

First Reading: February 9, 2021
Second Reading: February 16, 2021

2020-0179
B & H Real Estate Holdings, LLC
District No. 6
Alternate Version #2

ORDINANCE NO. 13650

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6626 SHALLOWFORD ROAD, 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 6626 Shallowford Road, more particularly described herein:

An unplatted tract of land located at 6626 Shallowford Road being the property described in Deed Book 11563, Page 858, ROHC. Tax Map No. 148C-E-001.

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 Ordinance shall be subject to the following conditions:

1. No drive-thrus permitted;

2. Business hours limited to between 7:00 a.m. and 9:00 p.m.;
3. No dumpster service between 9:00 p.m. and 7:00 a.m.;
4. Lighting directed away from all residential areas;
5. Any signage limited to a monument sign with a maximum height of four (4') feet and forty-eight (48') square feet in area per sign surface;
6. Provide a Type B Landscape buffer along the rear property line; and
7. Compliance with the site plan attached to this ordinance.

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, 2021



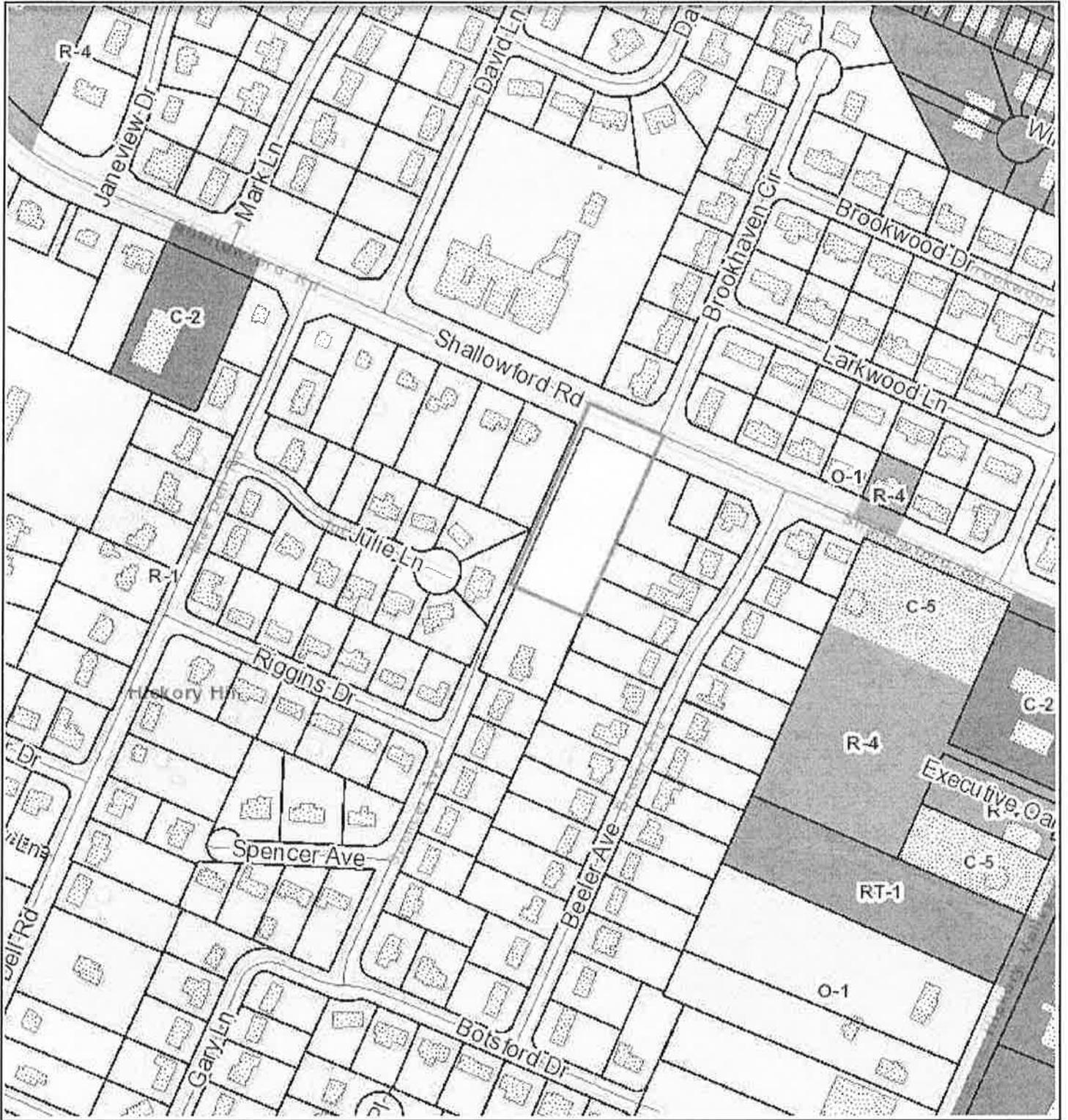
CHAIRPERSON
APPROVED: DISAPPROVED:



