

**First Reading: October 12, 2021**  
**Second Reading: October 19, 2021**

2021-0144  
VCRB Enterprises  
c/o Charles Ankar  
District No. 9  
Planning Version

ORDINANCE NO. 13730

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1314 DUNCAN AVENUE, FROM R-3MD MODERATE DENSITY ZONE TO UGC URBAN GENERAL COMMERCIAL 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 property located at 1314 Duncan Avenue, more particularly described herein:

Lot 7 and part of Lot 6, Block 2 of Highland Park, Plat Book 2, Page 2, ROHC, Deed Book 11485, Page 605, ROHC. Tax Map Number 146J-B-007.


and as shown on the maps attached hereto and made a part hereof by reference, from R-3MD Moderate Density Zone to UGC Urban General Commercial Zone.

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

- 1) Residential uses only; and
- 2) Maximum building height of two (2) stories.

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: October 19, 2021

  
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CHAIRPERSON  
APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem

2021-0144 Rezoning from R-3MD to UGC



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