

**A RESOLUTION TO AMEND THE CHATTANOOGA CITY CODE,  
PART II, CHAPTER 38, ZONING ORDINANCE, SECTION 38-287,  
DESIGN GUIDELINES WITHIN THE C-7 NORTH SHORE  
COMMERCIAL/MIXED USE ZONE IN ORDER TO ALLOW  
PROPERTIES NOT CONTIGUOUS TO C-7 ZONES TO BE  
CONSIDERED FOR REZONING**

**WHEREAS**, the North Shore Plan, adopted by the Chattanooga City Council in 2007, encourages increased commercial growth along Frazier Avenue, North Market Street, Cherokee Boulevard, and Manufacturers Road, and;

**WHEREAS**, currently, by ordinance, only properties contiguous to existing C-7 zoning can be considered for rezoning to C-7 Commercial/Mixed Use, and;

**WHEREAS**, the North Shore Plan specifically supports the expansion of the C-7 zone in certain areas of the district, and;

**WHEREAS**, a North Shore C-7 Zone Expansion Analysis, conducted by the Regional Planning Agency in 2011 identifies areas that would be appropriate for C-7 Zoning, and;

**WHEREAS**, some property owners in the North Shore have expressed an interest in rezoning their property to C-7 Commercial/Mixed Use;

**NOW THEREFORE BE IT RESOLVED**, that the Chattanooga-Hamilton County Regional Planning Commission on May 9, 2011, does hereby respectfully recommend to the Chattanooga City Council to amend the Chattanooga Zoning Regulations as follows:

**Amend Section 38-287, C-7 North Shore Commercial/Mixed Use Zone, Design Guidelines, by deleting subsection (3) in its entirety and substituting in lieu thereof the following:**

- (3) The re-zoning of properties in the North Shore to C-7 Commercial/Mixed Use may be considered on a case-by-case basis based on the following parameters:

- (a) The property is located within the boundary of the adopted 2007 North Shore Plan;
- (b) The property is within a mixed use area;
- (c) The property is not surrounded by single-family residential;  
and
- (d) The proposed development is generally consistent with the Goals and Principles of the North Shore Design Guidelines.

Respectfully submitted,

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John Bridger, Secretary

Date of Adoption: May 9, 2011

JB:KH:GH:BS:PD:sh