

First Reading: May 8, 2018
Second Reading: May 15, 2018

2018-070
Pointe Development Company
District No. 4
Planning Version

ORDINANCE NO. 13309

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 7978 (PART) AND 8012 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, 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 hereby is amended so as to rezone properties located at 7978 (part) and 8012 Shallowford Road, more particularly described herein:

AND Tract 1 and Part of Tract 2, Final Plat Odyssey Land Company Subdivision of Tracts 1 and 2, beginning at the northeast corner of Tract 1, thence some 948 along the east line of said tract to a point, thence northwest some 395 feet to a point, thence northeast some 633 feet to a point, thence northwest some 314 feet to a point in the south line of the 8000 block of Shallowford Road, thence some 444 feet southeast along said south line of said road to the northeast corner of Tract 1, the point of beginning; being the property described in Deed Book 8895, Page 997, ROHC and part of the property being described in Deed Book 8896, Page 1, ROHC. Tax Map Nos. 149N-A-004 (part) and 004.01.

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

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

- 1) Use as an assisted living facility only;
- 2) Building shall be set back from Shallowford Road no less than two hundred (200') feet;
- 3) Building height restricted to three (3) stories;
- 4) Trash pickup between 8:00 a.m. and 5:00 p.m.;
- 5) Development limited to one curve cut only; and
- 6) Signage to be a maximum of six (6') feet by ten (10') feet or sixty (60') square feet.

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: May 15, 2018



CHAIRPERSON

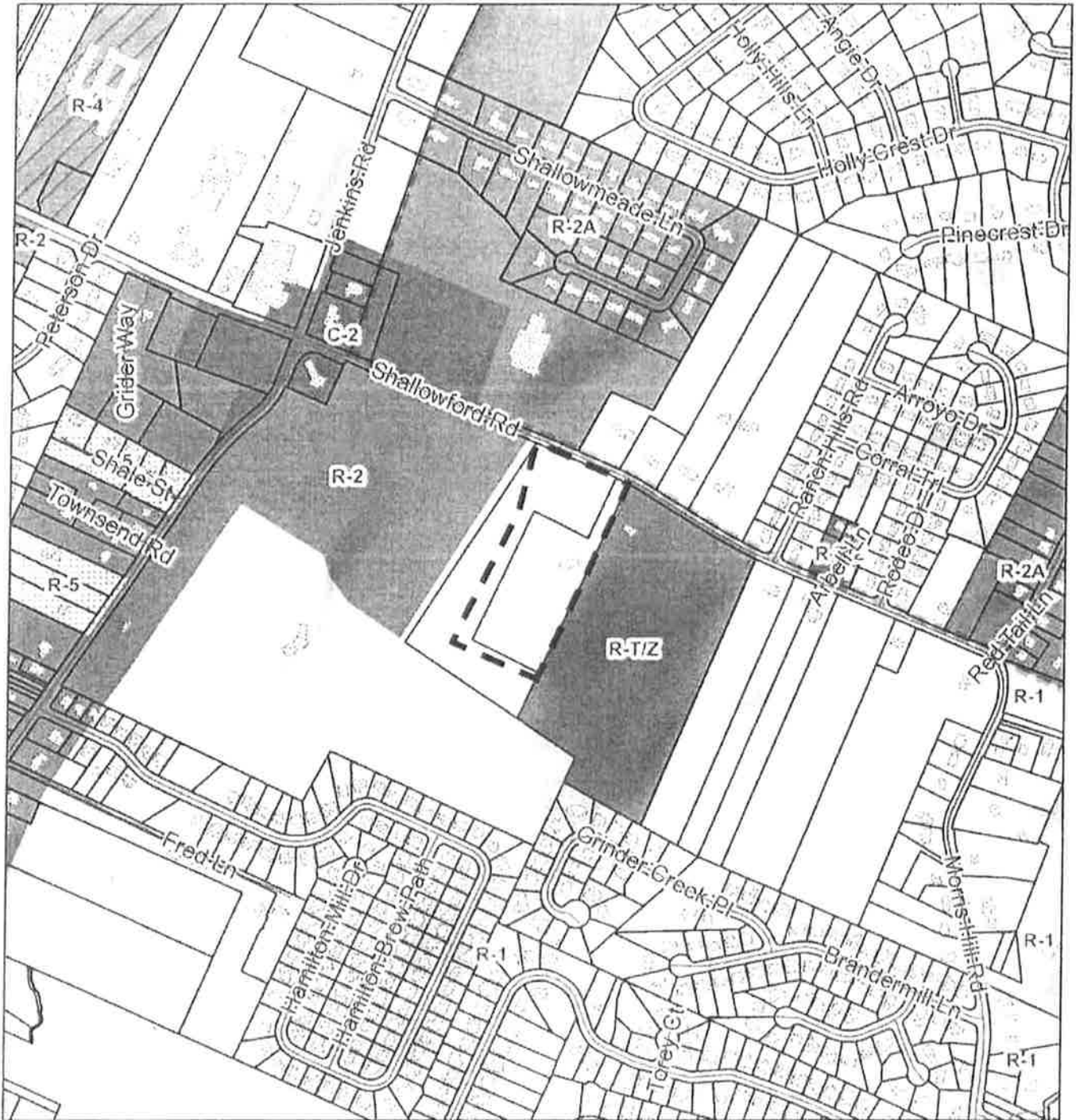
APPROVED: DISAPPROVED:



