

First Reading: May 10, 2022
Second Reading: May 17, 2022

2022-0072
David Fidati
c/o Wise Construction
District No. 9
Planning Version

ORDINANCE NO. 13829

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1801, 1803, 1805, 1807, AND 1809 DUNCAN AVENUE, FROM R-1 RESIDENTIAL ZONE AND R-4 SPECIAL ZONE TO UGC GENERAL COMMERCIAL 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 properties located at 1801, 1803, 1805, 1807, and 1809 Duncan Avenue, more particularly described herein:

Lots 12 thru 16, Block 21, Highland Park Addition Number 1, Plat Book 1, Page 23, ROHC, being the properties described as Tracts 2 thru 6, Deed Book 12650, Page 368, ROHC. Tax Map Numbers 146J-S-020 thru 146J-S-024.


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 to UGC General Commercial Zone.

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

- 1) Minimum ten (10') foot setback from the front property line;
- 2) Rear loaded parking off the alley, which will be improved by the applicant;
- 3) Thirty-eight (38') foot maximum building height, providing space for a third story; and
- 4) Residential use only for new construction. Office use is appropriate for 1801 Duncan Avenue.

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: May 17, 2022



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem

2022-0072 Rezoning from R-1 & R-4 to UGC



PLANNING COMMISSION RECOMMENDATION
FOR CASE NO. 2022-0072: Approve, subject to the
following conditions: 1) Residential uses only; and 2)
Maximum building height of two (2) stories.

2022-0072 Rezoning from R-1 & R-4 to UGC

