First Reading: June 24, 2025 Second Reading: July 1, 2025

ORDINANCE NO. 14247

AN ORDINANCE TO APPROVE CORRECTIONS TO THE OFFICIAL ZONING MAP AS REFERENCED BELOW.

WHEREAS, Ordinance No. 14171 approved the adoption of the new Official Zoning Map; and

WHEREAS, that ordinance rezoned properties to a new equivalent zone; and

WHEREAS, requests have been made for a correction to the original proposed equivalency zone and approved by City Council as zoning map corrections; and

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE:

The following correction is made to the Official Zoning Map:

Rezoning to INST Institutional Zone and removal of the Special Exceptions Permit for an Institutional Planned Unit Development for the properties detailed below.

Former	Equivalency Zone per Ordinance	Owner		Тах Мар	Justification	Corrected Equivalency
(older) Zone	No. 14171	Name	Address	Number	for Correction	Zone
					The intention	
					was for	×.
					Institutional	
					Planned Unit	
R-1 with	RN-1-6 with				Developments	
Institutional	Institutional				(PUDs) to be	
Planned Unit	Planned Unit				transitioned	
Development	Development				to the INST	
(PUD) and C-	(PUD) and C-				Institutional	
2 with	C with				Zone. This	
Institutional	Institutional				transition was	INST Institutional
Planned Unit	Planned Unit				not picked up	Zone; Removed
Development	Development	Baylor	130 Baylor		on the Baylor	Institutional Planned
(PUD)	(PUD)	School	School Road	126J A 027	property	Unit Development

2	9	12		0		
			1		during	
					equivalency	
					mapping.	
					The intention	
					was for	
			1		Institutional	
					Planned Unit	
					Developments	
					(PUDs) to be	
					transitioned	
	1				to the INST	
					Institutional	
					Zone. This	
				:	transition was	
					not picked up	
R-1 with	RN-1-6 with				on the Baylor	
Institutional	Institutional				property	INST Institutional
Planned Unit	Planned Unit				during	Zone; Removed
Development	Development	Baylor	186 Baylor		equivalency	Institutional Planned
(PUD)	(PUD)	School	School Road	126J A 026	mapping.	Unit Development
					The intention	
		1			was for	
					Institutional	
					Planned Unit	
					Developments	
					(PUDs) to be	
					transitioned	
					to the INST	
					Institutional	
					Zone. This	
					transition was	
					not picked up	
D 1ish	RN-1-6 with				on the Baylor	
R-1 with					property	INST Institutional
Institutional	Institutional					Zone; Removed
Planned Unit	Planned Unit		400 B - I	ĺ	during equivalency	Institutional Planned
Development	Development	Baylor	190 Baylor	1261 1 020 01		
(PUD)	(PUD)	School	School Road	126J A 020.01	mapping.	Unit Development
					The intention	
					was for	
					Institutional	
					Planned Unit	
					Developments	
					(PUDs) to be	
M-1 with	I-H with				transitioned	
Institutional	Institutional				to the INST	INST Institutional
Planned Unit	Planned Unit				Institutional	Zone; Removed
Development	Development	Baylor	175 Baylor		Zone. This	Institutional Planned
(PUD)	(PUD)	School	School Road	126 005	transition was	Unit Development

					not picked up on the Baylor property during equivalency mapping. The intention was for Institutional Planned Unit Developments	
R-1 with Institutional Planned Unit Development (PUD)	RN-1-6 with Institutional Planned Unit Development (PUD)	Baylor School	171 Baylor School Road	126 004	(PUDs) to be transitioned to the INST Institutional Zone. This transition was not picked up on the Baylor property during equivalency mapping.	INST Institutional Zone; Removed Institutional Planned Unit Development
R-1 with Institutional Planned Unit Development (PUD)	RN-1-7.5 with Institutional Planned Unit Development (PUD)	Baylor School	Unaddressed property	126 003	The intention was for Institutional Planned Unit Developments (PUDs) to be transitioned to the INST Institutional Zone. This transition was not picked up on the Baylor property during equivalency mapping.	INST Institutional Zone; Removed Institutional Planned Unit Development
R-1 with Institutional Planned Unit Development (PUD)	RN-1-7.5 with Institutional Planned Unit Development (PUD)	Baylor School	Unaddressed property	126 001	The intention was for Institutional Planned Unit Developments (PUDs) to be transitioned to the INST	INST Institutional Zone; Removed Institutional Planned Unit Development

