

RESOLUTION NO. 27805

A RESOLUTION ADOPTING AN AMENDED ZONING POLICY RELATIVE TO THE DEVELOPMENT OF THE SHEPHERD AREA AND AIRPORT OF THE CITY OF CHATTANOOGA WHICH WAS ORIGINALLY ADOPTED BY RESOLUTION NO. 17433 ON OCTOBER 6, 1987, AND BY RESOLUTION NO. 24294 WHICH APPROVED THE SHALLOWFORD ROAD-LEE HIGHWAY AREA PLAN WHICH WAS ADOPTED ON JANUARY 11, 2005, AS SHOWN ON THE FOUR (4) DRAWINGS AND AREA PLAN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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WHEREAS, certain zoning policy was originally adopted by Resolution No. 17433 on October 6, 1987, relative to the development of the Shepherd Area and Airport of the City of Chattanooga by the Chattanooga City Commission after the construction of Highway 153 in that area; and

WHEREAS, an area plan for the development of Shallowford Road and Lee Highway was adopted by the Chattanooga City Council as Resolution No. 24294 on January 11, 2005, relative to the development of East Shepherd Road and West Shepherd Road; and

WHEREAS, a minor amendment to that zoning policy and area plan may be necessary to allow a proposed truck entrance into the M-1 property from West Shepherd Road across parcels 148B-B-019 and 148B-B-020;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, that there be and is hereby adopted an Amended Zoning Policy relative to the development of the Shepherd Area and Airport of the City of Chattanooga, and as shown on the four (4) drawings attached hereto and incorporated herein by reference. This resolution amends Resolution No. 17433 previously adopted by the Chattanooga City Commission on October 6,

1987, and by Resolution No. 24294 which approved the Shallowford Road-Lee Highway Area Plan which was adopted on January 11, 2005, to allow proposed truck entrance access into the M-1 property from West Shepherd Road across parcels 148B-B-019 and 148B-B-020 in connection with a proposed zoning change from R-2 to M-1 subject to conditions as shown on the attached map dated January 9, 2014. No other changes are approved to the Shepherd Zoning Policy shown on the other three drawings which were attached to Resolution No. 17433 dated June of 1987, entitled “Existing Land Use as of June 1987”, “Zoning Policy”, and “Existing Zoning” or to the Shallowford Road-Lee Highway Area Plan which are attached and incorporated herein by reference.

ADOPTED: March 11, 2014

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