

**First Reading: August 12, 2014**  
**Second Reading: August 19, 2014**

2014-068  
Neuhoff Taylor Architects/  
YMCA Association of Metro  
Chattanooga  
District No. 4  
Planning Version

ORDINANCE NO. 12848

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7502 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE AND R-4 SPECIAL ZONE TO C-4 PLANNED COMMERCE CENTER, SUBJECT TO CERTAIN CONDITIONS.

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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 7502 Shallowford Road, more particularly described herein:

An unplatted tract of land located at 7502 Shallowford Road, being the property described in Deed Book 8198, Page 118, ROHC, and in Deed Book 6142, Page 556, ROHC. Part of Tax Map No. 149J-A-002.


and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone and R-4 Special Zone to C-4 Planned Commerce Center.

SECTION 2. BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That this rezoning shall be subject to the following:

- 1) Provide vehicular access to Ogletree Avenue;
- 2) Developer to construct internal driveway which includes five (5') feet landscaped buffer and five (5') feet sidewalks in the general locations as illustrated on accompanying site plan, for the review and approval of the City Transportation Department;
- 3) Landscaping to be approved by City Landscape Architect;
- 4) Applicant and successor owners of 7502 Shallowford Road shall bear all maintenance responsibility (ongoing) for the entire access drive (and related features) from the new 7502 Shallowford Road development to Ogletree Avenue;
- 5) Developer of 7502 Shallowford Road shall install two to three raised cross walks similar to the one in Ogletree which connects the YMCA to Northwest Georgia Bank, as needed, at points along the entire access drive from the new development to Ogletree Avenue, in consultation with and according to reasonable input from the owners of HOP Lots 1 and 2;
- 6) In constructing the new portion of the access drive between the new development and Ogletree Avenue, Developer shall route the access drive as far from the adjacent HOP building (7446 Shallowford Road) as feasible; if the new portion of the access drive will disturb the HOP mailbox and HOP dumpster, Developer will relocate those HOP features at Developer's expense and in locations that satisfy the owners of HOP Lots 1 and 2;
- 7) Developer shall install access barrier (fence and landscaping) between that HOP building and the new portion of the access drive (and sidewalk), in consultation with and according to reasonable input from the owners of HOP Lots 1 and 2;
- 8) Developer shall construct sidewalk along new portion of access drive to Ogletree Avenue and tie-in that sidewalk to the pedestrian pathways within the 7502 Shallowford Road development; and
- 9) Applicant and successor owners of 7502 Shallowford Road shall direct operators of large vehicles (e.g., construction, delivery and garbage trucks) to access the property from Shallowford Road instead through Hamilton Office Park (from Ogletree Avenue).