î î	Î	i	Î		Institutional	1
					Zone. This	
					transition was	
					not picked up	
					on the Baylor	
					property	
					during	
					equivalency	
					mapping.	
					The intention	
					was for	
					Institutional	
					Planned Unit	
					Developments	
					(PUDs) to be	
					transitioned	
					to the INST	
					Institutional	
					Zone. This	
					transition was	
					not picked up	
R-1 with	RN-1-6 with				on the Baylor	
Institutional	Institutional		Unaddressed		property	INST Institutional
Planned Unit	Planned Unit		property		during	Zone; Removed
Development	Development	Baylor	(Raider		equivalency	Institutional Planned
(PUD)	(PUD)	School	Lane)	126B A 004	mapping.	Unit Development
(FOD)	(1 00)	3011001	Lancy	120571001	The intention	• • • • • • • • • • • • • • • • • • • •
					was for	
					Institutional	
					Planned Unit	
					Developments	
					(PUDs) to be	
					transitioned	
					to the INST	
					Institutional	
					Zone. This	
					transition was	
R-1 and M-1	RN-1-6 and I-				not picked up	
with	H with		Unaddressed		on the Baylor	
Institutional	Institutional		property		property	INST Institutional
Planned Unit	Planned Unit		(Signal		during	Zone; Removed
		Baylor			_	Institutional Planned
	l '			126B A 003		
Development (PUD)	Development (PUD)	Baylor School	Mountain Road)	126B A 003	equivalency mapping.	Institutional Planned Unit Development

I i			ĺ		The intention	Ĭ
					was for	
					Institutional	
					Planned Unit	
					Developments	
					(PUDs) to be	
					transitioned	
					to the INST	
					Institutional	
					Zone. This	
				ľ	transition was	
					not picked up	
R-1 with	RN-1-6 with				on the Baylor	
	Institutional		Unaddressed	1	property	INST Institutional
Institutional					during	Zone; Removed
Planned Unit	Planned Unit	Pauler	property			Institutional Planned
Development	Development	Baylor	(Baylor	130C A 00C	equivalency	Unit Development
(PUD)	(PUD)	School	School Road)	128G A 006	mapping.	Onit Development
					The intention	
					was for	
					Institutional	
					Planned Unit	
	1				Developments	
					(PUDs) to be	
)		transitioned	
R-1 with	RN-1-6 with				to the INST	
Institutional	Institutional				Institutional	
Planned Unit	Planned Unit				Zone. This	
Development	Development				transition was	
(PUD) and C-	(PUD) and C-				not picked up	
2 with	C with				on the Baylor	
Institutional	Institutional				property	INST Institutional
Planned Unit	Planned Unit				during	Zone; Removed
Development	Development	Baylor	117 Baylor	ļ	equivalency	Institutional Planned
(PUD)	(PUD)	School	School Road	126G A 007	mapping.	Unit Development
					The intention	
					was for	
					Institutional	
					Planned Unit	
					Developments	
					(PUDs) to be	
					transitioned	
					to the INST	
					Institutional	
R-1 with	RN-1-6 with				Zone. This	
	Institutional				transition was	INST Institutional
Institutional	Planned Unit				not picked up	Zone; Removed
Planned Unit		Paulos	115 Baylor		on the Baylor	Institutional Planned
Development	Development	Baylor	School Road	126G A 008	property	Unit Development
(PUD)	(PUD)	School	SCHOOL KOAG	1200 A 000	property	Ont Development

