

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 (older) Zone	Equivalency Zone per Ordinance No. 14171	Owner Name	Address	Tax Map Number	Justification for Correction	Corrected Equivalency Zone
R-1 with Institutional Planned Unit Development (PUD) and C- 2 with Institutional Planned Unit Development (PUD)	RN-1-6 with Institutional Planned Unit Development (PUD) and C- C with Institutional Planned Unit Development (PUD)	Baylor School	130 Baylor School Road	126J A 027	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

					during equivalency mapping.	
R-1 with Institutional Planned Unit Development (PUD)	RN-1-6 with Institutional Planned Unit Development (PUD)	Baylor School	186 Baylor School Road	126J A 026	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	190 Baylor School Road	126J A 020.01	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
M-1 with Institutional Planned Unit Development (PUD)	I-H with Institutional Planned Unit Development (PUD)	Baylor School	175 Baylor School Road	126 005	The intention was for Institutional Planned Unit Developments (PUDs) to be transitioned to the INST Institutional Zone. This transition was	INST Institutional Zone; Removed Institutional Planned Unit Development

					not picked up on the Baylor property during equivalency mapping.	
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	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	126 003	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

					Institutional Zone. This transition was not picked up on the Baylor property during equivalency mapping.	
R-1 with Institutional Planned Unit Development (PUD)	RN-1-6 with Institutional Planned Unit Development (PUD)	Baylor School	Unaddressed property (Raider Lane)	126B A 004	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 and M-1 with Institutional Planned Unit Development (PUD)	RN-1-6 and I-H with Institutional Planned Unit Development (PUD)	Baylor School	Unaddressed property (Signal Mountain Road)	126B A 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-1-6 with Institutional Planned Unit Development (PUD)	Baylor School	Unaddressed property (Baylor School Road)	128G A 006	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) and C-2 with Institutional Planned Unit Development (PUD)	RN-1-6 with Institutional Planned Unit Development (PUD) and C-C with Institutional Planned Unit Development (PUD)	Baylor School	117 Baylor School Road	126G A 007	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	115 Baylor School Road	126G A 008	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

					during equivalency mapping.	
R-1 with Institutional Planned Unit Development (PUD)	RN-1-6 with Institutional Planned Unit Development (PUD)	Baylor School	123 Baylor School Road	126G A 008.01	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	135 Baylor School Road	126G A 009	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	137 Baylor School Road	126G A 010	The intention was for Institutional Planned Unit Developments (PUDs) to be transitioned to the INST Institutional Zone. This transition was	INST Institutional Zone; Removed Institutional Planned Unit Development

					not picked up on the Baylor property during equivalency mapping.	
R-1 with Institutional Planned Unit Development (PUD)	RN-1-6 with Institutional Planned Unit Development (PUD)	Baylor School	139 Baylor School Road	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 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	145 Baylor School Road	126G A 015	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.	
R-1 with Institutional Planned Unit Development (PUD)	RN-1-6 with Institutional Planned Unit Development (PUD)	Baylor School	149 Baylor School Road	126G A 016	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	353 Baylor Ct	126G A 017.01	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	339 Baylor Ct	126G A 017.03	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	315 Baylor Ct	126G A 017.02	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	310 Baylor Ct	126G A 017	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

					during equivalency mapping.	
R-1 with Institutional Planned Unit Development (PUD)	RN-1-6 with Institutional Planned Unit Development (PUD)	Baylor School	326 Baylor Ct	126G A 018	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	342 Baylor Ct	126G A 020	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	165 Baylor School Road	126G A 020.01	The intention was for Institutional Planned Unit Developments (PUDs) to be transitioned to the INST Institutional Zone. This	INST Institutional Zone; Removed Institutional Planned Unit Development


					transition was not picked up on the Baylor property during equivalency mapping.	
R-1 with Institutional Planned Unit Development (PUD)	RN-1-6 with Institutional Planned Unit Development (PUD)	Mary Lou and Wendell Swafford	143 Baylor School Road	126G A 012	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

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: ☐


MAYOR

/mem