

**First Reading: February 13, 2024**  
**Second Reading: February 20, 2024**

2024-0011  
Neuhoff Taylor Architects  
c/o James Gabbard  
District No. 6  
Planning Version #2

ORDINANCE NO. 14084

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 6701 AND 6730 INDUS WAY, FROM R-2 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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 6701 and 6730 Indus Way, more particularly described herein:

Lots 1-B and 1-C, Final Plan of the Resubdivision of part of Lot 1, Hickory Heights Subdivision, Plat Book 33, Page 207, ROHC and being the properties described as Tracts 2 and 3 in Deed Book 12486, Page 637, ROHC. Tax Map Numbers 148K-B-011.02 & 011.04.

and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone to R-3 Residential Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to the condition that the site plan does not vary from what has been presented.

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 20, 2024

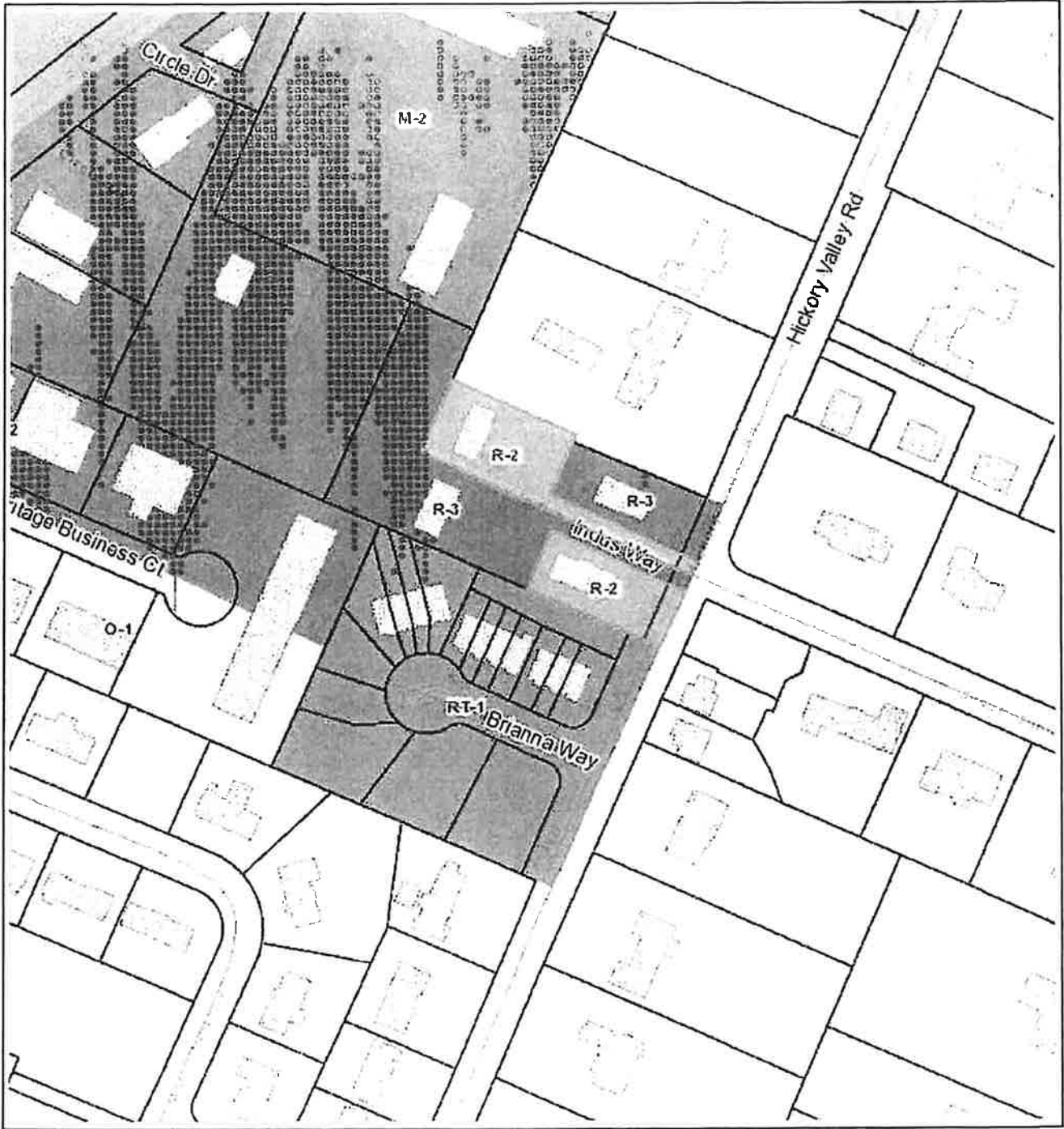
  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

