

First Reading: February 9, 2016
Second Reading: February 16, 2016

2015-150
MD Hospitality Group/
Dhaval Patel
District No. 6
Planning Version

ORDINANCE NO. 13026

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6705 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, 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 6705 Shallowford Road, more particularly described herein:

Lot 29, Brookhaven Heights Subdivision, Plat Book 24, Page 27,
Deed Book 10420, Page 85, ROHC. Tax Map No. 148D-C-011.

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 rezoning shall be approved

subject to the following conditions:

- 1) Use restricted to office and single-family home 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);
- 4) Applicant must comply with the City landscape ordinance requirements prior to occupancy of the building. If the rear yard is used for additional parking, the applicant shall, in addition to the City landscape ordinance requirements, provide a sight-obscuring fence (composite or wood material) or wall constructed of brick, stucco, or stone along all property lines to the rear of the existing structure. The minimum height of the fence or wall shall be six (6) feet above grade;
- 5) Signs incident to the permitted uses, except that only one (1) sign shall be permitted for each structure, which sign shall be set back ten (10) feet from any property line. The sign shall not exceed forty-eight (48) square feet in area and shall not be more than four (4) feet in height. If illuminated, the sign shall be indirectly lit in such a way that the light source cannot be seen from any public way or adjoining property. The lighting intensity shall not exceed twenty-five (25) foot-candles at the face of the sign. No flashlight or intermittent lights will be permitted, and no internally illuminated signs shall be permitted;
- 6) As required by City Code, all light fixtures shall have full cut-offs. The Applicant shall submit a lighting plan to the Land Development Office to ensure no light spillage into adjoining properties;
- 7) No dumpster on site;
- 8) Applicant is required to schedule and attend a City of Chattanooga Pre-submittal Meeting; and
- 9) Subject to approval of parking and access by the City Department of Transportation.


