

ORDINANCE NO. 11482

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 7327 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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:

A tract of land located at 7327 Shallowford Road. Part of Lots 1 and 2, Timberland Subdivision, Plat Book 20, Page 73, ROHC, Deed Book 2131, Page 185, ROHC and Lots 8, 9 and 10, Timberland Subdivision, Plat Book 20, Page 73, ROHC, Deed Book 5889, Page 450, ROHC, Deed Book 6723, Page 585, ROHC, Deed Book 3080, Page 543, ROHC, and Deed Book 2131, Page 185, ROHC. Tax Map 149H-A-016 thru 019.

from R-1 Residential Zone to R-4 Special Zone.

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

1. No apartments or multi-family uses;
2. Dedication of right-of-way for an additional lane to be built by the applicant along the front of the property;

3. Applicant to submit a traffic study for review by the City Traffic Engineer;  
and

4. All existing easements are retained.

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

November 11, 2003.

S/ \_\_\_\_\_  
CHAIRPERSON

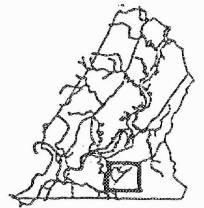
APPROVED:  X  DISAPPROVED: \_\_\_\_\_

DATE: November 13, 2003

S/ \_\_\_\_\_  
MAYOR

Reviewed By: s/ \_\_\_\_\_  
*David Eichenthal*

AKS/pm



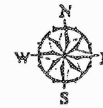
CHATTANOOGA

CASE NO: 2003-0150

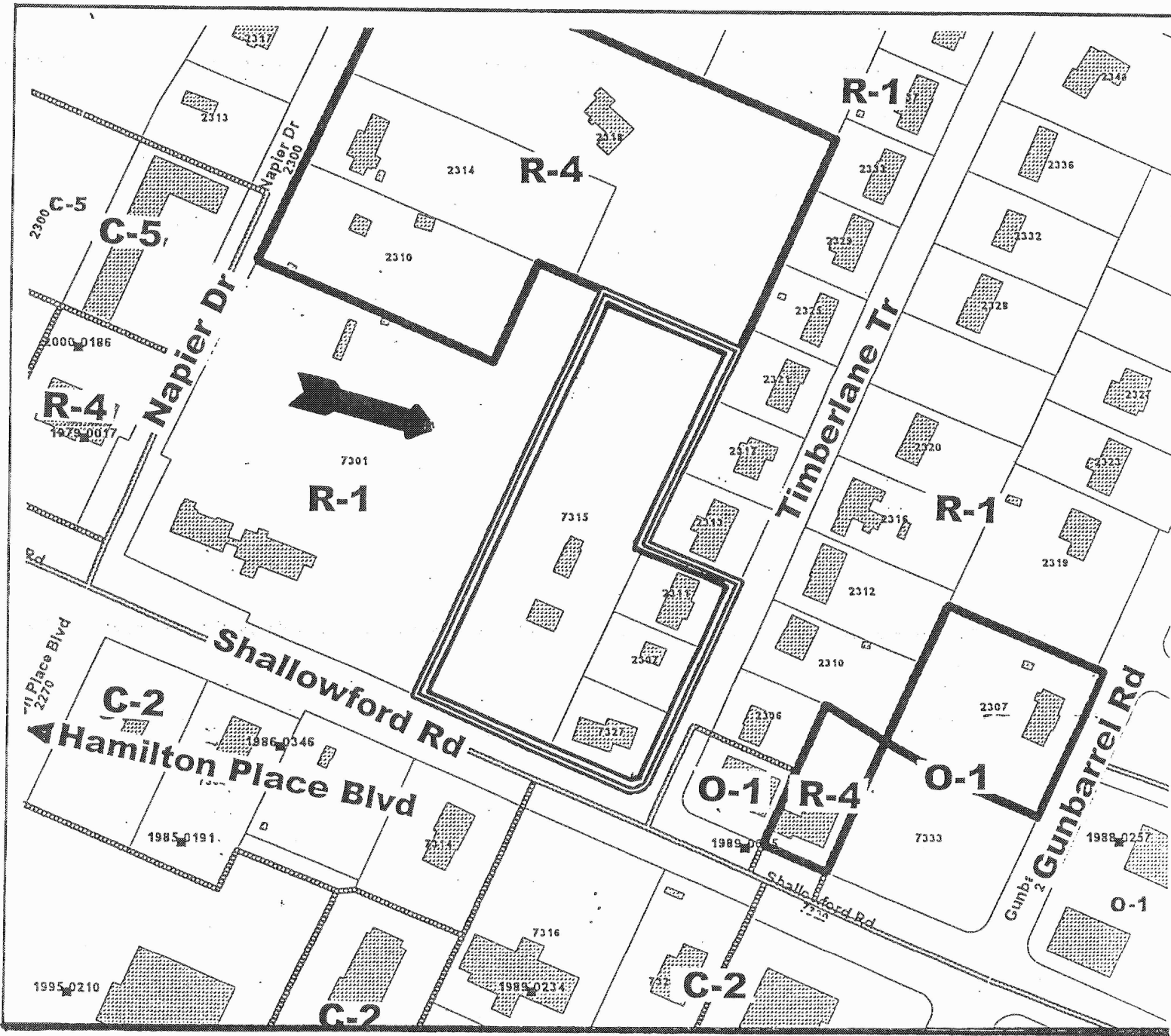
PC MEETING DATE: 9/8/2003

FROM: R-1

TO: R-4



1 in. = 200.0 feet



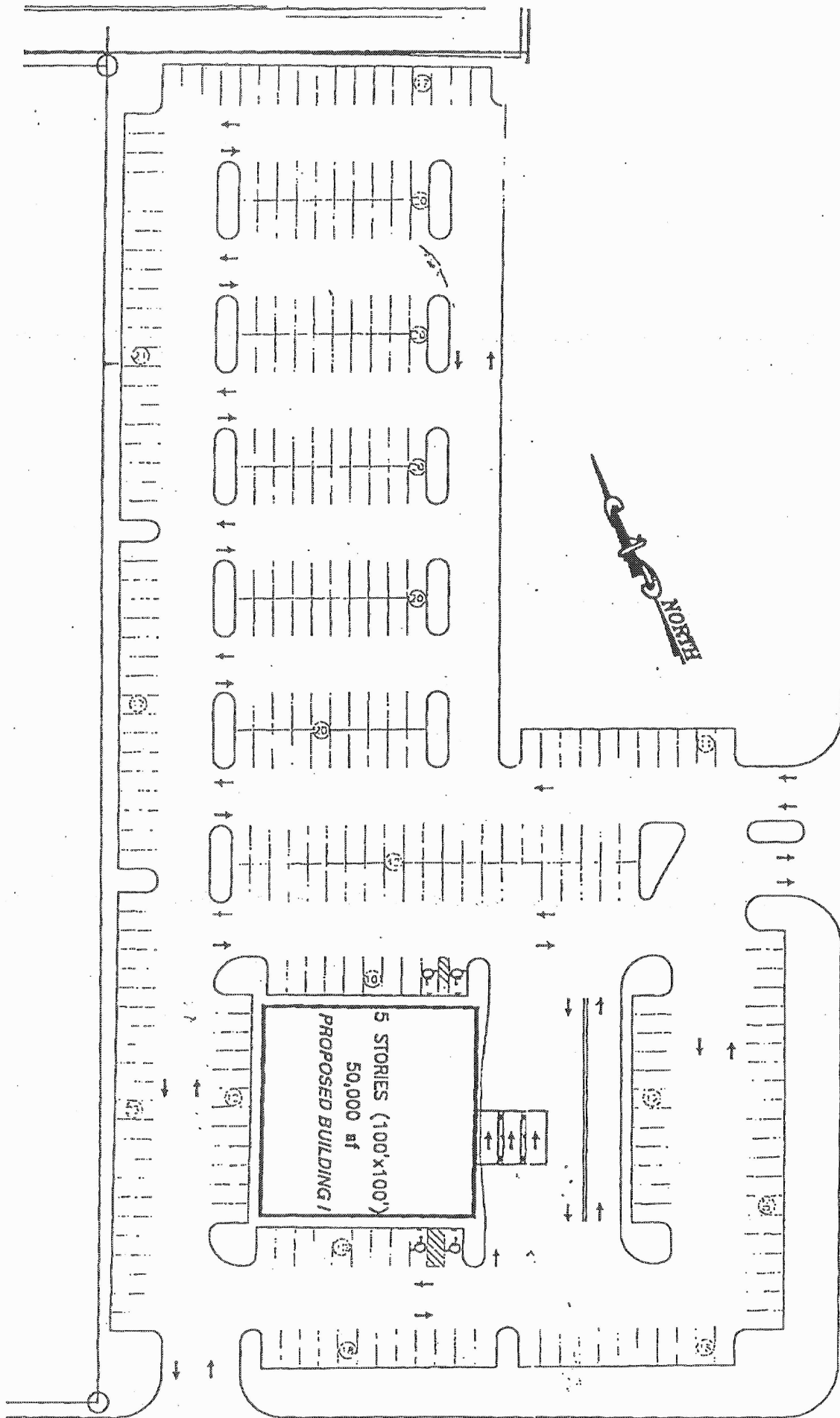
**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2003-150: Approve, subject to:**

- 1) No apartments or multi-family uses;
- 2) Dedication of right-of-way for an additional lane to be built by the applicant along the front of property; and
- 3) A traffic study to be done by applicant for review by City Traffic Engineer.

2003-150

OFFICE TOWERS @ SHALLOWFORD & TIMBERLANE  
DATE: 08/06/03  
CKAA # 0251.1 SK2  
NOTES:  
\* 5 STORIES TOWER = 50,000 S.F. (100'x100')  
PK'G NEEDED = 250 SPACES  
TOTAL PK'G PROVIDED = 4270 SPACES  
\* THIS PRELIMINARY SITE PLAN WAS DEVELOPED FOR A  
TAX MAP NOT A SURVEY.

TIMBERLANE



SHALLOWFORD RD.