

First Reading: August 18, 2020
Second Reading: August 25, 2020

2020-0038
ASA Engineering
District No. 4
Planning Version #3

ORDINANCE NO. 13589

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7301 SHALLOWFORD ROAD, FROM R-1 RESIDENTIAL ZONE TO C-4 PLANNED COMMERCE CENTER 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 7301 Shallowford Road, more particularly described herein:

Part of Lots 1 and 2, Block A, J. L. Jenkins Subdivision, Plat Book 10, Page 49, ROHC. Tax Map No. 149H-A-020.

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


SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to the condition of access to Napier Drive and Shallowford Road will be reviewed by CDOT and TDOT prior to presentation to City Council Planning and Zoning Committee.

Due to the additional traffic issues that will be caused by the development at the intersection of Shallowford and Napier, CDOT has confirmed that the intersection must be reconfigured to remove the eastbound, left-turn lane, and left-turn traffic signal, to add a dedicated southbound right-turn lane, and to alter traffic signal phases in order to mitigate the impacts set forth in Section 11(b) of Ordinance No. 13110. CDOT will require a one-time fee in lieu payment to mitigate and ameliorate the expected traffic pressure being caused by the development for the cost of reconfiguration of the eastbound, left-turn lane, left-turn traffic signal, to add a dedicated southbound right-turn lane, and to alter traffic signal phases. Such fee shall be paid to CDOT before construction begins on reconfiguration equally by the owner of the property at 7301 Shallowford Road and the owners of the property rezoned by Ordinance No. 13110. The one-time fee in lieu payment to CDOT shall provide a cap to the owners of each such properties not to exceed \$40,000.00 each or such amount shall be increased by an amount equal to the annual increase in the consumer price index before reconfiguration begins by CDOT.


No Certificate of Occupancy shall be provided to the property at 7301 Shallowford Road until this fee is paid to CDOT or alternate road construction is completed by adjacent property owners and approved by CDOT. Alternatively, the developer may choose to coordinate with adjacent property owners in order to implement the required conditions or alternative access designs that help mitigate and ameliorate harm from the new developmental impacts to Napier Drive onto Shallowford Road to this location.

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 25, 2020



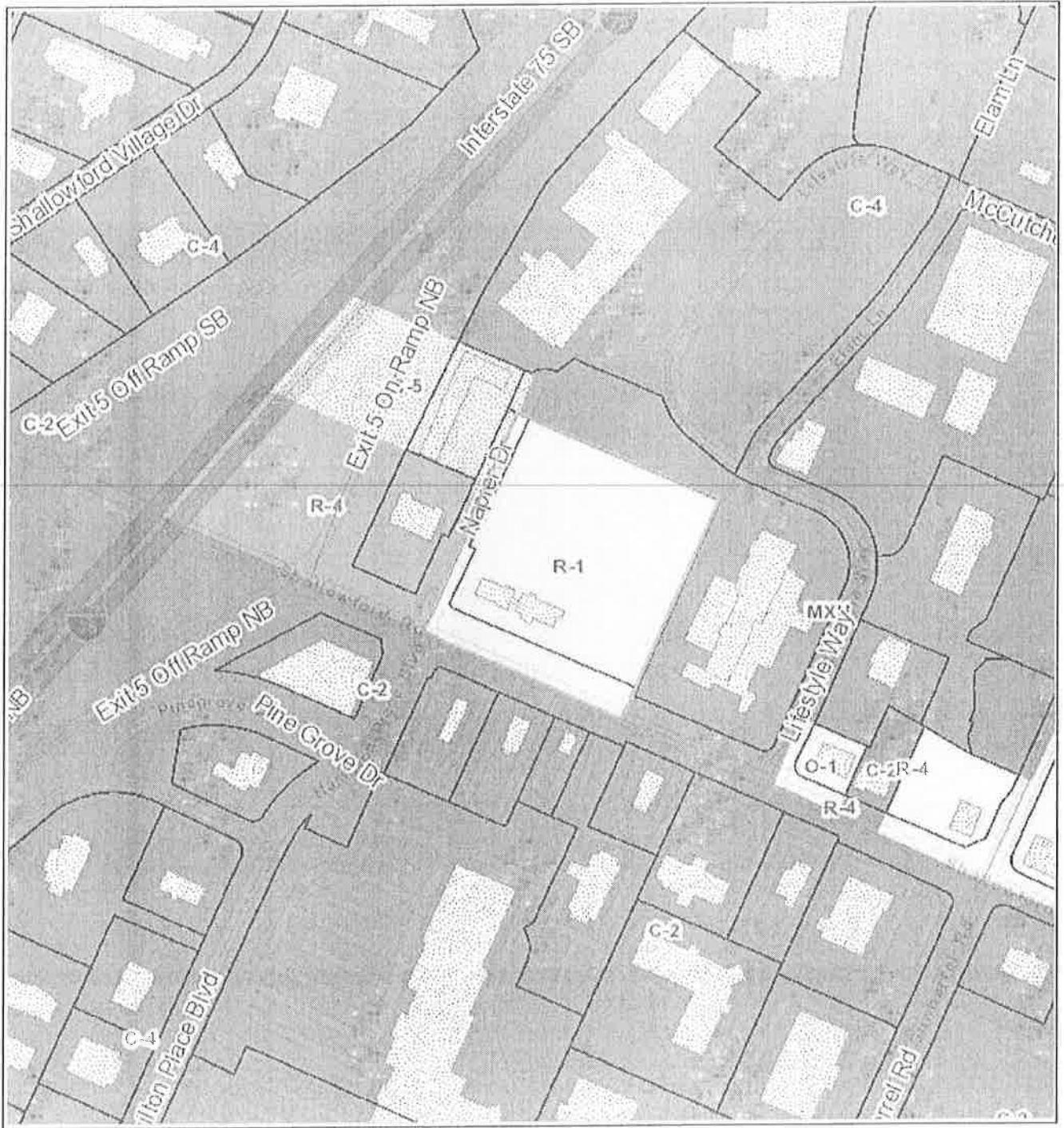
CHAIRPERSON
APPROVED: DISAPPROVED:



MAYOR

/mem/Planning Version #3

2020-0038 Rezoning from R-1 to C-4



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