\_\_\_\_\_  
  
\_\_\_\_\_  
MAYOR

/mem/v2

# 2024-0011 Rezoning from R-2 to R-3



# 2024-0011 Rezoning from R-2 to R-3



## Case #2024-0011

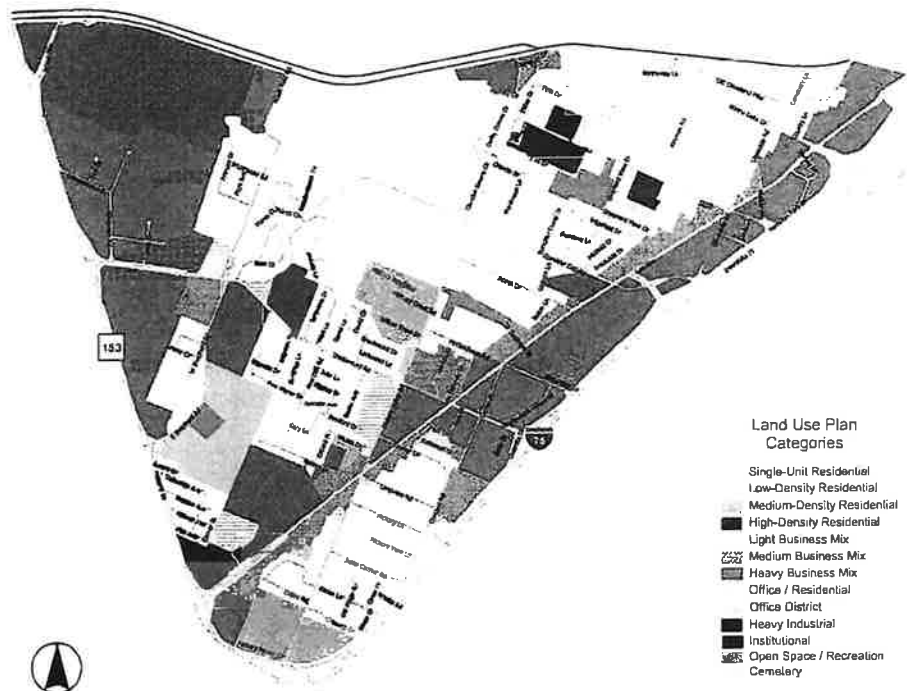
Plan Name: Shallowford Road-Lee Hwy Area Plan

Adopted: 2005

Plan Recommendation:  
Low-Density Residential

### Plan Goals:

- Detached single-unit dwellings dominate; some exceptions made for townhouses, patio homes and two-unit dwellings if density is compatible.



