

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

2021-0138
Ben Hagaman
c/o Pointe Property Group
District No. 6
Planning Version #2

ORDINANCE NO. 13722

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PARTS OF THE PROPERTIES LOCATED IN THE 7200 AND 7300 BLOCKS OF BONNY OAKS DRIVE, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE WITH CONDITIONS AND C-2 CONVENIENCE COMMERCIAL ZONE WITH CONDITIONS FOR PARCEL 3.

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 parts of the properties located in the 7200 and 7300 blocks of Bonny Oaks Drive, more particularly described herein:

To be rezoned R-4 with Conditions: Beginning at the southwest corner of Tax Map 139G-A-008 thence northeast 250 feet along the west line of said parcel to a point, thence southeast 400 feet to a point, thence southwest 160.2 feet to the center line of a stream, thence southwestwardly along centerline of the stream 24.9 and 61.1 feet to the south line of Tax Map 138G-A-005 thence northwest 370.7 feet to the southwest corner of Tax Map 139G-A-008, thence 250 feet northeast along the west line of said tax map to its northwest corner being the point of beginning and being parts of the properties described in Deed Book 12253, Page 348, ROHC. Tax Map Numbers 139G-A-005 thru 008 (parts).

To be rezoned C-2 with Conditions: Beginning at the southeast corner of Tax Map 139G-A-002 thence northwest 339.4 feet to the centerline of a stream thence following the centerline of said

stream northeastwardly a total of 485.2 feet to the east line of said tax map, thence southwest 11.1 feet, thence northwest 11.9 feet, thence southwest 358.56 feet to the southeast corner of Tax Map 139G-A-002 being the point of beginning and being parts of the properties described in Deed Book 12253, Page 348, ROHC. Tax Map Numbers 139G-A-002 thru 005 (parts).

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-4 Special Zone with conditions and C-2 Convenience Commercial Zone with conditions for Parcel 3.

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

Approved for C-2 Convenience Commercial Zone for Parcel 3:

The following are prohibited uses:

- 1) Bowling alleys, billiard rooms, theaters, or other indoor amusement establishments;
- 2) Vehicular repair facilities, washes, new and used dealerships, and repair facilities;
- 3) Dwellings;
- 4) Motels and hotels;
- 5) Mini-warehouses;
- 6) Open air markets;
- 7) Adult-oriented establishments;
- 8) Kennel, animal day care facility, animal grooming service or similar use;
- 9) Liquor stores, alcohol distillery, wineries, including vineyards, process bottling and sales facilities;
- 10) Late night entertainment/event facility and/or nightclub or similar use;
- 11) Alternative financial services;
- 12) Contractors business;
- 13) No tattoo stores; and
- 14) No retail establishments where coffee sales are a major source of income.

Approve R-4 Special Zone for Parcels 1 and 2 with the following conditions:

The following are prohibited uses:

- 1) Lodging and boarding houses and bed and breakfast;
- 2) Dormitories;
- 3) Home occupations;


- 4) Companion animal hospitals and pet funeral homes, including companion animal cremation/crematory when used in conjunction with either of those facilities;
- 5) Drug and alcohol, penal, or correctional halfway houses or rehabilitation centers and uses similar in character;
- 6) Two-family or multi-family dwellings;
- 7) No tattoo stores; and
- 8) No retail establishments where coffee sales are a major source of income.

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


CHAIRPERSON

APPROVED: DISAPPROVED:


MAYOR

/mem/Version 2

2021-0138 Rezoning from R-1 to C-2

