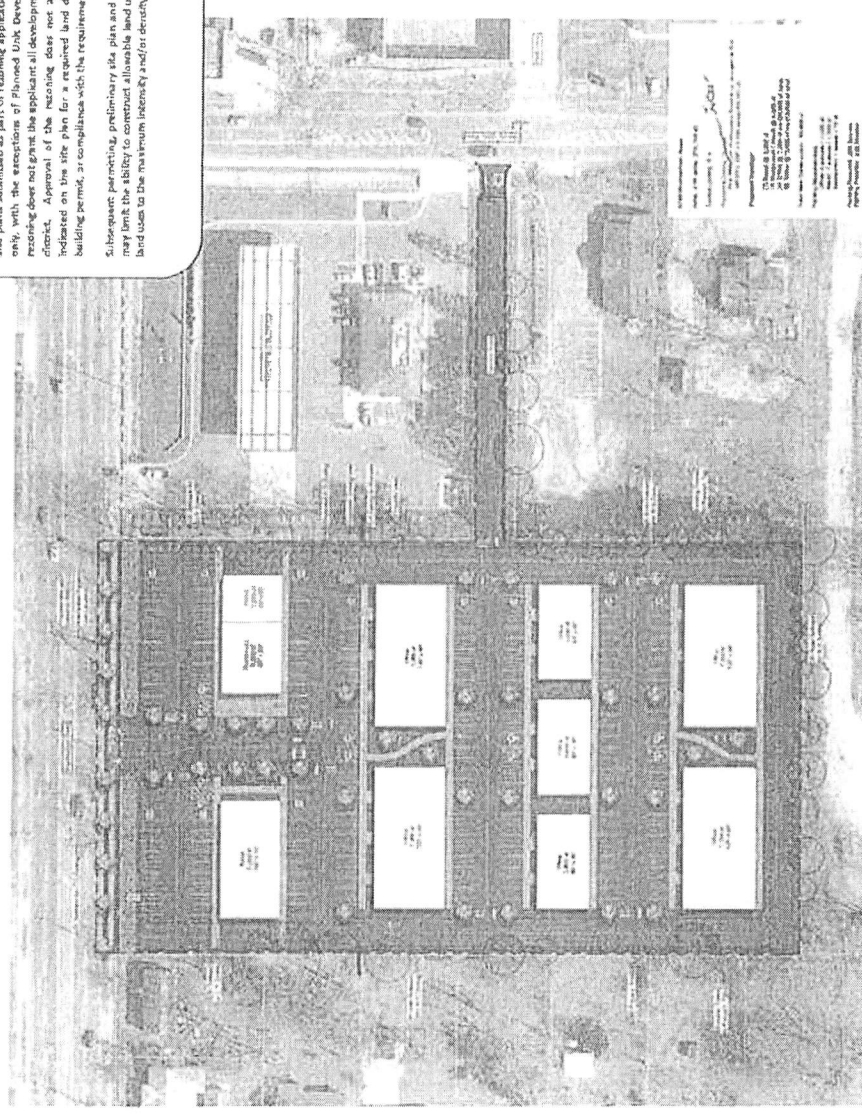


DISCLAIMER

The plans submitted as part of rezoning application are for informational purposes only, with the exceptions of Planned Unit Development Plans. Approval of the rezoning does not grant the applicant all development rights prescribed in the zoning district. Approval of the rezoning does not approve the development layout indicated on this site plan for a required land disturbing permit, grading permit, building permit, or compliance with the requirements of the zoning regulations.

Subsequent permitting, preliminary site plan and plat review, and final plat review may limit the ability to construct allowable land uses as well as construct allowable land uses to the maximum intensity and/or density of the approved zoning district.

6752 2nd Avenue
St. Louis, MO 63112



Project Name: [Illegible]
Project Number: [Illegible]
Scale: 1" = 40' (Horizontal)
1" = 80' (Vertical)
Date: [Illegible]
Author: [Illegible]
Checked: [Illegible]
Approved: [Illegible]

See Plat

A130

2018-0167