

First Reading: April 6, 2021
Second Reading: April 13, 2021

2020-0027
Paces Ferry Builders
c/o Guy Cherwonuk
District No. 4
Alternate Version #4

ORDINANCE NO. 13659

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED IN THE 7000 BLOCK OF SHALLOWFORD ROAD AND 2301 RIVENDELL LANE, FROM R-1 RESIDENTIAL ZONE AND R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE FOR A PORTION AND O-1 OFFICE ZONE FOR A PORTION OF THIS SITE AS SHOWN ON THE ATTACHED MAP, 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 in the 7000 block of Shallowford Road and 2301 Rivendell Lane, more particularly described herein:

To be rezoned R-T/Z: Part of Lots 1 and 2 and Lots 4 thru 6, Block 21, and parts of Lots 1 thru 7, Block 28, Brookshire Subdivision, Plat Book 12, Page 39, ROHC, being the property described as Tracts 3 and 4, Deed Book 3387, Page 983, ROHC and all the property described in Deed Book 11880, Page 7, ROHC. Tax Map 149G-B-002 and 004

To be rezoned O-1: Part of Lots 1 thru 3, Block 21, Brookshire Subdivision, Plat Book 12, Page 39, ROHC, and Lot 1, Final Plat Phase 1, Lots 1 thru 11 and 48 thru 54 Rivendell Townhomes, Plat Book 80, Page 193, ROHC, being the properties described in Deed

Book 4943, Page 737, Tracts 1 and 2 in Deed Book 5042, Page 819, and Deed Book 12064, Page 398, ROHC. Tax Map 149G-B-003, 005 and 006.46.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone and R-T/Z Residential Townhouse/Zero Lot Line Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone for a portion and O-1 Office Zone for a portion of this site as shown on the attached map.

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

1. Parcels 149G-B-003, 149G-B-005, and 149G-B-006.46 to be rezoned O-1;
2. Parcels 149G-B-002 and 149G-B-004 to be rezoned RTZ;
3. A seven foot, eleven inch (7'11") wood opaque fence to be constructed with finished smooth side facing Preston Circle properties in accordance with city standards;
4. Stormwater peak attenuation implemented on-site for this development shall reduce post-construction run-off rates for the two-year through 25-year storm events by a minimum of twenty (20%) from the peak pre-construction run-off rates; and
5. For any shared property line with a parcel fronting on Preston Circle and Royal Fern Trail, the subject property shall maintain a thirty-five (35') foot setback from these property lines for any building structure.

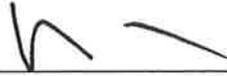
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: April 13, 2021



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

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2020-0027 Rezoning from R-1 & R-T/Z to R-T/Z & C-2



2020-0027 Rezoning from R-1 & R-T/Z to R-T/Z & C-2

