

First Reading: September 10, 2019
Second Reading: September 17, 2019

2019-0095
Chazen Engineering
c/o Justin Tirsun
District No. 6
Planning Version

ORDINANCE NO. 13500

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITIONS FROM ORDINANCE NO. 13133, PREVIOUS CASE NO. 2016-0175 ON PROPERTY LOCATED AT 6421 SHALLOWFORD ROAD TO AMEND CONDITION NOS. 1 AND 2, AND LIFTING CONDITION NOS. 3 AND 5, MORE PARTICULARLY DESCRIBED HEREIN, 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 lift Conditions from Ordinance No. 13133, previous Case No. 2016-0175 on property located at 6421 Shallowford Road to amend condition Nos. 1 and 2, and lifting condition Nos. 3 and 5, more particularly described herein:

An unplatted tract of land located at 6421 Shallowford Road being the property described in Deed Book 11577, Page 708, ROHC. Tax Map No. 138N-A-021.

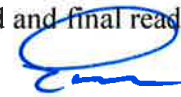
and as shown on the maps attached hereto and made a part hereof by reference.

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

- 1) Type A, thirty (30') foot landscape buffer to be provided along the northern and eastern property lines or a six (6') foot non-wooden privacy fence;
- 2) Provide twenty (20%) percent open space;
- 3) The project shall complete a Traffic Impact Study approved by CDOT, and comply with all aspect related to transportation access and circulation for the development; and
- 4) Residential uses and Amenities only.

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: September 17, 2019.



CHAIRPERSON

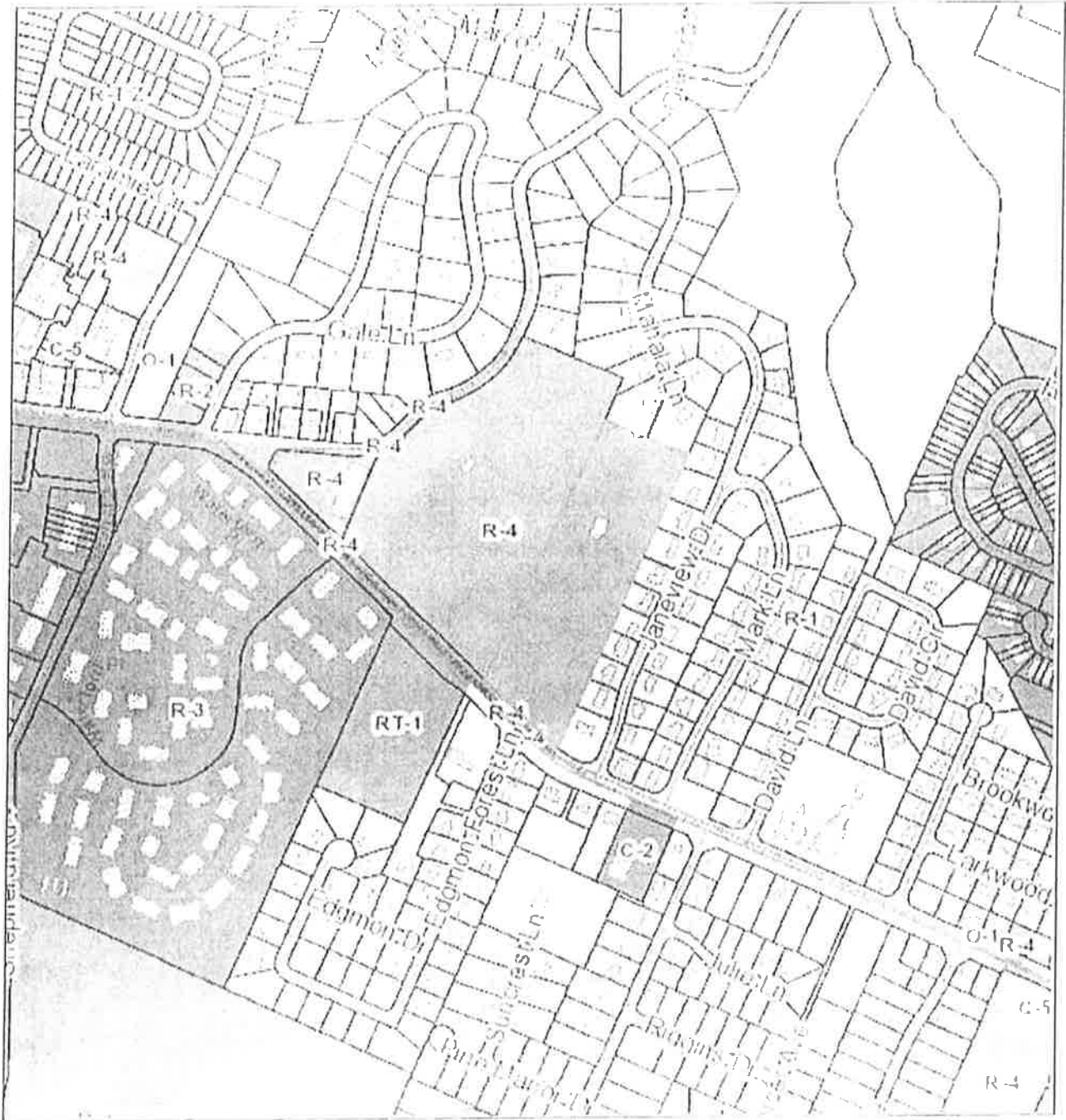
APPROVED: DISAPPROVED:



MAYOR

/mem

2019-0095 Lift Conditions



PLANNING COMMISSION RECOMMENDATION
FOR CASE NO. 2019-0095: Approve, subject to the list
of conditions in the Planning Commission Resolution.