# Case #2024-0011

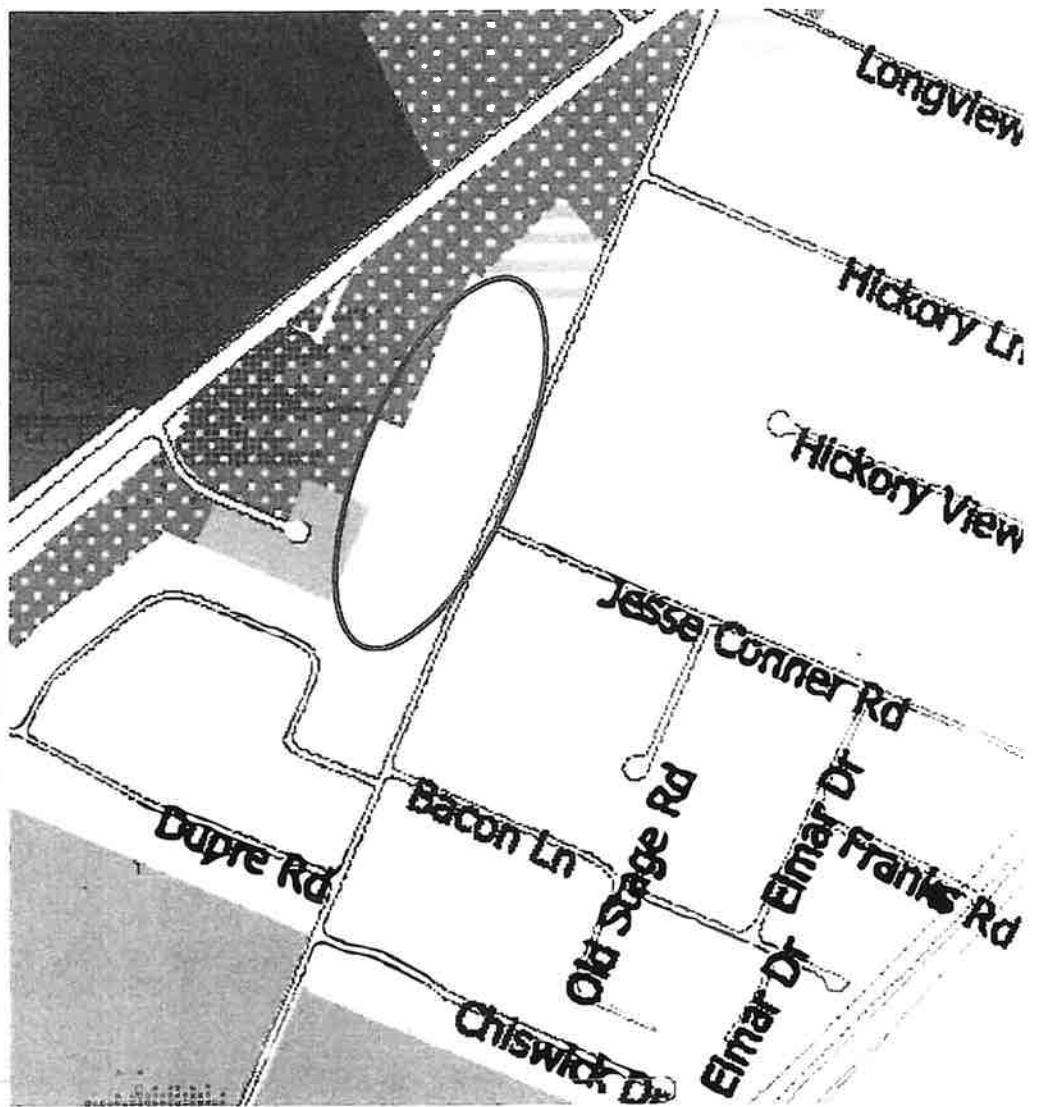
Plan Name: Shallowford Road-Lee Hwy Area Plan