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: February 16, 2016



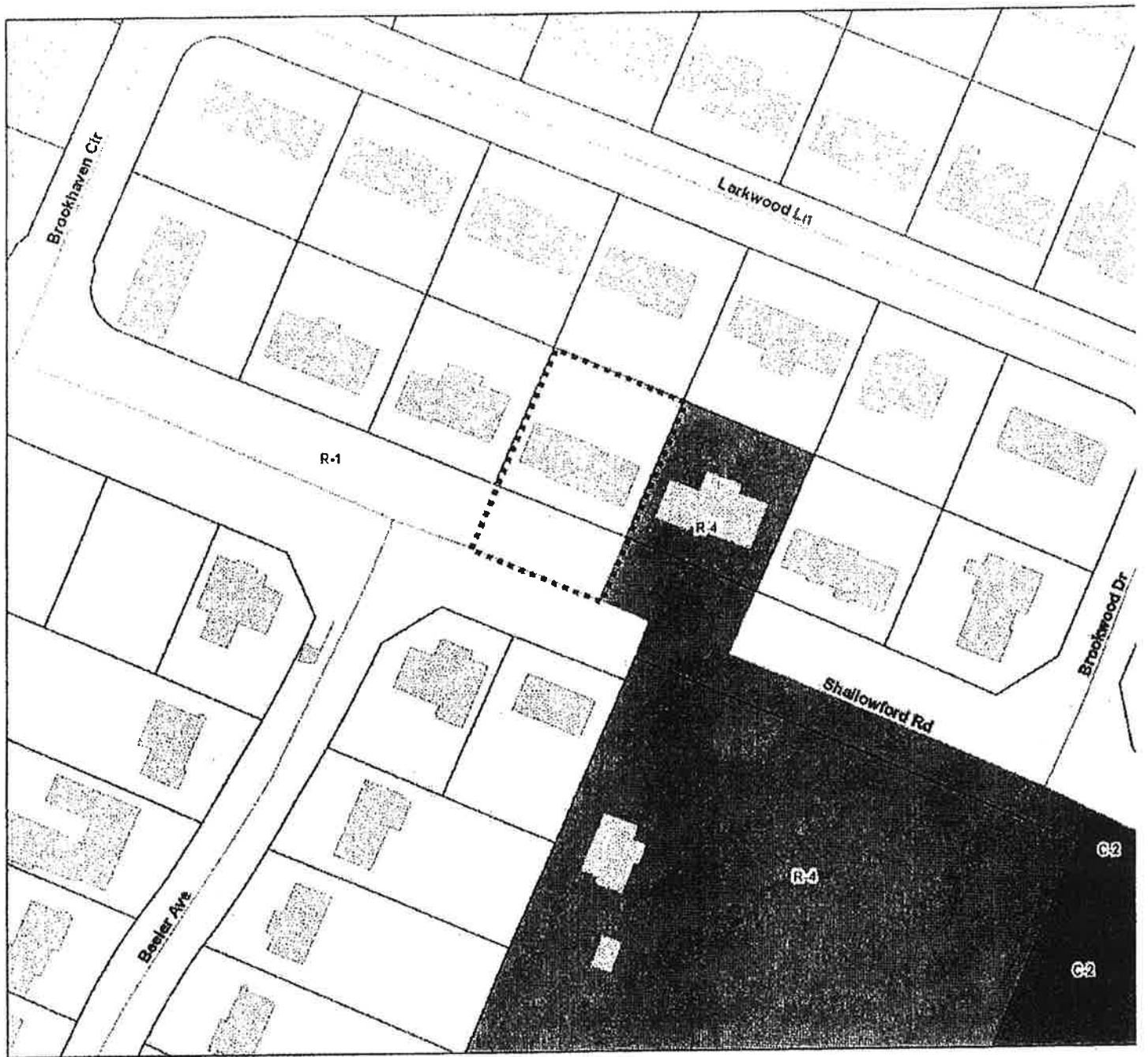
CHAIRWOMAN

APPROVED: DISAPPROVED:



MAYOR

/mem



2015-150 Rezoning from R-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-150:
 Approve, subject to the list of conditions in the Planning Commission Resolution.

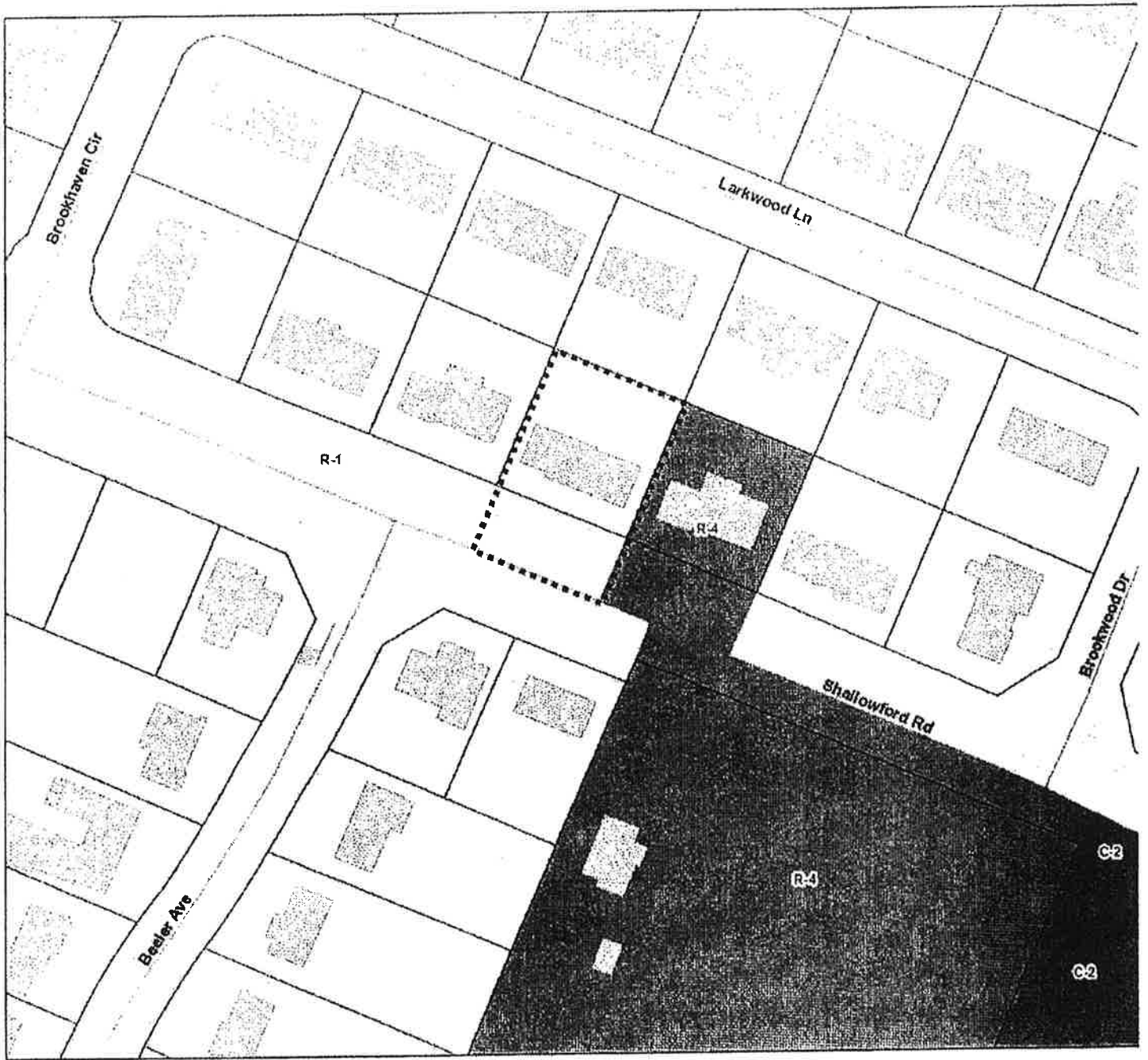


100 ft



Chattanooga Hamilton County Regional Planning Agency





2015-150 Rezoning from R-1 to R-4

100 ft

Chattanooga Hamilton County Regional Planning Agency