

First Reading: August 11, 2020
Second Reading: August 18, 2020

2020-0043
MAP Engineers
District No. 6
Planning Version

ORDINANCE NO. 13586

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6402 SHALLOWFORD ROAD, FROM RT-1 RESIDENTIAL TOWNHOUSE ZONE TO R-3 RESIDENTIAL 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 6402 Shallowford Road, more particularly described herein:

An unplatted tract of land located at 6402 Shallowford Road being the property described in Deed Book 11522, Page 548, ROHC. Tax Map No. 148C-A-004.

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

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

- (1) All buildings shall be set back a minimum of forty feet (40') from all exterior boundaries which adjoin R-1 residential properties;

- (2) All paved parking areas shall be no closer than twenty-five feet (25') from all currently zoned R-1 properties abutting the site;
- (3) Compactor and or dumpster shall be located no closer than eighty feet (80') to any adjoining residentially R-1 zoned properties. Garbage pick-up shall be limited to occur only between the hours of 8:00 a.m. to 7:00 p.m. Monday through Saturday;
- (4) A five (5') tall vinyl coated chain link fence shall be installed along the exterior boundary of the development which adjoin R-1 residential properties; and
- (5) The maximum height of each building in this development as depicted on the site plan dated February 14, 2020 is two (2) stories, except buildings number two (#2) and building number four (#4) may be a maximum 2/3 split configuration, with the front building facing the parking lot limited to two (2) stories in height, and the rear portion of those buildings having basement units and two stories above.

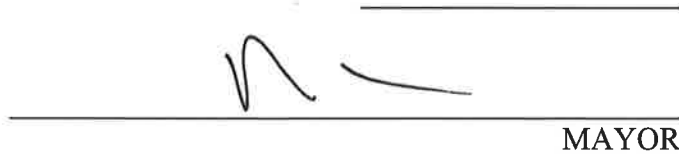
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: August 18, 2020



 CHAIRPERSON

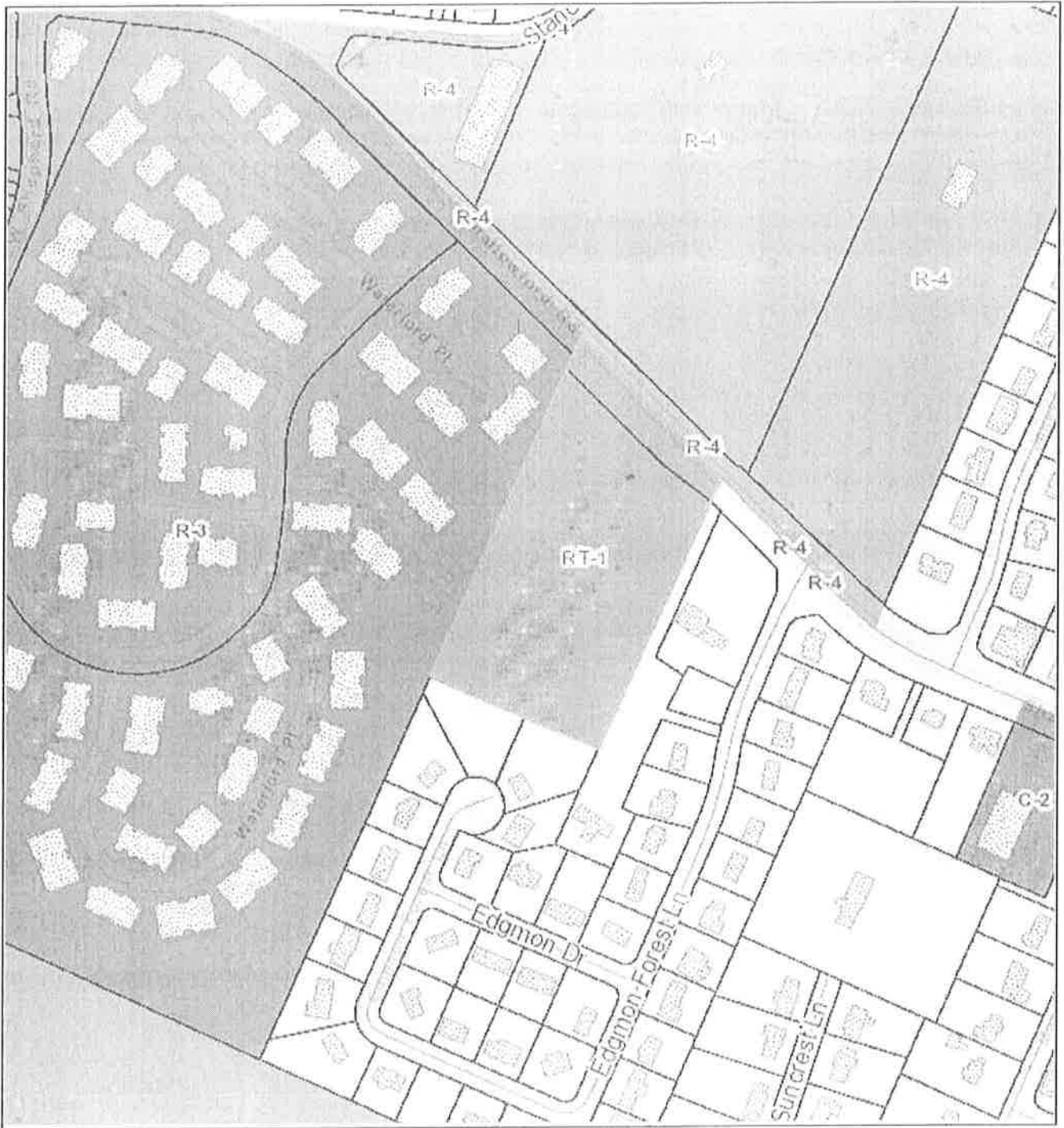
APPROVED: DISAPPROVED:



 MAYOR

/mem

2020-0043 Rezoning from RT-1 to R-3



2020-0043 Rezoning from RT-1 to R-3