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 19, 2014

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

  
\_\_\_\_\_  
MAYOR

/mem



**2014-068 Rezoning from R-1 and R-4 to C-4**



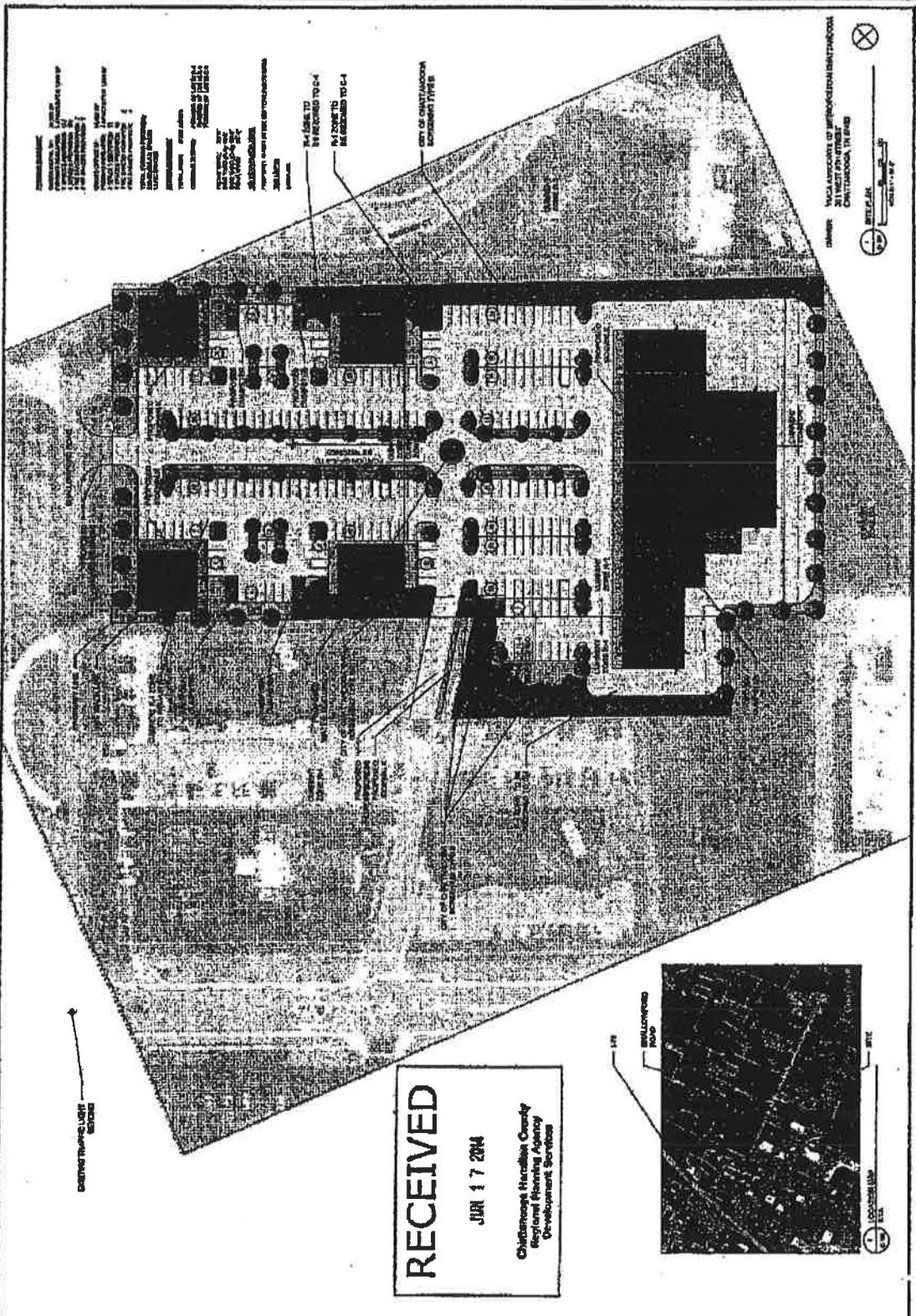
Chattanooga Hamilton County Regional Planning Agency



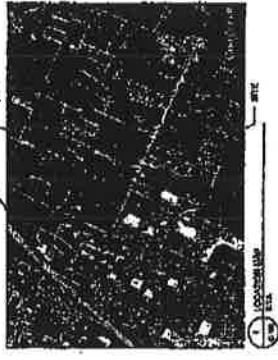
175 ft



SHALLOWFORD REDEVELOPMENT OFFICE COMPLEX & RETAIL COMPLEX PREPARED BY: [Name]		DATE: 05-09-14 SCALE: 1" = 100'	PROJECT NO.: C-101
HENRIKOFF TAYLOR ASSOCIATES PROFESSIONAL CORPORATION 100 DALLAS ROAD, SUITE 200 CHARLOTTE, NC 28204		CITY OF CHARLOTTE DEPARTMENT OF CITY PLANNING 100 SOUTH TRYON STREET, 10TH FLOOR CHARLOTTE, NC 28202	



**RECEIVED**  
 JUN 17 2014  
 Charlotte-Mecklenburg County  
 Regional Planning Agency  
 Development Services



2014-06-18