

**First Reading: December 9, 2025**  
**Second Reading: December 16, 2025**

2025-0173  
MBSC Black Creek LLC  
District No. 1  
Planning Version

ORDINANCE NO. 14302

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 4571, 4603, 4637, 4659, 4685, AND 4711 RAVINIA LANE, FROM C-C COMMERCIAL CORRIDOR ZONE, C-MUI COMMERCIAL MIXED-USE ZONE, AND TRN-3 TRADITIONAL NEIGHBORHOOD RESIDENTIAL ZONE TO RN-1-3 RESIDENTIAL NEIGHBORHOOD ZONE.

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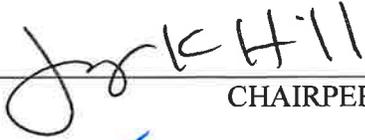
SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone properties located at 4571, 4603, 4637, 4659, 4685, and 4711 Ravinia Lane, more particularly described herein:

Lots 1413 through 1418, Final Plat Phase 14, Black Creek The Pass, Plat Book 130, Page 18, ROHC, and being parts of the properties described in Deed Book 13576, Page 954 and the properties described in Deed Book 13576, Page 957, Deed Book 13823, Page 942, and Deed Book 14043, Page 602, ROHC. Tax Map Number 165B-A-040 through 045.

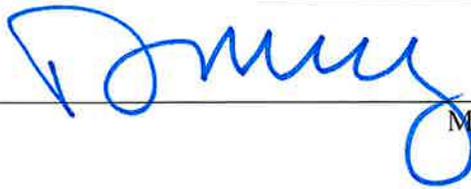
and as shown on the maps attached hereto and made a part hereof by reference, from C-C Commercial Corridor Zone, C-MUI Commercial Mixed-Use Zone, and TRN-3 Traditional Neighborhood Residential Zone to RN-1-3 Residential Neighborhood Zone.

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: December 16, 2025

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

\_\_\_\_\_  
  
\_\_\_\_\_  
MAYOR

/mem



2025-0173 Rezoning from C-C, C-MU1, TRN-3 to RN-1-3