Adopted: 2005

Plan Recommendation: Low-Density Residential

### Land Use Plan Categories

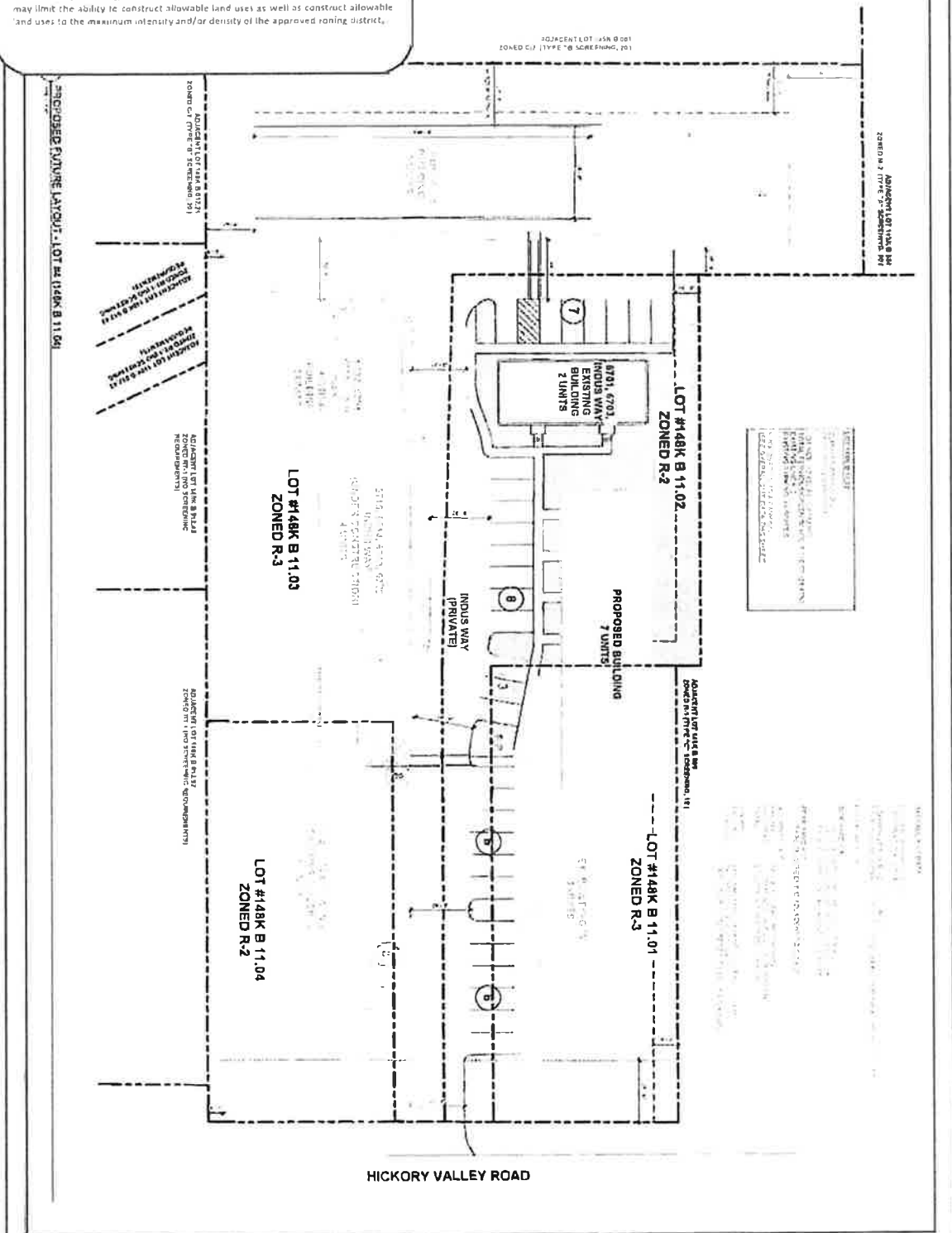
-  Single-Family Residential
-  Low-Density Residential
-  Medium-Density Residential
-  High-Density Residential
-  Light Business Mix
-  Medium Business Mix
-  Heavy Business Mix
-  Office / Residential
-  Office District
-  Heavy Industrial
-  Institutional
-  Open Space / Recreation
-  Cemetery



**DISCLAIMER**

Site plans submitted as part of rezoning application are for informational purposes only, with the exception of Planned Unit Development Plans. Approval of the rezoning does not grant the applicant all development rights prescribed in the zoning district. Approval of the rezoning does not improve the development layout indicated on the site plan for a required land disturbing permit, grading permit, building permit, or compliance with the requirements of the zoning regulations.

Subsequent permitting, preliminary site plan and plat review, and final plat review may limit the ability to construct allowable land uses as well as construct allowable land uses to the maximum intensity and/or density of the approved zoning district.