	8 9	4	(4	i i		
					during	
					equivalency	
					mapping.	
					The intention	
					was for	
					Institutional	
					Planned Unit	
					Developments	
					(PUDs) to be	
					transitioned	
					to the INST	
					Institutional	
		0			Zone. This	
					transition was	
					not picked up	
R-1 with	RN-1-6 with				on the Baylor	
Institutional	Institutional				property	INST Institutional
Planned Unit	Planned Unit				during	Zone; Removed
Development	Development	Baylor	123 Baylor		equivalency	Institutional Planned
(PUD)	(PUD)	School	School Road	126G A 008.01	mapping.	Unit Development
(1 00)	(100)	3011001	3011007.71000		The intention	•
					was for	
					Institutional	
			ľ		Planned Unit	
					Developments	
					(PUDs) to be	
					transitioned	
					to the INST	
					Institutional	
					Zone. This	
					transition was	
į.					not picked up	
	DN 4 6 31			ľ,		
R-1 with	RN-1-6 with				on the Baylor	INST Institutional
Institutional	Institutional		ľ		property	
Planned Unit	Planned Unit		425 D. J.		during	Zone; Removed Institutional Planned
Development	Development	Baylor	135 Baylor	1266 4 000	equivalency	Unit Development
(PUD)	(PUD)	School	School Road	126G A 009	mapping.	onit bevelopment
					The intention was for	
					Institutional	
					Planned Unit	
					Developments	
					(PUDs) to be	
R-1 with	RN-1-6 with				transitioned	INICT Imation times
Institutional	Institutional				to the INST	INST Institutional
Planned Unit	Planned Unit		127.0		Institutional	Zone; Removed Institutional Planned
Development	Development	Baylor	137 Baylor	1266 4 010	Zone. This	
(PUD)	(PUD)	School	School Road	126G A 010	transition was	Unit Development

					not picked up on the Baylor property during equivalency mapping.	
R-1 with Institutional Planned Unit Development	RN-1-6 with Institutional Planned Unit Development	Baylor	139 Baylor	126G A 011	The intention was for Institutional Planned Unit Developments (PUDs) to be transitioned to the INST Institutional Zone. This transition was not picked up on the Baylor property during equivalency	INST Institutional Zone; Removed Institutional Planned Unit Development
R-1 with Institutional Planned Unit Development (PUD)	RN-1-6 with Institutional Planned Unit Development (PUD)	School Baylor School	145 Baylor School Road	126G A 011	mapping. The intention was for Institutional Planned Unit Developments (PUDs) to be transitioned to the INST Institutional Zone. This transition was not picked up on the Baylor property during equivalency mapping.	INST Institutional Zone; Removed Institutional Planned Unit Development
R-1 with Institutional Planned Unit Development (PUD)	RN-1-6 with Institutional Planned Unit Development (PUD)	Baylor School	147 Baylor School Road	126G A 015	The intention was for Institutional Planned Unit Developments (PUDs) to be transitioned	INST Institutional Zone; Removed Institutional Planned Unit Development

					to the INST Institutional	
					Zone. This transition was	
					not picked up	
					on the Baylor	
		,			property	
					during	
					equivalency	
					mapping.	
					The intention	
					was for	
					Institutional	
					Planned Unit	
					Developments	
		-			(PUDs) to be	
					transitioned	
					to the INST	
					Institutional	
					Zone. This	
					transition was	
					not picked up	
R-1 with	RN-1-6 with				on the Baylor	
Institutional	Institutional				property	INST Institutional
Planned Unit	Planned Unit				during	Zone; Removed
Development	Development	Baylor	149 Baylor	1255 1 015	equivalency	Institutional Planned
(PUD)	(PUD)	School	School Road	126G A 016	mapping. The intention	Unit Development
					was for	
					Institutional	
					Planned Unit	
					Developments	
					(PUDs) to be	
					transitioned	
					to the INST	
					Institutional	
					Zone. This	
					transition was	· ·
					not picked up	
R-1 with	RN-1-6 with				on the Baylor	
Institutional	Institutional				property	INST Institutional
Planned Unit	Planned Unit				during	Zone; Removed
Development	Development	Baylor	353 Baylor		equivalency	Institutional Planned
(PUD)	(PUD)	School	Ct	126G A 017.01	mapping.	Unit Development

