

First Reading: October 12, 2021
Second Reading: October 19, 2021

2021-0141
Mehdi Malekzadeh
District No. 6
Planning Version

ORDINANCE NO. 13723

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6701 SHALLOWFORD ROAD, FROM R-1 RESIDENTIAL ZONE TO O-1 OFFICE 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 6701 Shallowford Road, more particularly described herein:

Lot 30, Brookhaven Heights, Plat Book 24, Page 27, ROHC, Deed Book 9814, Page 128, ROHC. Tax Map Number 148D-C-012.

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


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

- 1) Office and single-family residential uses only;
- 2) Use of existing structure only (with no expansions or additions excluding provisions for handicap access), unless property has been compiled with multiple properties as part of a larger development;

- 3) Any signage limited to a monument sign with a maximum height of four (4') feet and forty-eight (48) square feet in area per sign surface. No flashlight or intermittent lights permitted;
- 4) A six foot (6') tall sight-obscuring fence or wall constructed of brick, stucco, or stone to be installed along the northern property line abutting the R-1 Residential Zone; and
- 5) Street yard requirements of Sec. 38-593.

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: October 19, 2021



CHAIRPERSON
APPROVED: DISAPPROVED:



MAYOR

/mem

2021-0141 Rezoning from R-1 to O-1



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