**PARCEL**  
11.02  
**REZONING**

11.02021  
2312  
APPLICANT SITE  
PLAN

**INDUS WAY EXPANSION  
NEW APARTMENTS**  
INDUS WAY, CHATTANOOGA, TN



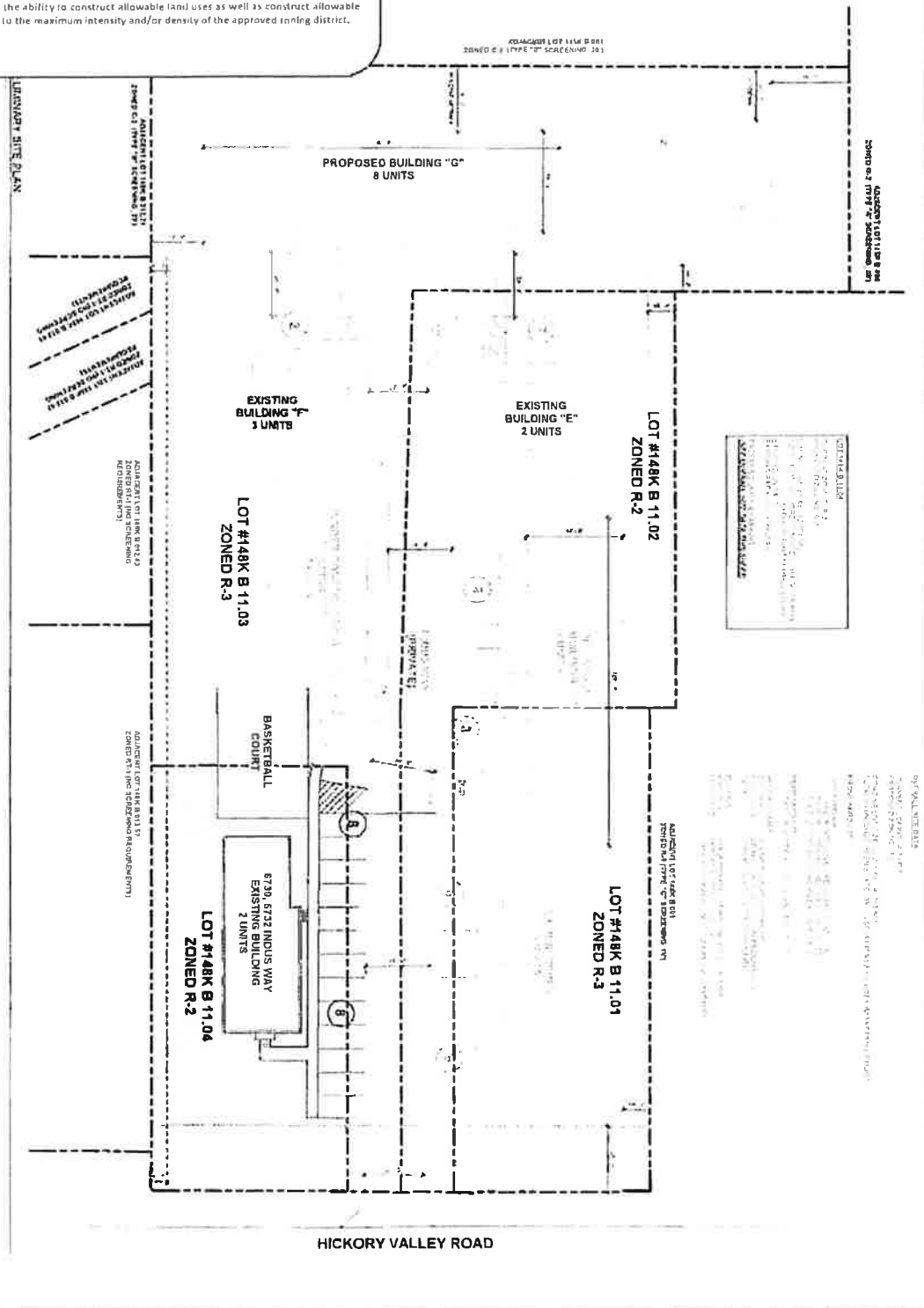
149 CALLAS ROAD  
CHATTANOOGA, TN 37405  
(423) 545-3373  
FAX (423) 266-5502

