

**First Reading: August 8, 2023**  
**Second Reading: August 15, 2023**

2023-0083  
Collier Construction  
District No. 9  
Planning Version #2

ORDINANCE NO. 14019

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 73 SHALLOWFORD ROAD AND TWO (2) UNADDRESSED PROPERTIES IN THE 200 BLOCK OF OBEY STREET, FROM R-1 RESIDENTIAL ZONE AND R-3 RESIDENTIAL ZONE TO UGC URBAN GENERAL 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 property located at 73 Shallowford Road and two (2) unaddressed properties in the 200 block of Obey Street, more particularly described herein:

Part of Lots 28 and 32 through 35, J. W. Pickens Subdivision, Plat Book 2, Page 23, ROHC, Deed Book 12973, Page 519 and Deed Book 13199, Page 332, ROHC. Tax Map Numbers 146L-G-009, 146L-G-010 and 146L-G-011.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone and R-3 Residential Zone to UGC Urban General Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to the

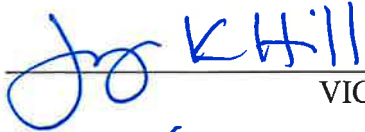
following condition:

- 1) Allowable use: All commercial uses are prohibited. Residential use only.
- 2) Maximum building height: For new construction, a maximum building height of thirty-five feet (35'), measured from average adjacent grade for each unit. Average grade is to be measured from primary street side of building.
- (3) Maximum density: twenty-four (24) units total.
- (4) Widen Obey Street to a minimum of twenty-two feet (22') wide from Shallowford Road and along project frontage.
- (5) Landscaping:
  - a. Install an opaque enclosure for dumpster at existing apartment building.
  - b. Provide class II trees along Shallowford Road frontage, where feasible based on existing site conditions, at minimum spacing of twenty-five foot (25') and maximum spacing of thirty-five (35') on-center.
  - c. Provide a diverse, multiple canopy-planted area to revegetate the remaining undeveloped slopes (approximately 9,000 to 10,000 square feet of area) with a planting coverage value of the following:
    - i. Five-hundred square feet (500 sf) per class I tree;
    - ii. Two hundred square feet (200 sf) per class II tree;
    - iii. Fifty square feet (50 sf) per evergreen screening tree;
    - iv. Twenty square feet (20 sf) per shrub, with a mature height of three to six feet (3-6') height; and
    - v. Any preserved, existing trees will count towards the slope revegetation requirement at a rate of sixteen-hundred square feet (1600 sf) per class I tree, eight hundred square feet (800 sf) per class II tree.
  - d. Provide a landscape buffer along the northern property line shared between Tax Map Parcels 146L-G-007 and 146L-G-011: A buffer strip with a width of at least fifteen feet (15') and containing an opaque fence at least six feet (6') in height. Buffer strip shall have six feet (6') of landscape

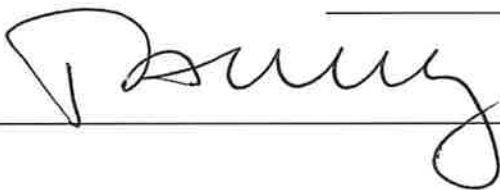
plantings on the exterior side of the fence and shall be planted with appropriate trees and shrubs as to provide a transition from the fence to both edges of the buffer strip. The buffering of the side lot line should not come closer than twenty feet (20') to right of way line.

