

1ST READING 7-14-09  
2ND READING 7-21-09  
INDEX NO. \_\_\_\_\_

2008-114  
Mehdi Malekzadeh

ORDINANCE NO. 12266

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 6709 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAPS AND DRAWING ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL 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 is hereby amended so as to rezone:

Lot 28, Brookhaven Heights, Plat Book 24, Page 27, Deed Book 4890, Page 010, ROHC. Tax Map 148D-C-010.

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

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

- 1) Beauty salon or residence only.
- 2) Although allowed only by Special Permit, no day care facilities are allowed due to the closeness of the structures to the street and the limited amount of lot area for the required playground and for parking and child drop-off.
- 3) 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.

- 4) A wall constructed of brick, stucco, or stone on both sides with a height of six feet above grade along the length of the rear property line (the northern property line). As this requirement is more stringent than the requirement of the landscape ordinance, this condition takes the place of the Type C landscaping yard. If the wall cannot be constructed on the property line due to easements, it shall be placed as close to the Shallowford Road side of the rear property line as possible, with access to allow for maintenance of the easement or rear property.
- 5) A 10' screening buffer as required by the landscaping ordinance for the right and left side yard. If acceptable to the Landscaping Coordinator, a wood, sight-obscuring fence may be used to replace the required landscaping.
- 6) Signs for use shall not exceed nine (9) square feet with no moving parts, flashing or intermittent lights, and no roof signs, except if multiple properties are consolidated into a single development
- 7) Applicant is required to schedule and attend a City of Chattanooga Presubmittal Meeting.
- 8) Subject to approval of parking and access by the City Traffic Engineer.

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

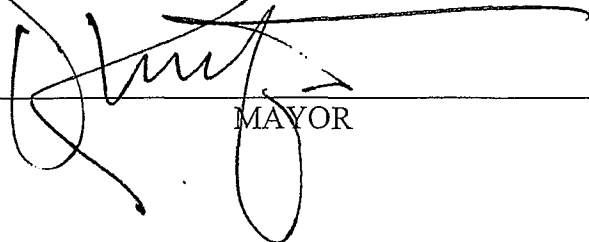
PASSED on Second and Final Reading

July 21, 2009.