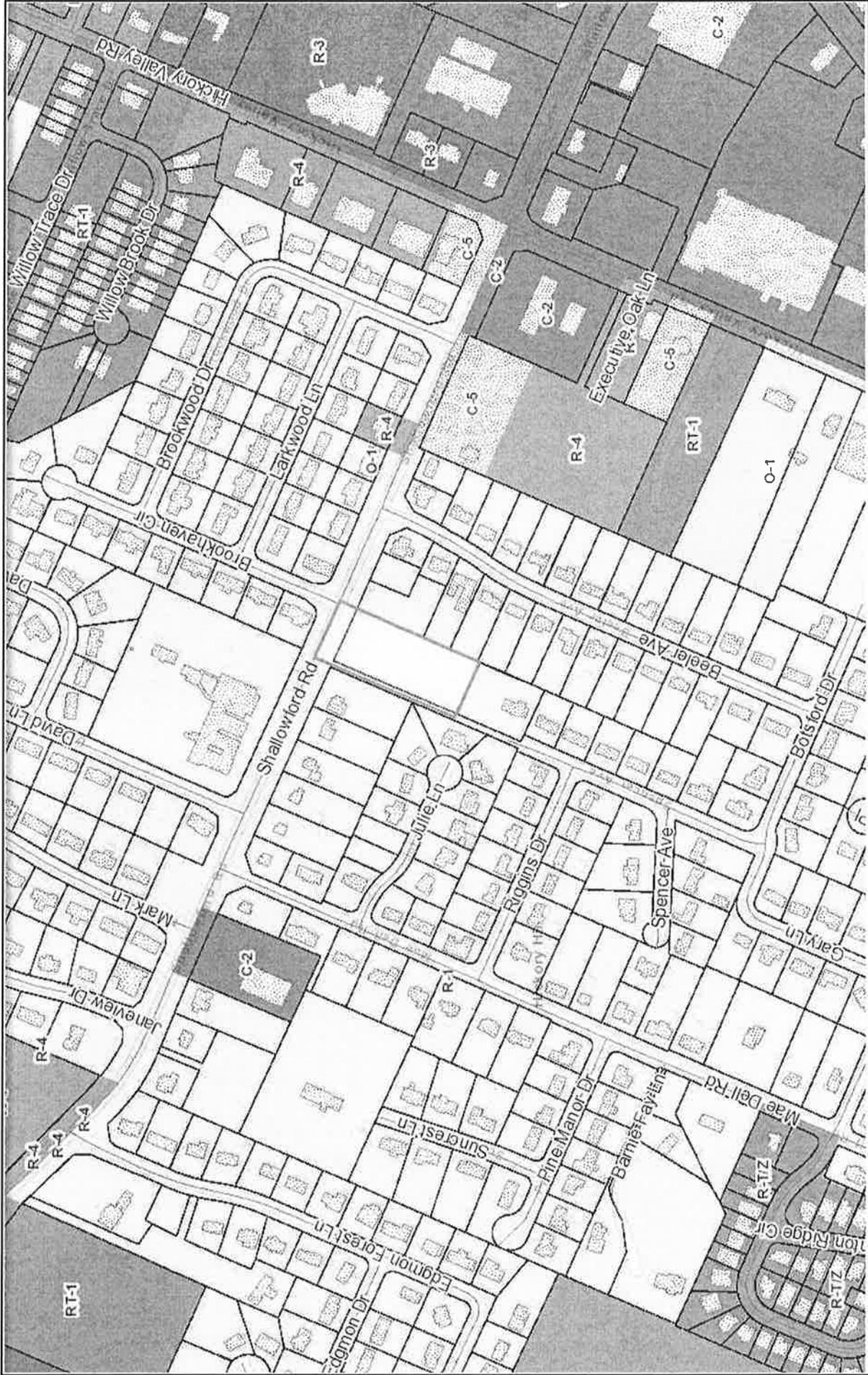
MAYOR

/mem/Alternate Version #2

2020-0179 Rezoning from R-1 to C-2



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