

1ST READING 4-13-04
2ND READING 4-20-04
3RD READING 4-20-04
INDEX NO. ---

2004-046
Ken DeFoor

ORDINANCE NO. 11547

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 7503 AND 7507 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Tracts of land located at 7503 and 7507 Shallowford Road. Lots 22, 23 (part), 26 (part), and 27, Brookshire Subdivision, Plat Book 12, Page 39, ROHC, Deed Book 6449, Page 342, and Deed Book 5296, Page 350, ROHC. Tax Map 149G-B-006 and 007.

from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.

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

1. A sight-obscuring fence and/or a twenty foot (20') Type B landscaped buffer along the northern property line; and
2. All existing easements are retained.

11547

4-20-04

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

PASSED on Third and Final Reading

April 20, 2004.

W. Paul Benson Sr.
CHAIRPERSON

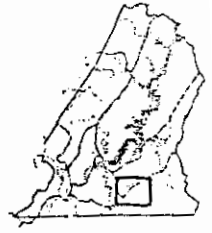
APPROVED: DISAPPROVED:

DATE: 4-22, 2004

Bowen
MAYOR

Reviewed By: David Elenthal

AKS/pm



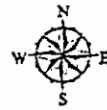
CHATTANOOGA

CASE NO: 2004-0046

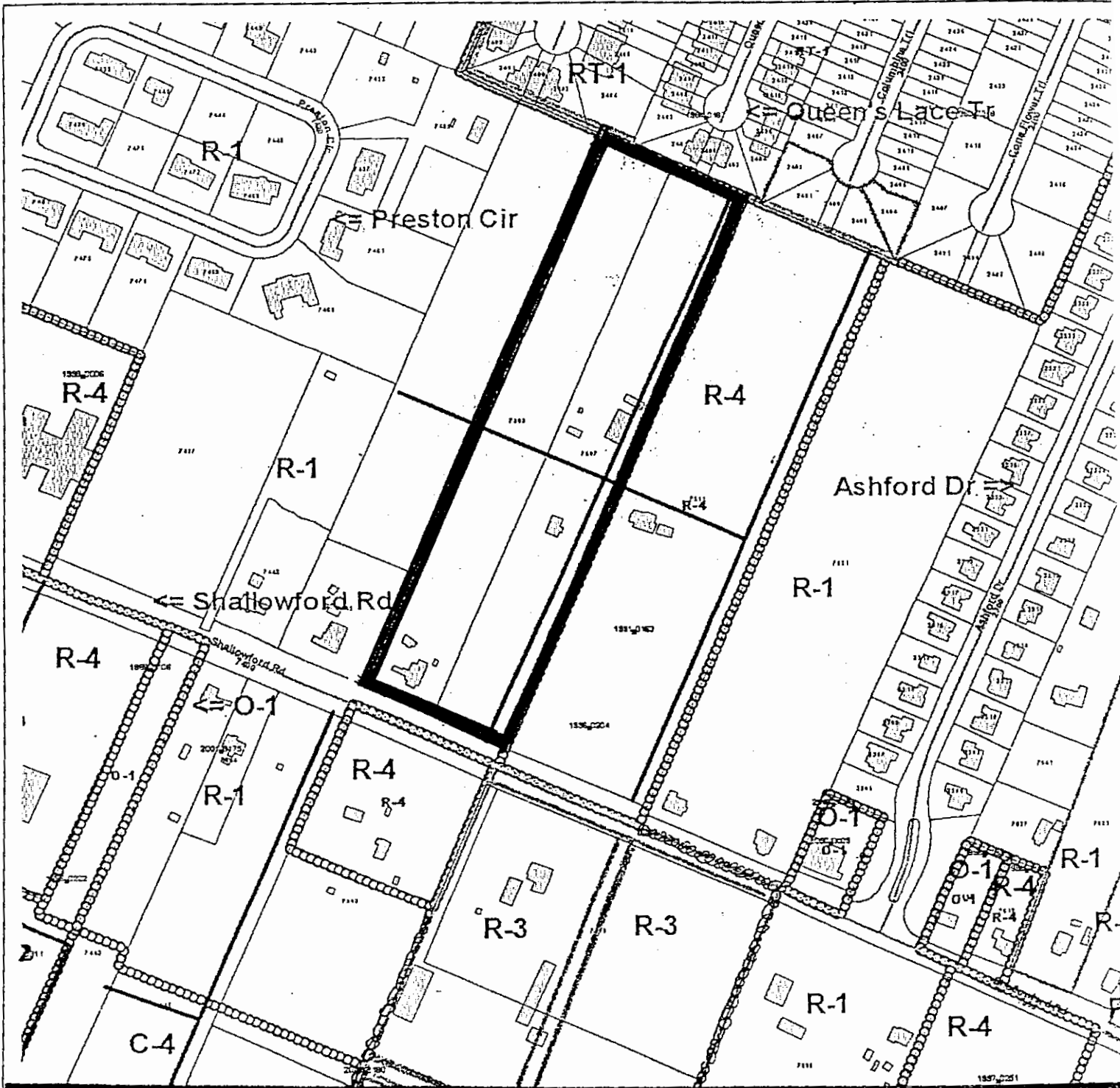
PC MEETING DATE: 3/8/2004

FROM: R-1

TO: R-T/Z

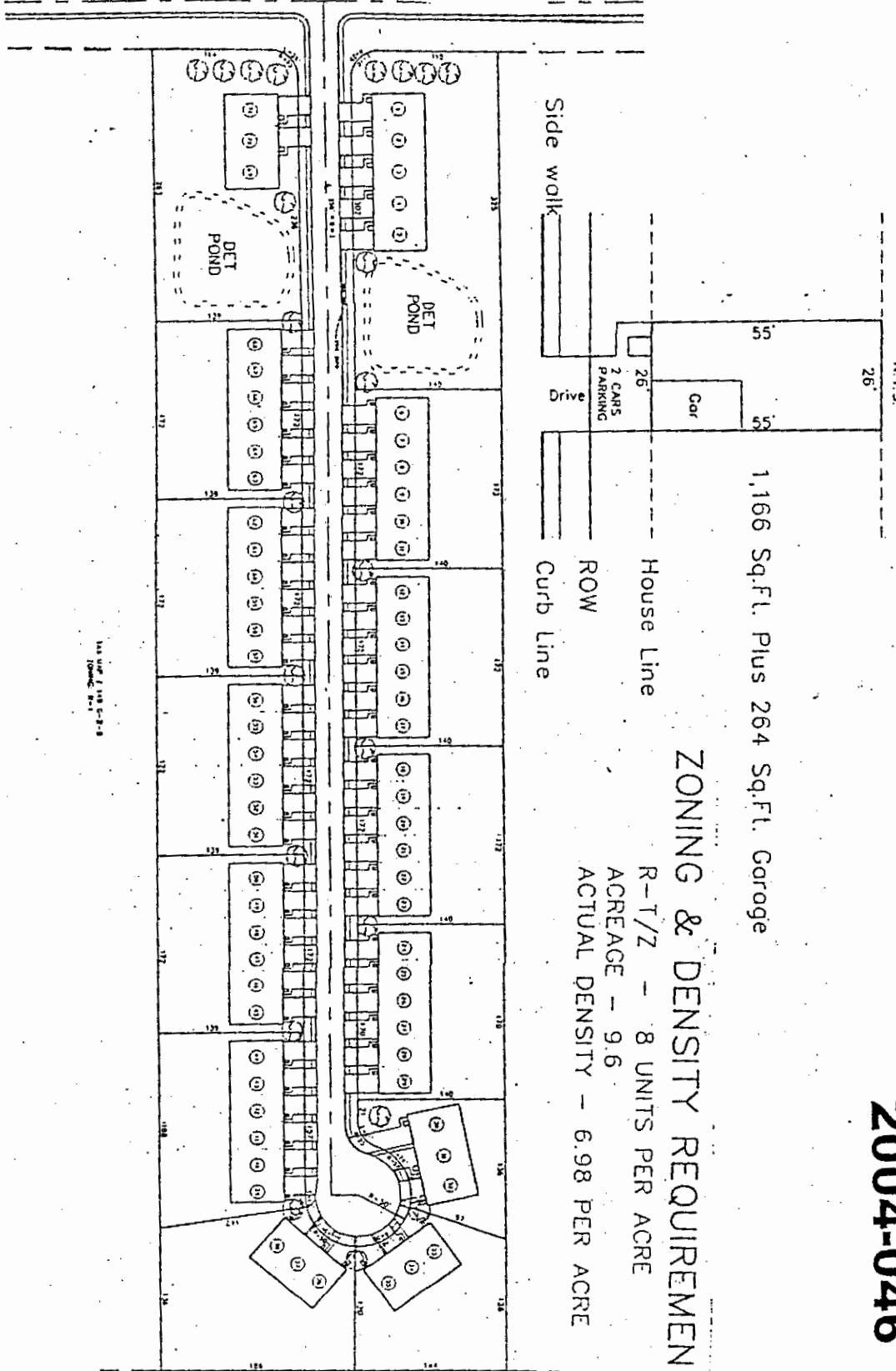


1 in. = 300.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-046: Approve, subject to a sight-obscuring fence and/or a 20 foot Type B landscaped buffer along the northern property line.

Shallowford Rd



TYPICAL UNIT SIZE
N.T.S.

1,166 Sq.Ft. Plus 264 Sq.Ft. Garage

ZONING & DENSITY REQUIREMENTS

R-T/2 - 8 UNITS PER ACRE

ACREAGE - 9.6

ACTUAL DENSITY - 6.98 PER ACRE

2004-046

SEE SHEET 2 OF 2

DATE: 1/17/04