  
\_\_\_\_\_  
CHAIRPERSON

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

DATE: 7-23, 2009

  
\_\_\_\_\_  
MAYOR

/mms

PLANNING AGENCY



CHATTANOOGA

CASE NO: 2008-0114

PC MEETING DATE: 9/08/2008

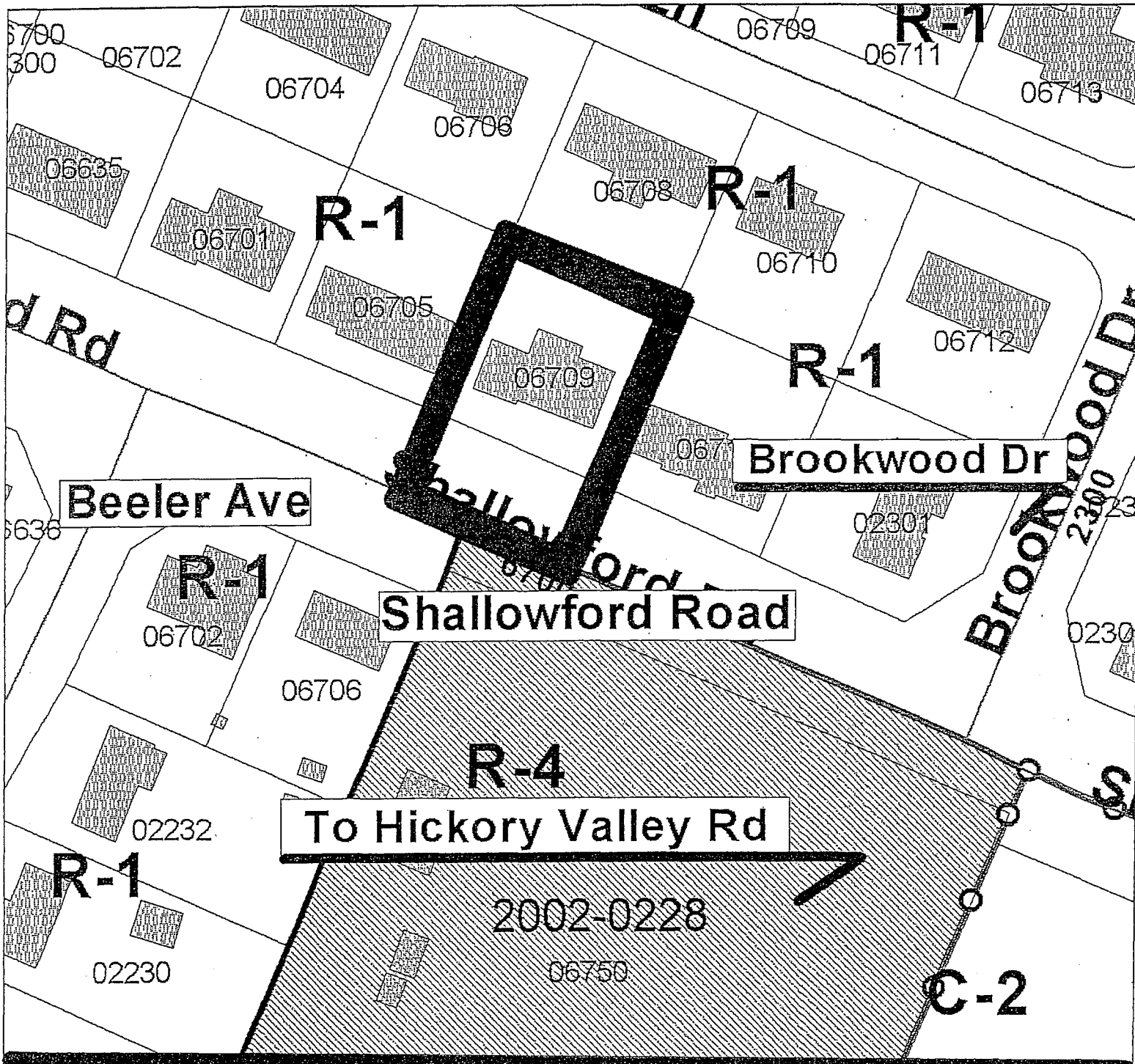
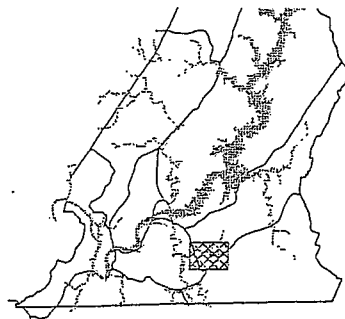
5/11/09 6/08/09

FROM: R-1

TO: R-4

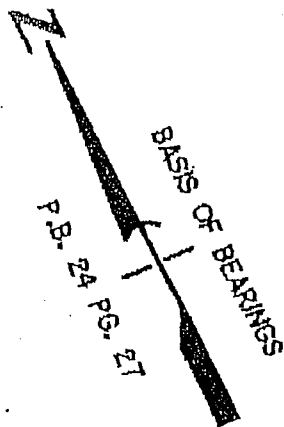


1 in. = 80.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2008-114: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

