

**First Reading: December 16, 2025**  
**Second Reading: January 6, 2026**

2025-0169  
Groundscapes Concepts, LLC  
District No. 5  
Planning Version #2

ORDINANCE NO. 14310

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4272 BONNY OAKS DRIVE, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE AND C-C COMMERCIAL CORRIDOR ZONE TO I-H INDUSTRIAL HEAVY 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 4272 Bonny Oaks Drive, more particularly described herein:

Part of Lot 1, Revised McDaniel and Son Subdivision, Plat Book 133, Page 94, ROHC beginning at the northwest corner of Tax Map Number 128L-A-007 thence southeast some 339 feet to the northwest corner of Tax Map Number 128L-A-009, thence northwest some 144 feet to a point in the west line of Tax Map Number 128L-A-001, thence northwest some 139 feet to a point in said west line, thence northeast some 450 feet to a point, thence southeast some 205 feet to a point, thence southwest some 156 feet to the northwest corner of Tax Map Number 128L-A-007 being the point of beginning and being part of the property described in Deed Book 13832, Page 472, ROHC. Tax Map Number 128L-A-001 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from RN-1-6

Residential Neighborhood Zone and C-C Commercial Corridor Zone to I-H Industrial Heavy Zone.

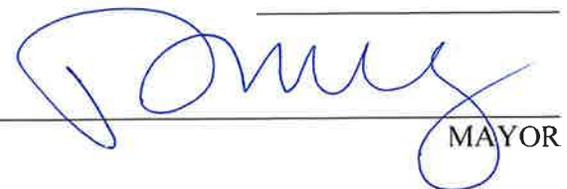
SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be approved subject to the following conditions:

- 1) Hours of operation to be limited to between 7:00 a.m. and 6:00 p.m.;
- 2) Allowed uses within the proposed I-H zone are to be limited to outdoor storage yards and/or places of worship; and
- 3) The outdoor storage yard use shall be further limited to storage and sales of landscaping and construction materials consisting of erosion control products, drainage pipe, tools, rebar, gravel, topsoil, mulch and other like materials and supplies typically involved with landscape and construction supply only, as well as typical equipment used in the loading and unloading of these materials, such as excavators, wheel loaders, skid steers, trucks, etc.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

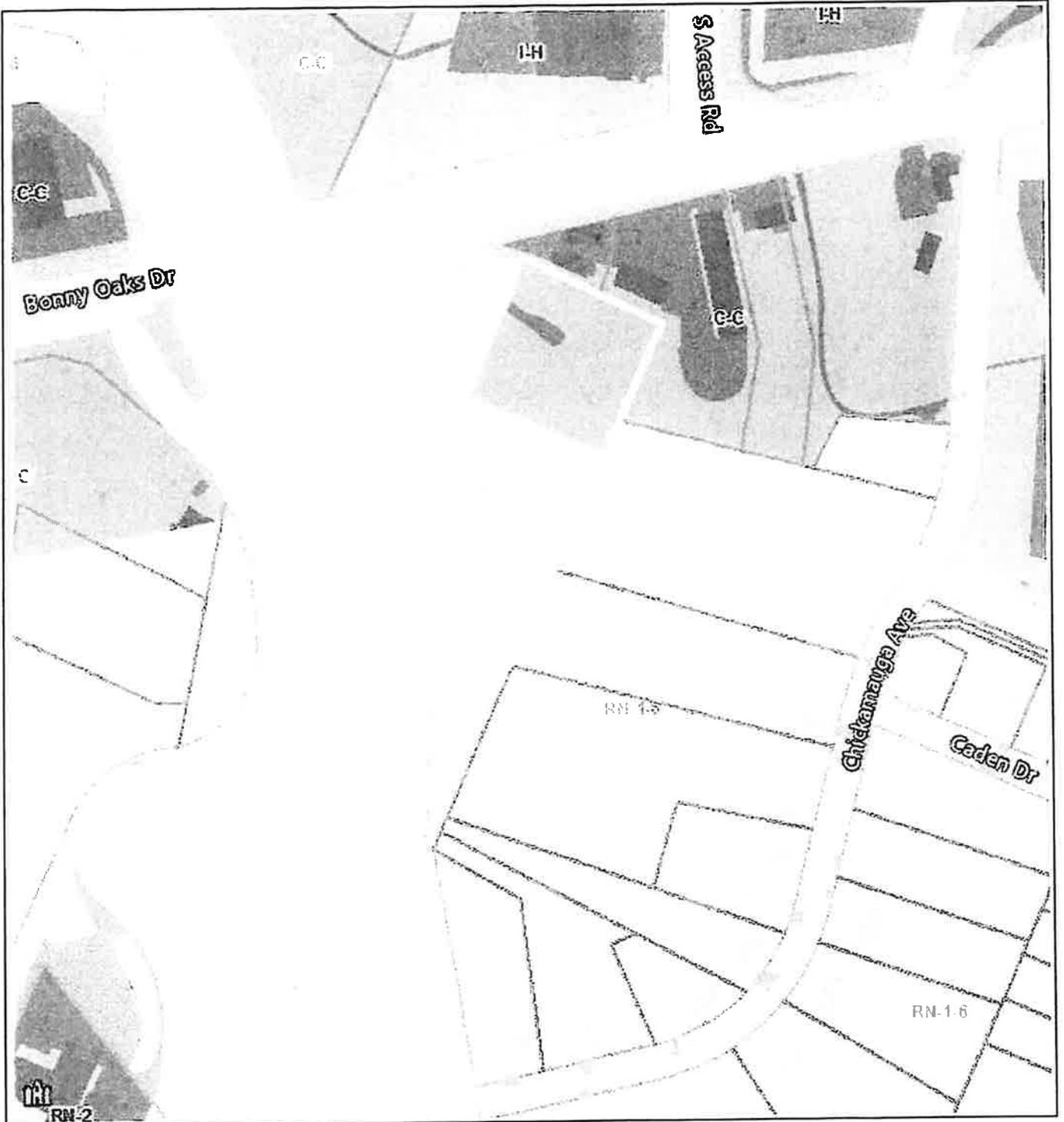
Passed on second and final reading: January 6, 2026

  
CHAIRPERSON  
APPROVED:  DISAPPROVED:

  
MAYOR

/mem/v2

# 2025-0169 Rezoning from RN-1-6 & C-C to I-H



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