

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

ORDINANCE NO. 14268

**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

SECTION 1. **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE:**

The following correction is made to the Official Zoning Map:

Rezoning from TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/acre to RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/acre

Former (older) Zone	Equivalency Zone per Ordinance No. 14171	Owner Name	Address	Tax Map Number	Justification for Correction	Corrected Equivalency Zone
R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/ace.	AP JH BLACK CREEK PARTNERS LLC	4948 RAVINIA LN	165B F 011	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'.</i> However, if average setback is more than 15', then 15' plus or minus 5'. Where adjacent lots are not developed, 15' plus or minus 5'. The former R-T/Z required a 25' minimum front setback.	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/ace.
R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/ace.	AP JH BLACK CREEK PARTNERS LLC	4926 RAVINIA LN	165B F 012	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'.</i> However, if average setback is more than 15', then 15' plus or minus 5'.	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/ace.

					Where adjacent lots are not developed, 15' plus or minus 5'. The former R-T/Z required a 25' minimum front setback.	
R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/acre.	AP JH BLACK CREEK PARTNERS LLC	4904 RAVINIA LN	165B F 013	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'. However, if average setback is more than 15', then 15' plus or minus 5'. Where adjacent lots are not developed, 15' plus or minus 5'. The former R-T/Z required a 25' minimum front setback.</i>	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/acre.

R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/ace.	AP JH BLACK CREEK PARTNERS LLC	4892 RAVINIA LN	165B F 014	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'.</i> However, if average setback is more than 15', then 15' plus or minus 5'. Where adjacent lots are not developed, 15' plus or minus 5'. The former R-T/Z required a 25' minimum front setback.	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/ace.
R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/ace.	MBSC BLACK CREEK LLC	4961 RAVINIA LN	165B A 055	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'.</i> However, if average setback is more than 15', then 15' plus or minus 5'. Where adjacent lots are not developed, 15' plus or minus 5'.	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/ace.

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R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/ace.	PARKER THERESE	4889 RAVINIA LN	165B A 053	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'. However, if average setback is more than 15', then 15' plus or minus 5'. Where adjacent lots are not developed, 15' plus or minus 5'. The former R-T/Z required a 25' minimum front setback.</i>	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/ace.

R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/ace.	DE FELICE ANTHONY TR	4867 RAVINIA LN	165B A 052	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'. However, if average setback is more than 15', then 15' plus or minus 5'. Where adjacent lots are not developed, 15' plus or minus 5'.</i> The former R-T/Z required a 25' minimum front setback.	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/ace.
R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/ace.	AP JH BLACK CREEK PARTNERS LLC	4853 RAVINIA LN	165B A 051	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'. However, if average setback is more than 15', then 15' plus or minus 5'. Where adjacent lots are not developed, 15' plus or minus 5'.</i>	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/ace.

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R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/acre.	AP JH BLACK CREEK PARTNERS LLC	4831 RAVINIA LN	165B A 050	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'. However, if average setback is more than 15', then 15' plus or minus 5'. Where adjacent lots are not developed, 15' plus or minus 5'.</i> The former R-T/Z required a 25' minimum front setback.	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/acre.

R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/ace.	DUNN BYRON & ANTJE	4815 RAVINIA LN	165B A 049	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'. However, if average setback is more than 15', then 15' plus or minus 5'. Where adjacent lots are not developed, 15' plus or minus 5'.</i> The former R-T/Z required a 25' minimum front setback.	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/ace.
R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/ace.	MBSC BLACK CREEK LLC	4789 RAVINIA LN	165B A 048	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'. However, if average setback is more than 15', then 15' plus or minus 5'. Where adjacent lots are not developed, 15' plus or minus 5'.</i>	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/ace.

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R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/ace.	MBSC BLACK CREEK LLC	4767 RAVINIA LN	165B A 047	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ):</i> <i>Average setback of adjacent lots plus or minus 5'.</i> <i>However, if average setback is more than 15', then 15' plus or minus 5'.</i> <i>Where adjacent lots are not developed, 15' plus or minus 5'.</i> The former R-T/Z required a 25' minimum front setback.	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/ace.

R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/ace.	MBSC BLACK CREEK LLC	4723 RAVINIA LN	165B A 046	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'. However, if average setback is more than 15', then 15' plus or minus 5'. Where adjacent lots are not developed, 15' plus or minus 5'.</i> The former R-T/Z required a 25' minimum front setback.	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/ace.
R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/ace.	MBSC BLACK CREEK LLC	4711 RAVINIA LN	165B A 045	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'. However, if average setback is more than 15', then 15' plus or minus 5'. Where adjacent lots are not developed, 15' plus or minus 5'.</i>	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/ace.

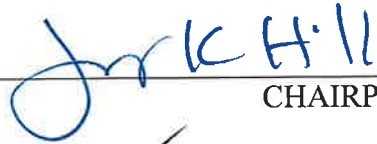
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R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/acre.	AP JH BLACK CREEK PARTNERS LLC	4685 RAVINIA LN	165B A 044	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'. However, if average setback is more than 15', then 15' plus or minus 5'. Where adjacent lots are not developed, 15' plus or minus 5'.</i> The former R-T/Z required a 25' minimum front setback.	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/acre.

R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/ace.	MBSC BLACK CREEK LLC	4659 RAVINIA LN	165B A 043	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'. However, if average setback is more than 15', then 15' plus or minus 5'. Where adjacent lots are not developed, 15' plus or minus 5'.</i> The former R-T/Z required a 25' minimum front setback.	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/ace.
R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/ace.	MBSC BLACK CREEK LLC	4603 RAVINIA LN	165B A 041	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'. However, if average setback is more than 15', then 15' plus or minus 5'. Where adjacent lots are not developed, 15' plus or minus 5'.</i>	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/ace.

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R-T/Z Residential Townhouse/Zero Lot Line Zone with conditions (Conditions found in Ordinance No. 13575)	TRN-3 Traditional Neighborhood Residential Zone with a condition of 1) Only residential allowable uses are Single Unit (SU) or Townhouse (TH) at a maximum density of 8 du/ace.	AP JH BLACK CREEK PARTNERS LLC	4637 RAVINIA LN	165B A 042	Property was rezoned, and platted under the R-T/Z zone. The plan is to build single family residences but the TRN-3 zone does not allow the planned front setback. The TRN-3 Zone has the following setback: <i>Build-To Zone (BTZ): Average setback of adjacent lots plus or minus 5'. However, if average setback is more than 15', then 15' plus or minus 5'. Where adjacent lots are not developed, 15' plus or minus 5'.</i> The former R-T/Z required a 25' minimum front setback.	RN-1-3 Residential Neighborhood Zone with a condition of a maximum density of 8 du/ace.

SECTION 2. 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

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