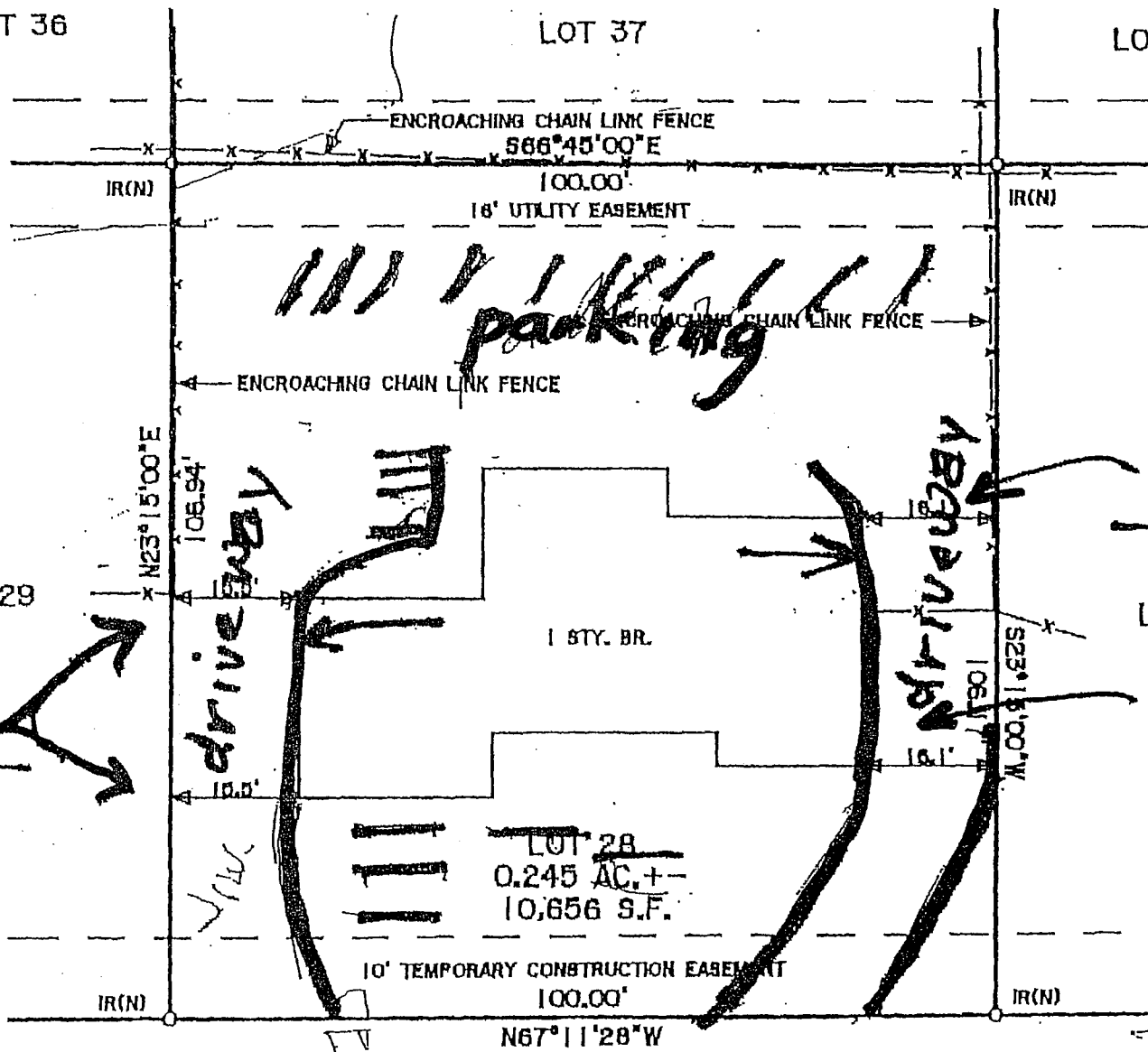
2008-114



LOT 36

LOT 37

LOT 38



parking

driveway

driveway

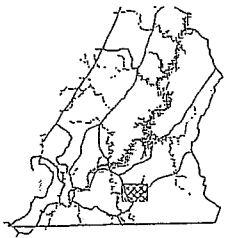
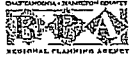
15.5'

16.1'