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 15, 2023

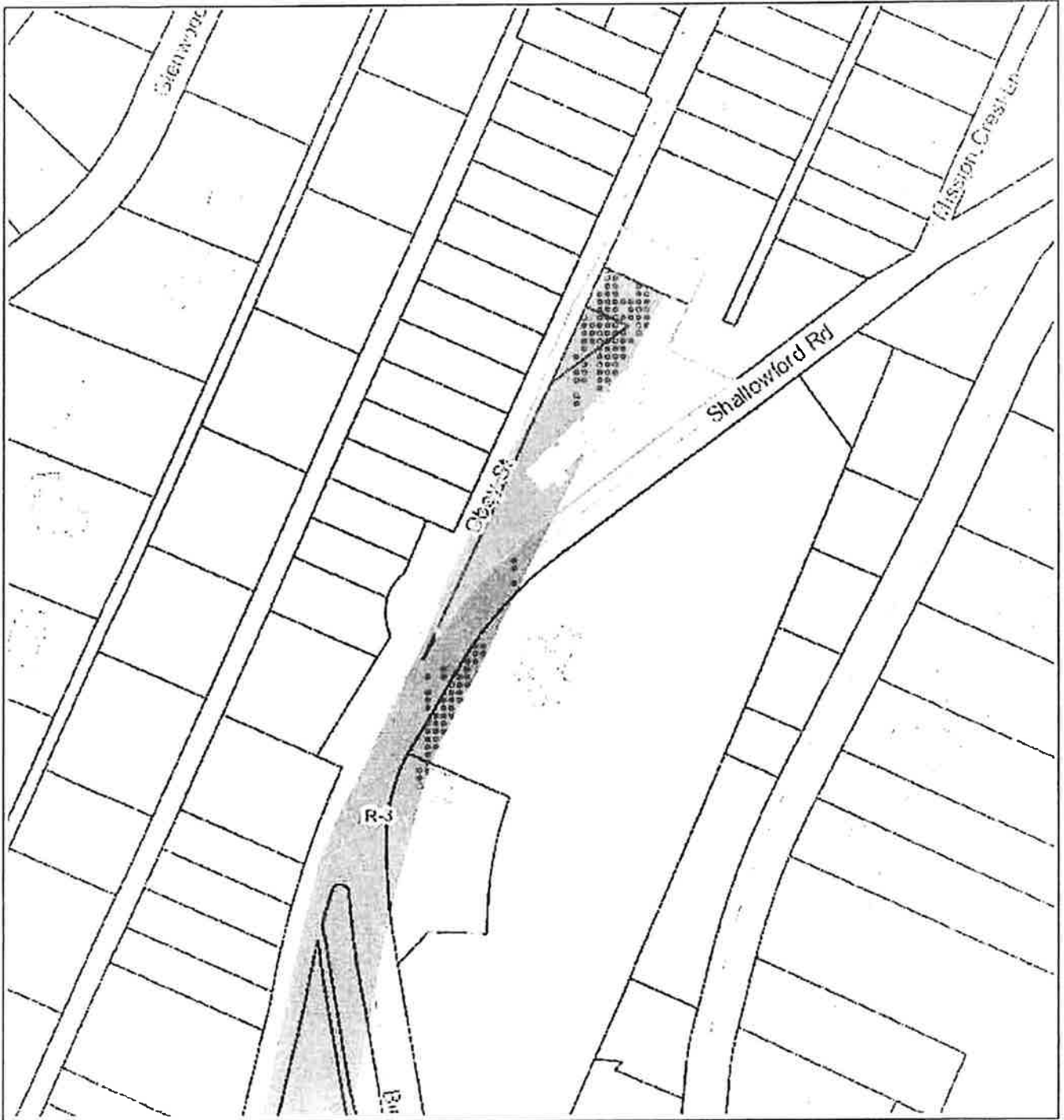
  
VICE-CHAIR

APPROVED: X DISAPPROVED:     

