

1ST READING 1-9-07
2ND READING 1-16-07
INDEX NO. _____

2006-234
David Davis

ORDINANCE NO. 11929

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE PARTS OF TRACTS OF LAND LOCATED AT 4220 AND 4256 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-2 LIGHT INDUSTRIAL ZONE AND R-1 RESIDENTIAL ZONE WITH CONDITIONS TO M-2 LIGHT INDUSTRIAL 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:

All that part of two unplatted tracts of land located at 4220 and 4256 Shallowford Road as described in Deed Book 5542, Page 56 and 58, ROHC. Tax Map 147D-A-002 and 002.02.

From M-2 Light Industrial Zone and R-1 Residential Zone with conditions to M-2 Light Industrial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to Condition 1 in Ordinance No. 11446 which limits the property to a maximum of three (3) curb cuts.

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

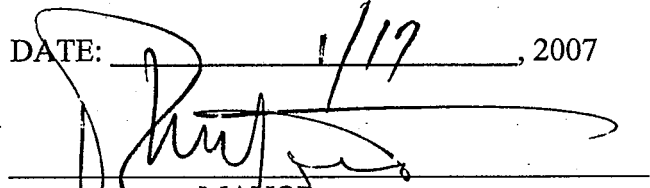
PASSED on Second and Final Reading

January 16, 2007.


CHAIRPERSON

APPROVED: X DISAPPROVED:

DATE: 1/17 , 2007


MAYOR

DML/add

CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA

CASE NO: 2006-0234

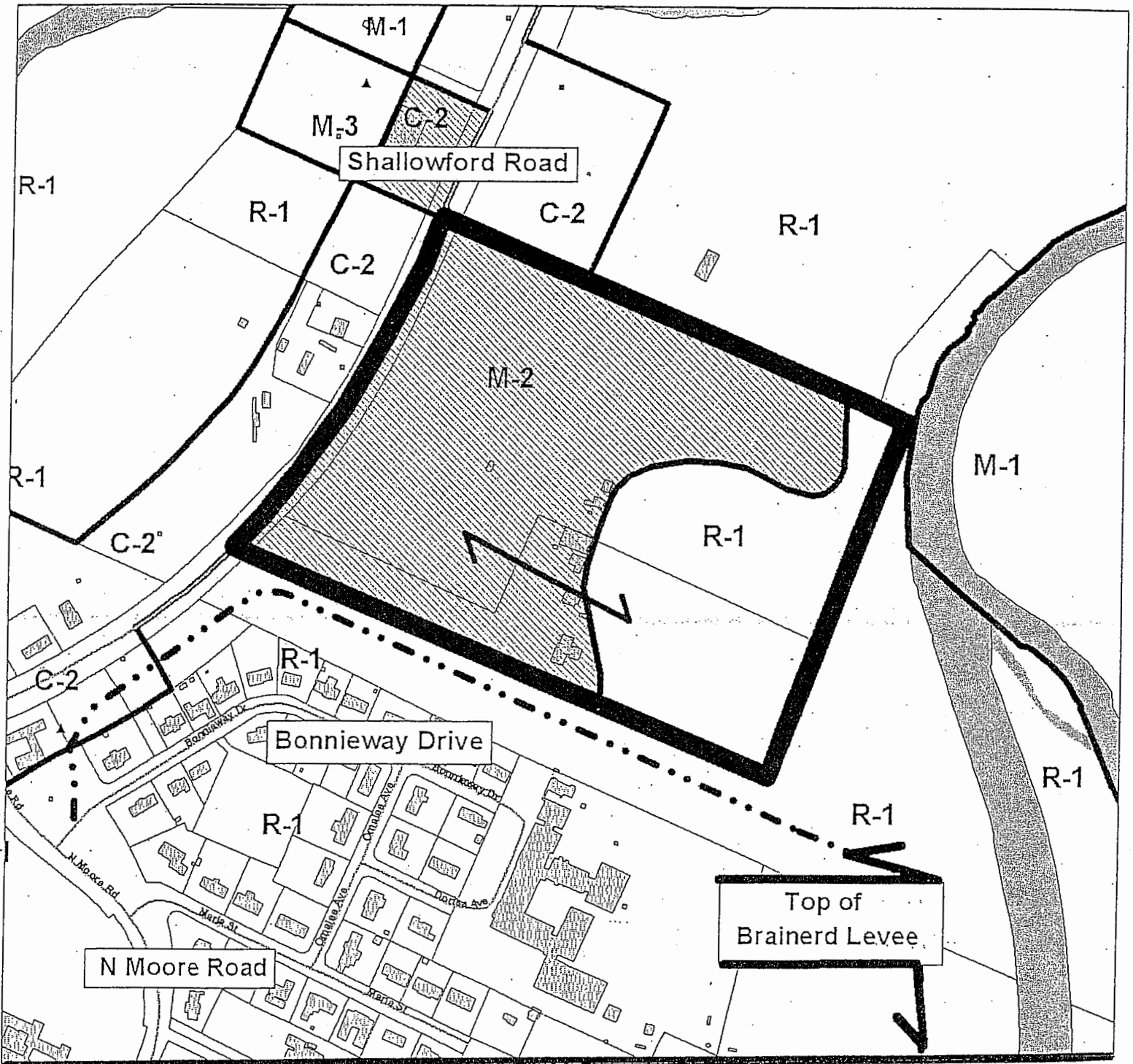
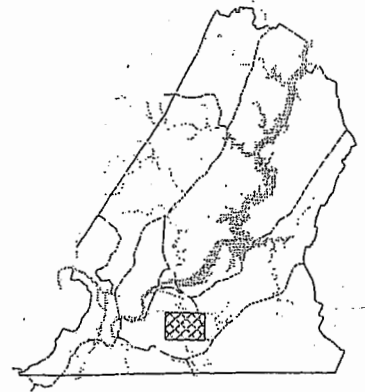
PC MEETING DATE: 12/11/2006