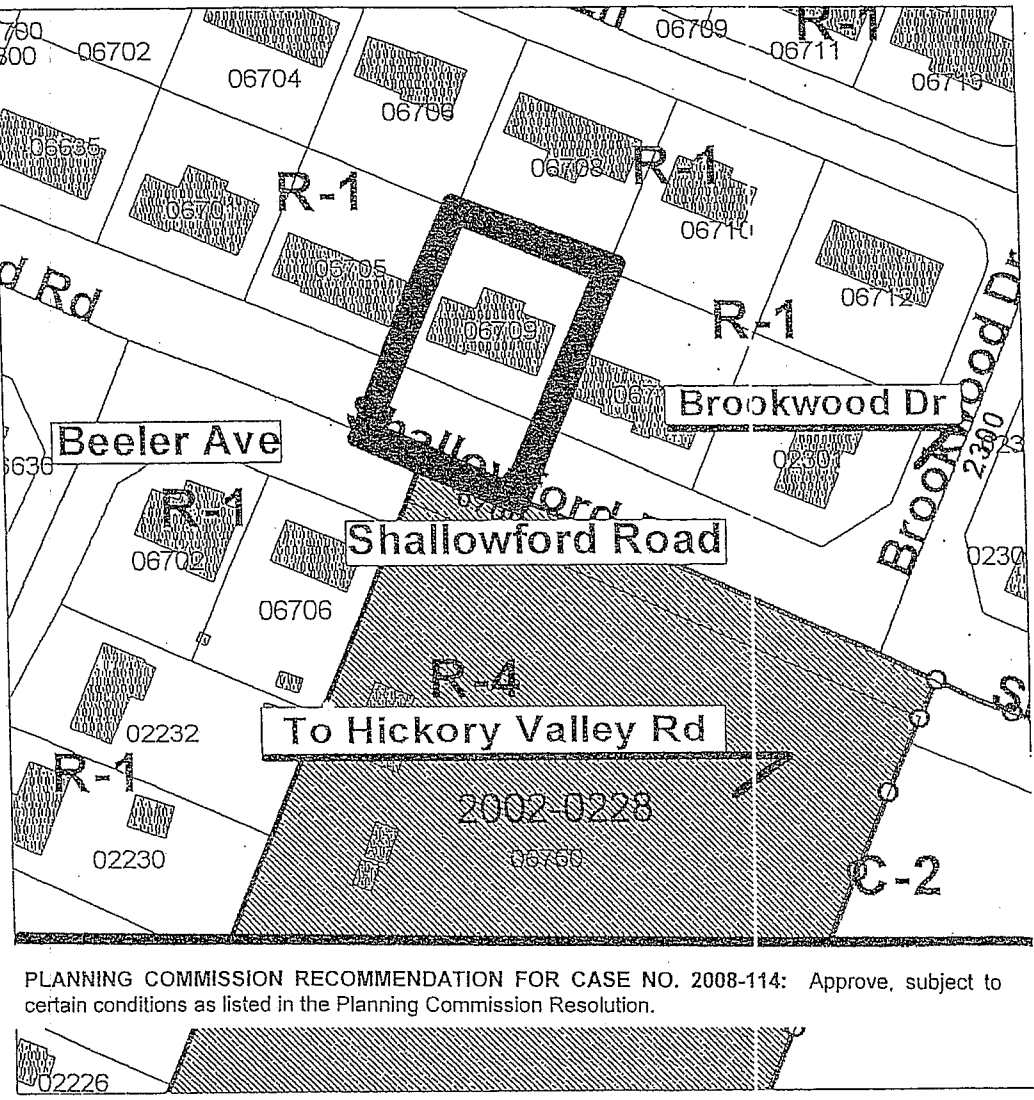
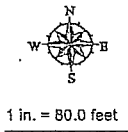
16.1'

Shallow Ford Road

48.5'



CHATTANOOGA  
CASE NO: 2008-0114  
PC MEETING DATE: 9/08/2008 *11/09 4/08/09*  
FROM: R-1  
TO: R-4



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2008-114: Approve, subject to certain conditions as listed in the Planning Commission Resolution.

*Shallowford Road*