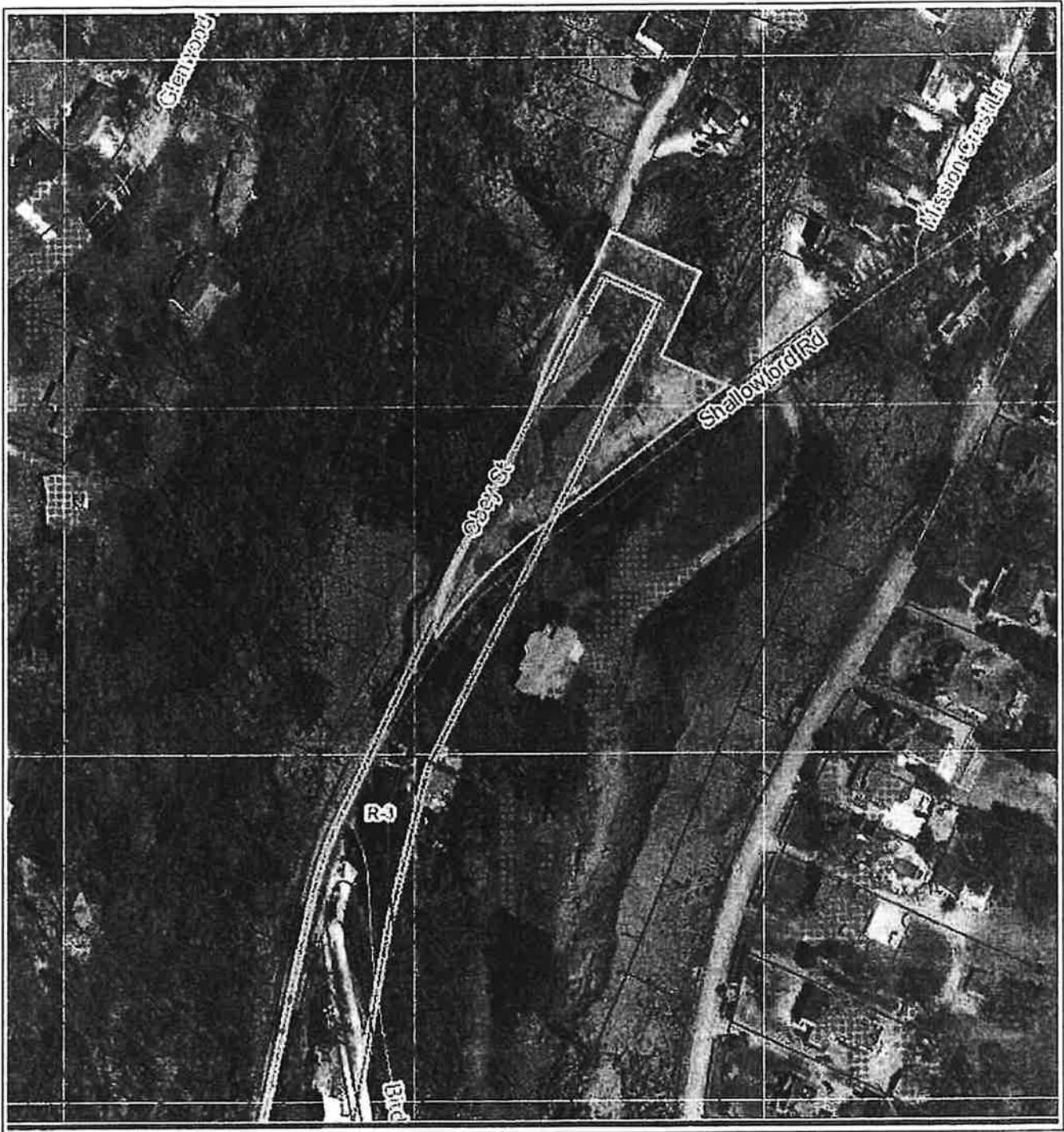
  
MAYOR

/mem

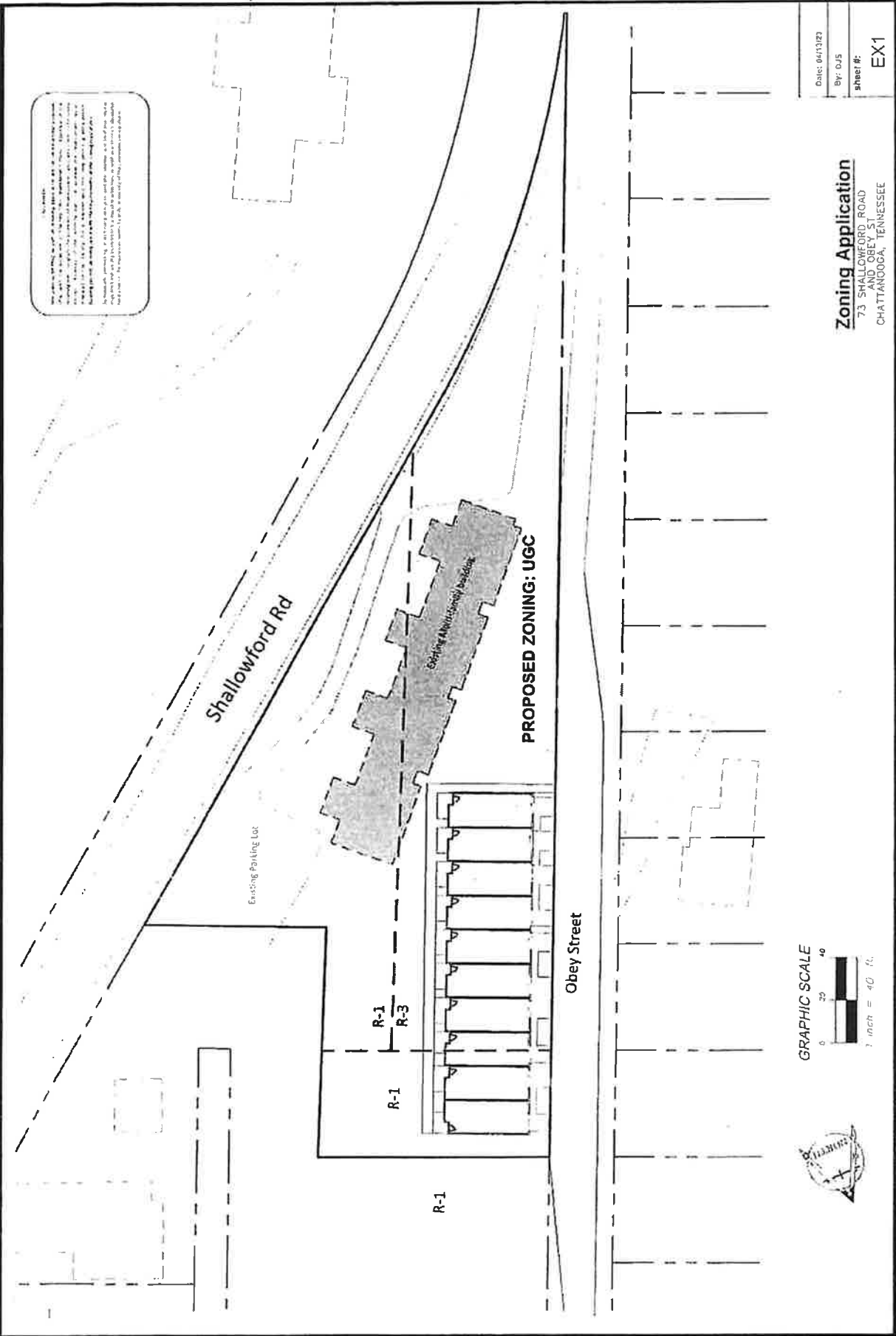
2023-0083 R-1 & R-3 to UGC



2023-0083 R-1 & R-3 to UGC



THIS PLAN IS PREPARED BY THE ENGINEER BASED ON THE INFORMATION PROVIDED BY THE APPLICANT. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED SINCE THE DATE OF THE PREPARATION OF THIS PLAN. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HERSELF. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE SERVICES PROVIDED. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HERSELF.



DATE: 04/10/23  
 BY: OJS  
 SHEET #:  
 EX1

**Zoning Application**  
 73 SHALLOWFORD ROAD  
 AND OBEY ST  
 CHATTANOOGA, TENNESSEE

GRAPHIC SCALE  
 0 20 40  
 1 inch = 40 ft.