FROM: R-1 & M-2 with conditions

TO: M-2



1 in. = 400.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-234: Approve, subject to the condition in Ordinance Number 11446 in 2003 which conditioned the property to a maximum of three (3) curb cuts.

Original Site Plan 2003-111

Received June 2003

EXISTING LAKE
ZONED C-2 ZONED R-1

SOUTH CHICKAWAUGA CREEK

100% FLOOD

ORD # 11446
Conditioned to max. 3 curb
cuts on Shallowford Rd

TRACT "D"

CONSERVATION EASEMENT
TO REMAIN ZONED R-1
(TYPICAL WHERE SHADED)

[For new case 2006-0234]

CHATTANOOGA-HAMILTON COUNTY
REGIONAL PLANNING AGENCY

RECEIVED
JUN 09 2003
OPERATIONS DIVISION

GENERAL CONTRACTOR
1/4 STORAGE YARD
4.2± ACRES
TRACT "B"

PROPOSED
BUILDING #70
700± SF

205' x 250'
PROPOSED
BUILDING #2
51,250± SF
TRACTOR TRAILER
DOCK AREA

205' x 250'
PROPOSED
BUILDING #4
51,250± SF
TRACTOR TRAILER
DOCK AREA

MINI-WAREHOUSE STORAGE
10± ACRES

PROPOSED
BUILDING #8
21,000± SF
SMALL TRUCK
LOADING/UNLOADING
ZONE

PROPOSED
BUILDING #5
21,000± SF
SMALL TRUCK
LOADING/UNLOADING
ZONE

PROPOSED
BUILDING #3
19,500± SF
SMALL TRUCK
LOADING/UNLOADING
ZONE

PROPOSED
BUILDING #1
18,250± SF
SMALL TRUCK
LOADING/UNLOADING
ZONE

TRACT "C"

30' CITY OF CHATTANOOGA
TYPE "A" LANDSCAPE BUFFER

TRACTOR TRAILER
DOCK AREA

ZONED R-1

1)

2)

3)

4)

ZONED C-2

NEW C-2

5' CITY OF
CHATTANOOGA
STREETCARE

100%

TRACTOR TRAILER
DOCK AREA

DRAINAGE LEVEL

DRAINAGE LEVEL

SHALLOWFORD ROAD

SHALLOWFORD RD

SHALLOWFORD ROAD

PROPOSED DRIVE

PROPOSED DRIVE

PROPOSED DRIVE "A"

PROPOSED DRIVE

PROPOSED DRIVE

Flood Information Map

Shallowford Road

100 Year Flood

100 Year Flood

500 Year Flood

Floodway

Bonnieway Drive

