

**First Reading: February 21, 2017**  
**Second Reading: February 28, 2017**

2017-014  
Joseph Ingram and Sergey Lyashevskiy  
District No. 4  
Alternate Version #3

ORDINANCE NO. 13161

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 7712 AND 7716 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-2 RESIDENTIAL 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 Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone properties located at 7712 and 7716 Shallowford Road, more particularly described herein:

Lot 13 and 14, Block B, Drake Forest Subdivision, Plat Book 25,  
Page 119, ROHC, Deed Book 10510, Pages 743 and 745, ROHC.  
Tax Map Nos. 149J-B-018 and 019.

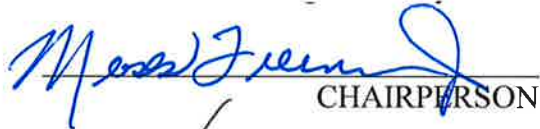
and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-2 Residential Zone.


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

- 1) No more than one (1) structure with two (2) townhouses shall be allowed on each lot for this development. There can be no duplexes allowed within this development;
- 2) Landscape berm in the front of property along Shallowford Road;
- 3) Separate sewer hook-up for each townhouse established for “fee simple” purchase; and
- 4) One curb cut for each lot on Shallowford Road.

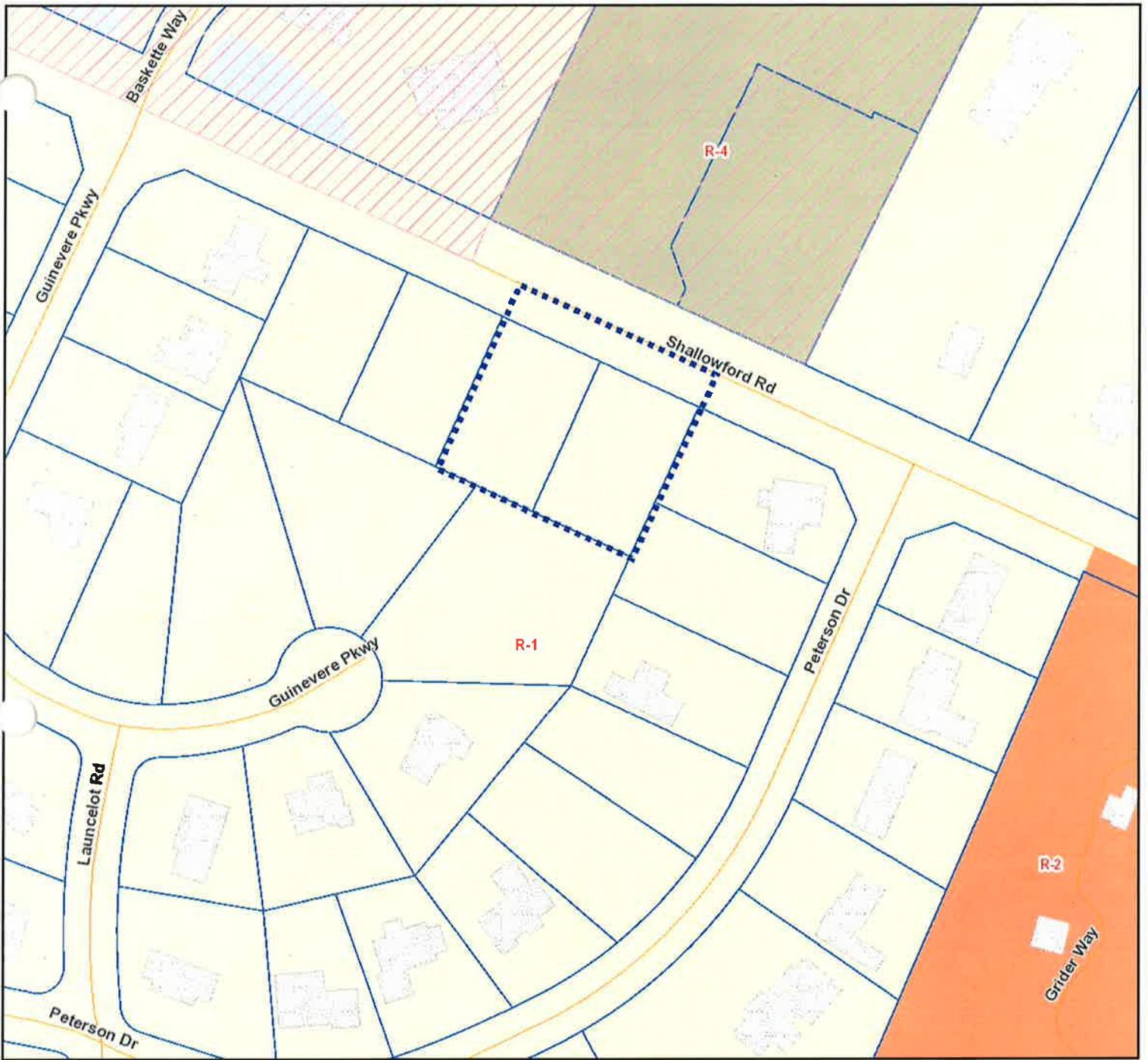
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: February 28, 2017.


  
CHAIRPERSON  
APPROVED:  DISAPPROVED:

  
MAYOR

mem/Version 3




2017-0014 Rezoning from R-1 to R-2 (Revised Map)




North

133 ft



**Chattanooga Hamilton County Regional Planning Agency**



**RPA**