ORDINANCE NO. 12526

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SECTION 38-287, DESIGN GUIDELINES WITHIN THE C-7 NORTH SHORE COMMERCIAL/MIXED USE ZONE.

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;
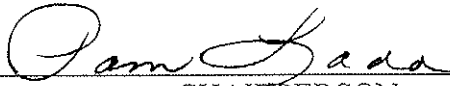
SECTION 1. BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Section 38-287, Design Guidelines, be amended by deleting Subsection (3) in its entirety and substituting in lieu thereof the following:

(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.

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

_____July 12_____, 2011   _____
                                          CHAIRPERSON

APPROVED: X___ DISAPPROVED:_____

DATE: _____, 2011.

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            MAYOR

/mms