					The intention was for Institutional Planned Unit Developments (PUDs) to be transitioned to the INST Institutional	es.
R-1 with Institutional Planned Unit Development (PUD)	RN-1-6 with Institutional Planned Unit Development (PUD)	Baylor School	339 Baylor Ct	126G A 017.03	Zone. This transition was not picked up on the Baylor property during equivalency mapping. The intention	INST Institutional Zone; Removed Institutional Planned Unit Development
R-1 with Institutional Planned Unit Development	RN-1-6 with Institutional Planned Unit Development	Baylor	315 Baylor		was for Institutional Planned Unit Developments (PUDs) to be transitioned to the INST Institutional Zone. This transition was not picked up on the Baylor property during equivalency	INST Institutional Zone; Removed Institutional Planned
R-1 with Institutional Planned Unit Development (PUD)	RN-1-6 with Institutional Planned Unit Development (PUD)	School Baylor School	310 Baylor Ct	126G A 017.02 126G A 017	mapping. The intention was for Institutional Planned Unit Developments (PUDs) to be transitioned to the INST Institutional Zone. This transition was not picked up on the Baylor property	INST Institutional Zone; Removed Institutional Planned Unit Development

ï					during	1
					equivalency	
					mapping. The intention	
					was for	
					Institutional	
				,	Planned Unit	
					Developments	
					(PUDs) to be	
				,	transitioned	
					to the INST	
					Institutional	
					Zone. This transition was	
				1	not picked up	
R-1 with	RN-1-6 with				on the Baylor	
Institutional	Institutional				property	INST Institutional
Planned Unit	Planned Unit				during	Zone; Removed
Development	Development	Baylor	326 Baylor		equivalency	Institutional Planned
(PUD)	(PUD)	School	Ct	126G A 018	mapping.	Unit Development
					The intention	
					was for	
				1	Institutional	
					Planned Unit	
					Developments	
				}	(PUDs) to be transitioned	
					to the INST	
				į	Institutional	
					Zone. This	
					transition was	
					not picked up	
R-1 with	RN-1-6 with				on the Baylor	
Institutional	Institutional				property	INST Institutional
Planned Unit	Planned Unit				during	Zone; Removed
Development	Development	Baylor	342 Baylor		equivalency	Institutional Planned
(PUD)	(PUD)	School	Ct	126G A 020	mapping.	Unit Development
					The intention was for	
			_		Institutional	
					Planned Unit	
					Developments	
R-1 with	RN-1-6 with				(PUDs) to be	
Institutional	Institutional				transitioned	INST Institutional
Planned Unit	Planned Unit				to the INST	Zone; Removed
Development	Development	Baylor	165 Baylor		Institutional	Institutional Planned
(PUD)	(PUD)	School	School Road	126G A 020.01	Zone. This	Unit Development

					transition was not picked up on the Baylor property during equivalency mapping.		
ï	ě				The intention was for Institutional Planned Unit		
					Developments (PUDs) to be		
					transitioned to the INST Institutional		
					Zone. This transition was not picked up	-<	
R-1 with	RN-1-6 with			,	on the Baylor		
Institutional	Institutional	Mary			property	INST Institutional	
Planned Unit	Planned Unit	Lou and	142 Baulas		during	Zone; Removed Institutional Planned	
Development	Development	Wendell	143 Baylor	1266 4 012	equivalency		
(PUD)	(PUD)	Swafford	School Road	126G A 012	mapping.	Unit Development	ĺ.

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

Passed on second and final reading: July 1,2025

CHAIRPERSON

APPROVED: DISAPPROVED:

/mem

MAYOR