

First Reading: August 12, 2025
Second Reading: August 19, 2025

2025-0089
Eric Hudson
c/o Semnoz Properties, LLC
District No. 6
Planning Version

ORDINANCE NO. 14265

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7117 BONNY OAKS DRIVE, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO C-NT NEIGHBORHOOD TRANSITION 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 property located at 7117 Bonny Oaks Drive, more particularly described herein:

Lot 1, Arlie L Givens Subdivision, Plat Book 69, Page 163, ROHC, Deed Book 5291, Page 857, ROHC. Tax Map Number 139G-A-016.

and as shown on the maps attached hereto and made a part hereof by reference, from RN-1-6 Residential Neighborhood Zone to C-NT Neighborhood Transition Commercial Zone.

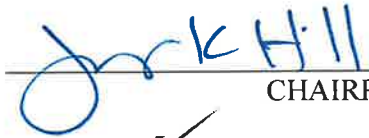
SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be approved subject to the following conditions:

- 1) Maintain single-unit residential dwelling appearance with pitched roof and residential windows and doors;

- 2) No expansions or additions except for ADA compliance or as required by the Land Development Office;
- 3) Medical & Professional Office Use, Single-Unit Attached or Single-Unit Detached Uses only;
- 4) Except for driveway, no additional surface parking is permitted, except as required by the Land Development Office;
- 5) No dumpster services for trash pick-ups allowed; and
- 5) One non-illuminated monument sign, which shall be setback ten (10') feet from any property line. The sign shall not exceed forty-eight (48') square feet in area and shall not be more than four (4') feet in height.

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: August 19, 2025



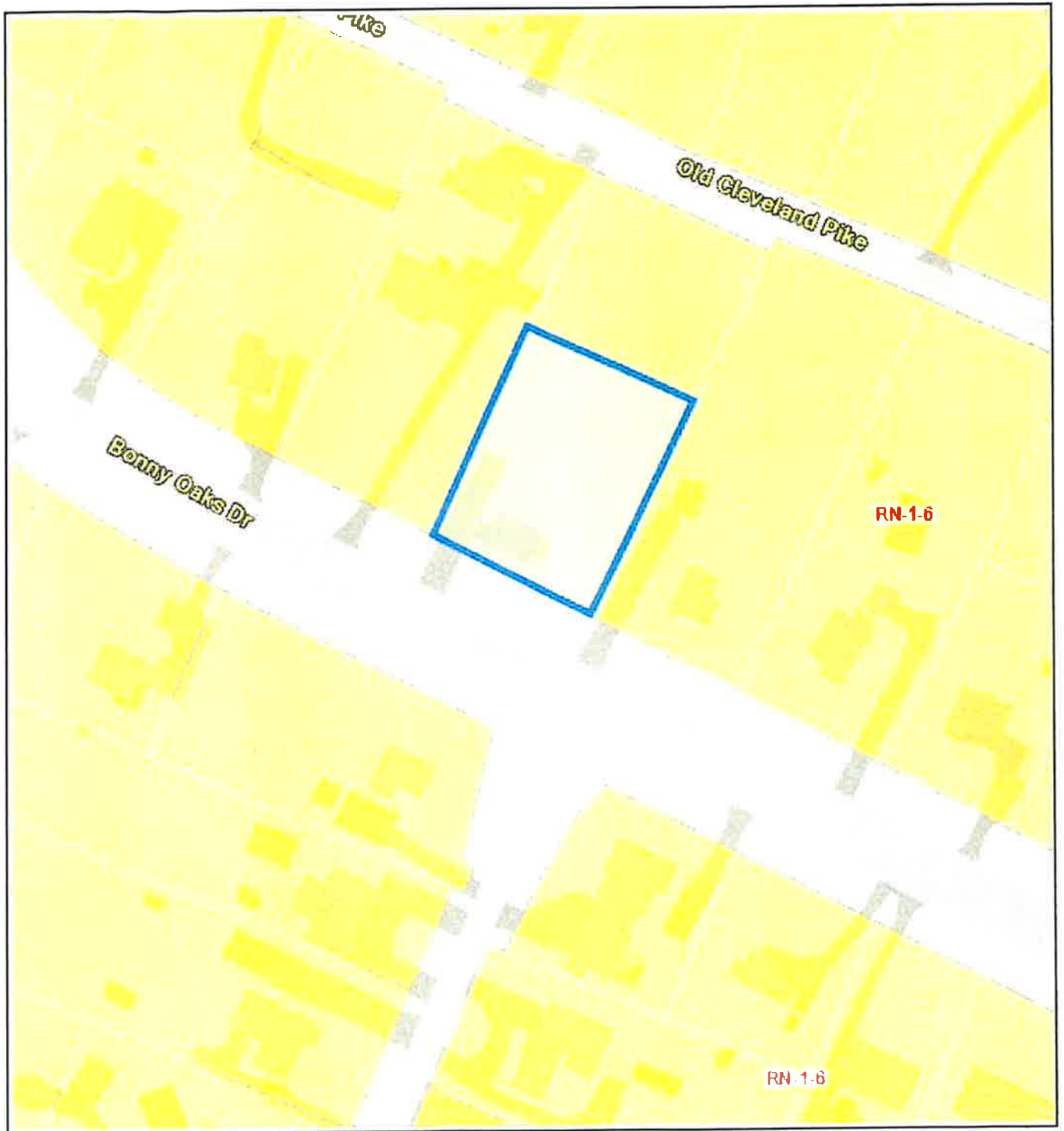
CHAIRPERSON
APPROVED: ☒ DISAPPROVED: ☐



MAYOR

/mem

2025-0089 Rezoning from RN-1-6 to C-NT



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