MAYOR

/mem

2018-0070 Rezoning from R-1 to R-4

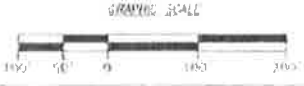
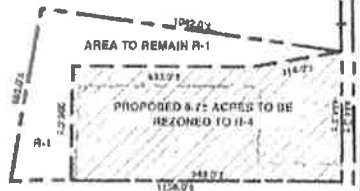
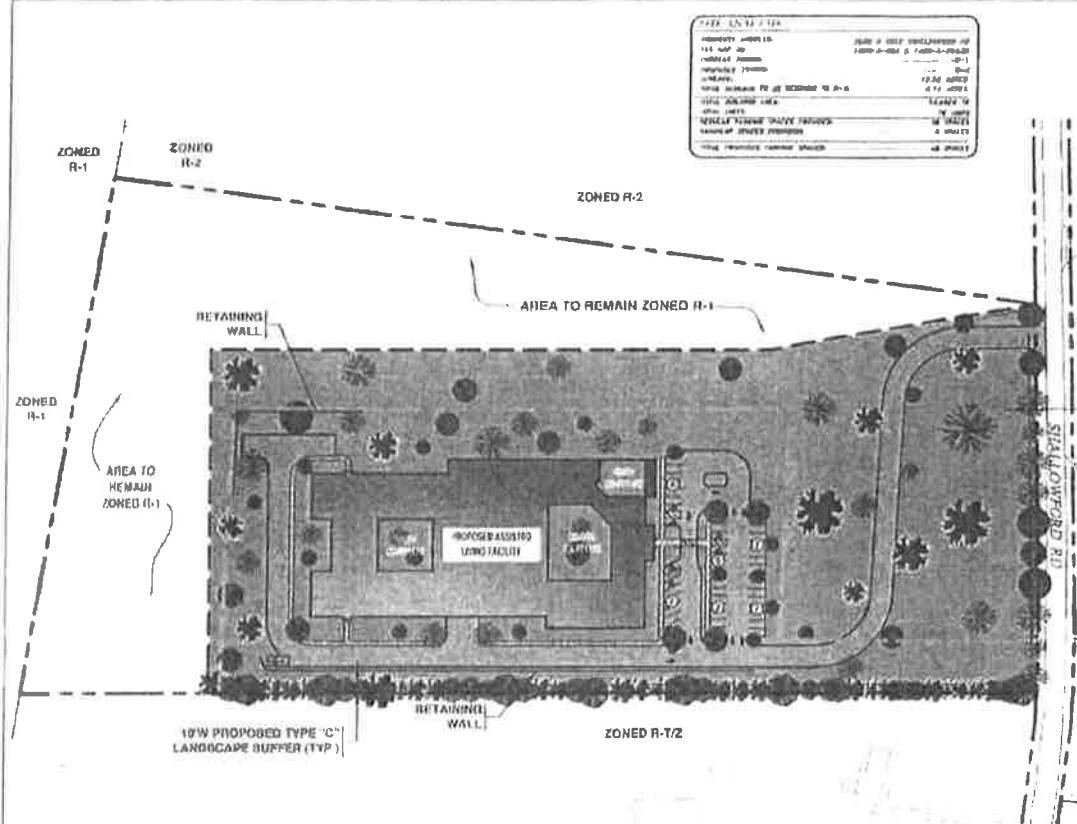


PROPERTY ADDRESS	114 MAP RD	DATE OF CITY DEVELOPMENT PLAN	2008-2014
PROPERTY ZONING	R-1	DATE OF CITY DEVELOPMENT PLAN	2008-2014
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Zoning Map
NOT TO SCALE

Vicinity Map
NOT TO SCALE



Zoning Plan
SCALE: 1" = 100'

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DATE: 10/10/10
DRAWN BY: J. W. WOOD
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