NO.	REVISION	DATE

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PARCEL  
11.04  
REZONING

33.31

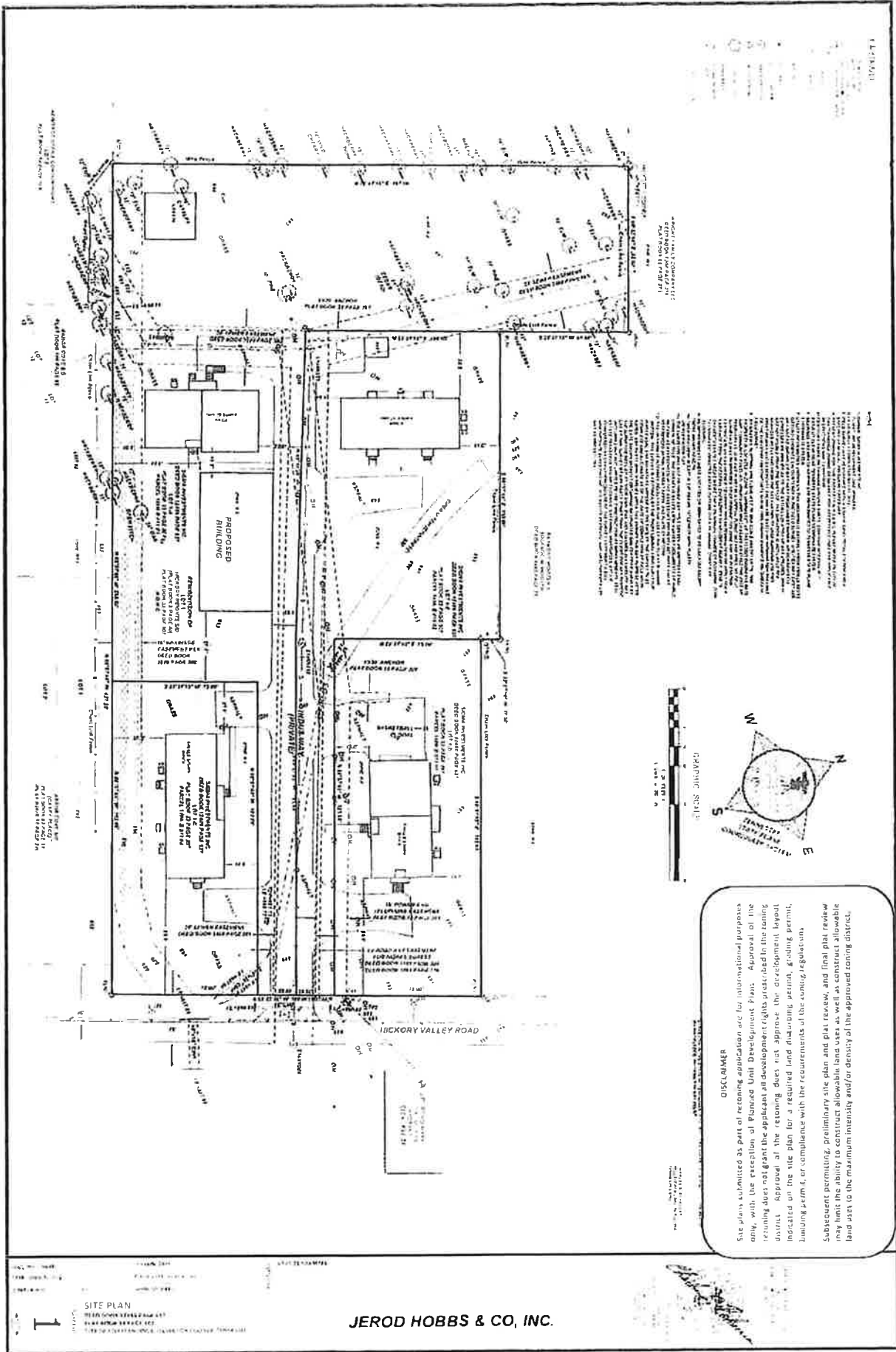
INDUS WAY EXPANSION  
**NEW APARTMENTS**  
INDUS WAY, CHATTANOOGA, TN



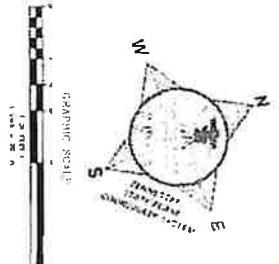
699 DALLAS ROAD  
CHATTANOOGA, TN 37405  
(423) 485-3272  
FAX (423) 266-5502

REVISIONS	





This site plan is submitted for informational purposes only. It is not intended to be used as a legal document. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information contained herein is not intended to be used as a legal document. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service.



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**SITE PLAN**  
 JEROD HOBBS & CO, INC.  
 1000 S. 1000 E. SUITE 100  
 SALT LAKE CITY, UT 84143  
 TEL: 313.333.3333 FAX: 313.333.3333

**JEROD HOBBS & CO, INC.**