

First Reading: January 14, 2025
Second Reading: January 21, 2025

2024-0199
Iron Horse Properties, LLC
c/o Rostis Timoshchuk
District No. 4
Planning Version #2

ORDINANCE NO. 14187

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 7978 AND 8012 SHALLOWFORD ROAD, FROM R-1 RESIDENTIAL ZONE AND R-4 SPECIAL ZONE, WITH CONDITIONS, TO RN-3 RESIDENTIAL NEIGHBORHOOD ZONE, WITH CONDITIONS, 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 and 8012 Shallowford Road, more particularly described herein:

Tracts 1 and 2, Final Plat Odyssey Land Company Subdivision of Tracts 1 and 2, Plat Book 91, Page 171, ROHC, being the properties described as Tracts 1 and 2 in Deed Book 13064, Page 282, ROHC. Tax Map Number 149N-A-004 and 004.01.


and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone and R-4 Special Zone, with conditions, to RN-3 Residential Neighborhood Zone, with conditions.

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

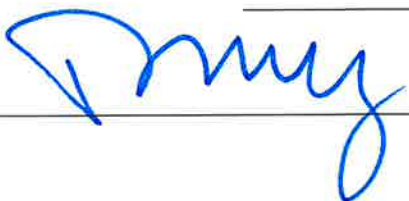
- 1) Maximum building height of four (4) stories;
- 2) Maximum density of one hundred ninety (190) residential units;
- 3) Eight point four (8.4) acres of site shall be reserved for conservation and shall not include required parking for the multi-family residential structure, or multi-family residential structures;
- 4) Building shall be set back from Shallowford Road no less than three hundred (300') feet;
- 5) Trash pickup between 8:00 a.m. and 5:00 p.m.; and
- 6) Development limited to one curb cut only unless as required for life/safety as determined during the permitting process.

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: January 21, 2025



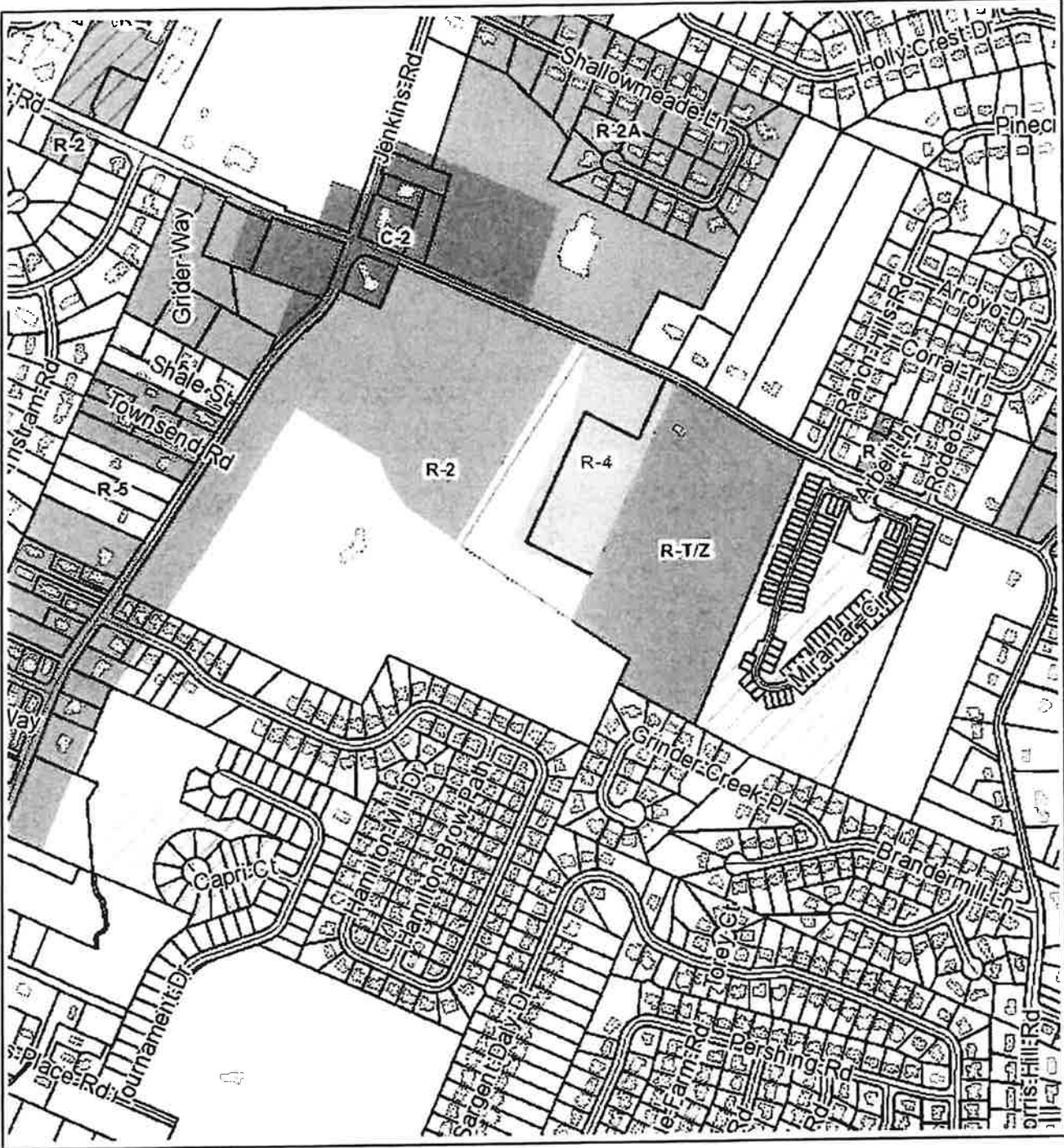
CHAIRPERSON
APPROVED: DISAPPROVED:



MAYOR

/mem/v2

2024-0199 Rezoning from R-1 with conditions & R-4 to RN-3 with conditions



2024-0199 Rezoning from R-1 with conditions & R-4 to RN-3 with conditions

