

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO AUTHORIZE THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING AGENCY PREPARE AN UPDATE TO THE COMPREHENSIVE PLAN AND DEVELOP AN INTEGRATED LAND DEVELOPMENT AND INFRASTRUCTURE PLANNING FRAMEWORK TO GUIDE COUNTYWIDE LAND USE PLANNING DOCUMENTS AND PROVIDE POLICY AND CODE RECOMMENDATIONS.

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WHEREAS, the 2030 Comprehensive Plan for Hamilton County does not reflect major land development and infrastructure changes since its adoption in 2005 by the Chattanooga-Hamilton County Regional Planning Commission; and

WHEREAS, there are over 44 active planning policy documents that exist to guide land use decision making within the limits of Hamilton County; and

WHEREAS, those planning documents may not adequately address or integrate infrastructure investments and land use patterns necessary to respond to new growth, changes in living and mobility needs or promote desired community outcomes; and

WHEREAS, the City of Chattanooga alone has over 27 of those documents and officials have expressed a need to consolidate and update those policies which would include coordination on the City's Consolidated Plan, and reevaluate zoning and other land development codes; and

WHEREAS, the public is known to have expressed interest and concern relative to land use, zoning, and transportation issues in recent community meetings; and

WHEREAS, professional staff of the Chattanooga-Hamilton County Regional Planning Agency have determined a comprehensive and integrated planning process is needed to address these inadequacies and new and future growth in order to provide a thorough understanding of land use, economic development opportunities and infrastructure/service needs and costs associated with such decision-making responsibilities as well as to provide for the “public health, safety, and general welfare” as regulated by Tennessee Code Annotated; and

WHEREAS, this new comprehensive and integrated planning framework will be referred to as “Growing Forward” and the updated Comprehensive Plan as “Renewing Our Vision”; and

WHEREAS, the process will also develop a new strategy for integrating planning policies and establishing recommendations for land use and infrastructure decisions which will be referred to as the “Strategy for Great Places” with a subsequent process for the update of necessary policies and codes which will be referred to as “Building for the Future”; and

WHEREAS, this comprehensive approach should preserve and promote improvements in residential neighborhoods, assist in the enhancement of commercial/industrial activity, protect environmental resources, emphasize the importance of existing infrastructure while balancing the need for new or expanded facilities, and attempt to highlight return on investment and services through a performance evaluation of set policies; and

WHEREAS, the Regional Planning Agency will conduct community meetings and workshops for the purpose of providing education and obtaining public input; and

WHEREAS, the outcomes will be policy oriented, and as such, will not guarantee zoning changes or funding for projects or other recommendations contained therein, but will instead set forth a new method of prioritizing needs and measuring accomplishments associated with planning recommendations; and

WHEREAS, a final draft of each document will be presented to the public and the appropriate advisory and legislative bodies for review and adoption;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, that the Chattanooga-Hamilton County Regional Planning Agency be and is hereby requested to conduct land use and infrastructure studies countywide to complete an updated comprehensive plan, integrated land use and transportation strategy, and provide for new land development policies and codes.

ADOPTED: \_\_\_\_\_, 2014

/mem



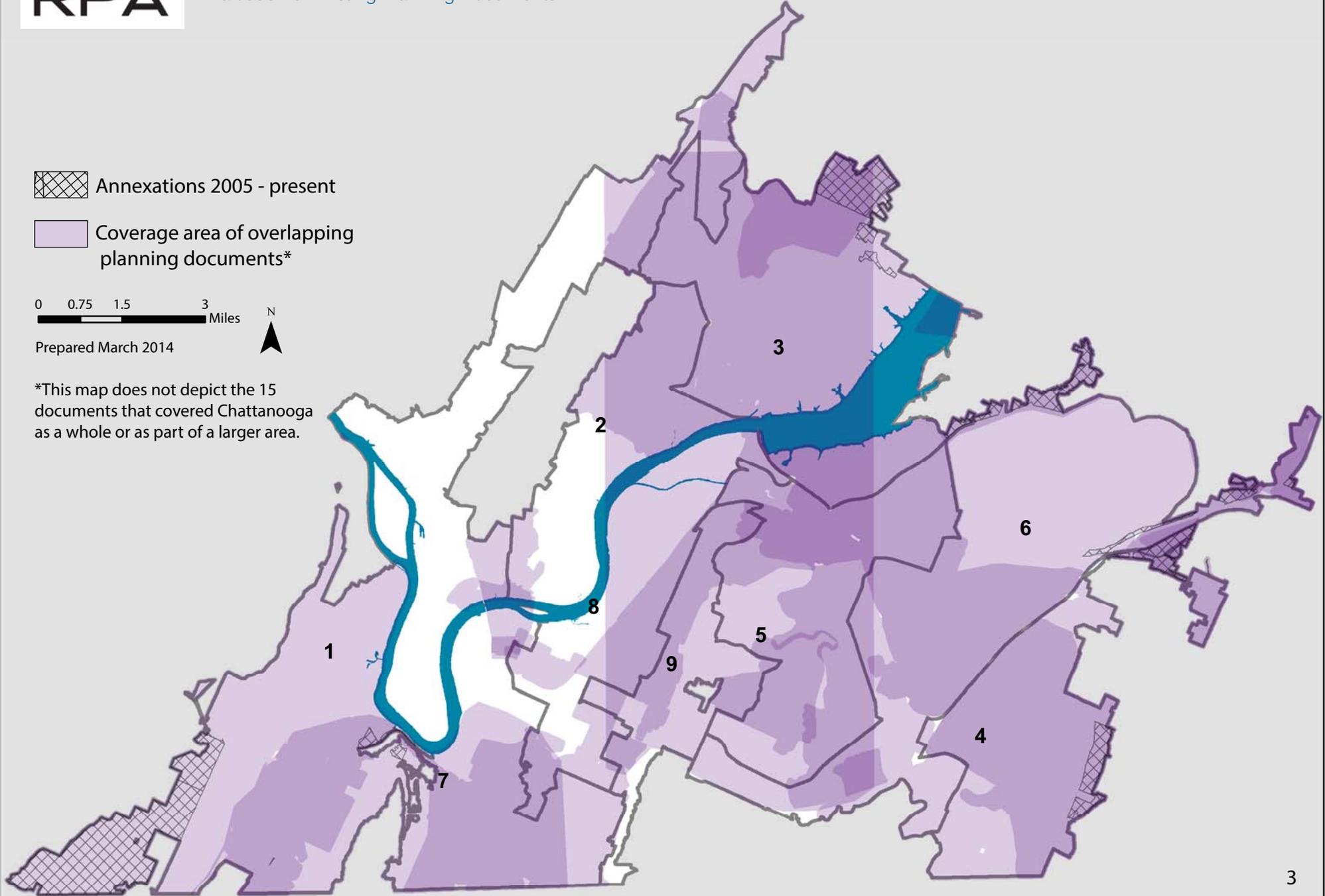
Renewing Our Vision  
Comprehensive Plan Update  
Evaluation of Existing Planning Documents

# Coverage Area of Existing Planning Documents By Council District

-  Annexations 2005 - present
-  Coverage area of overlapping planning documents\*



\*This map does not depict the 15 documents that covered Chattanooga as a whole or as part of a larger area.



Evaluation of Existing Planning Documents

# Renewing Our Vision

Comprehensive Plan Update

Prepared for Chattanooga City Council



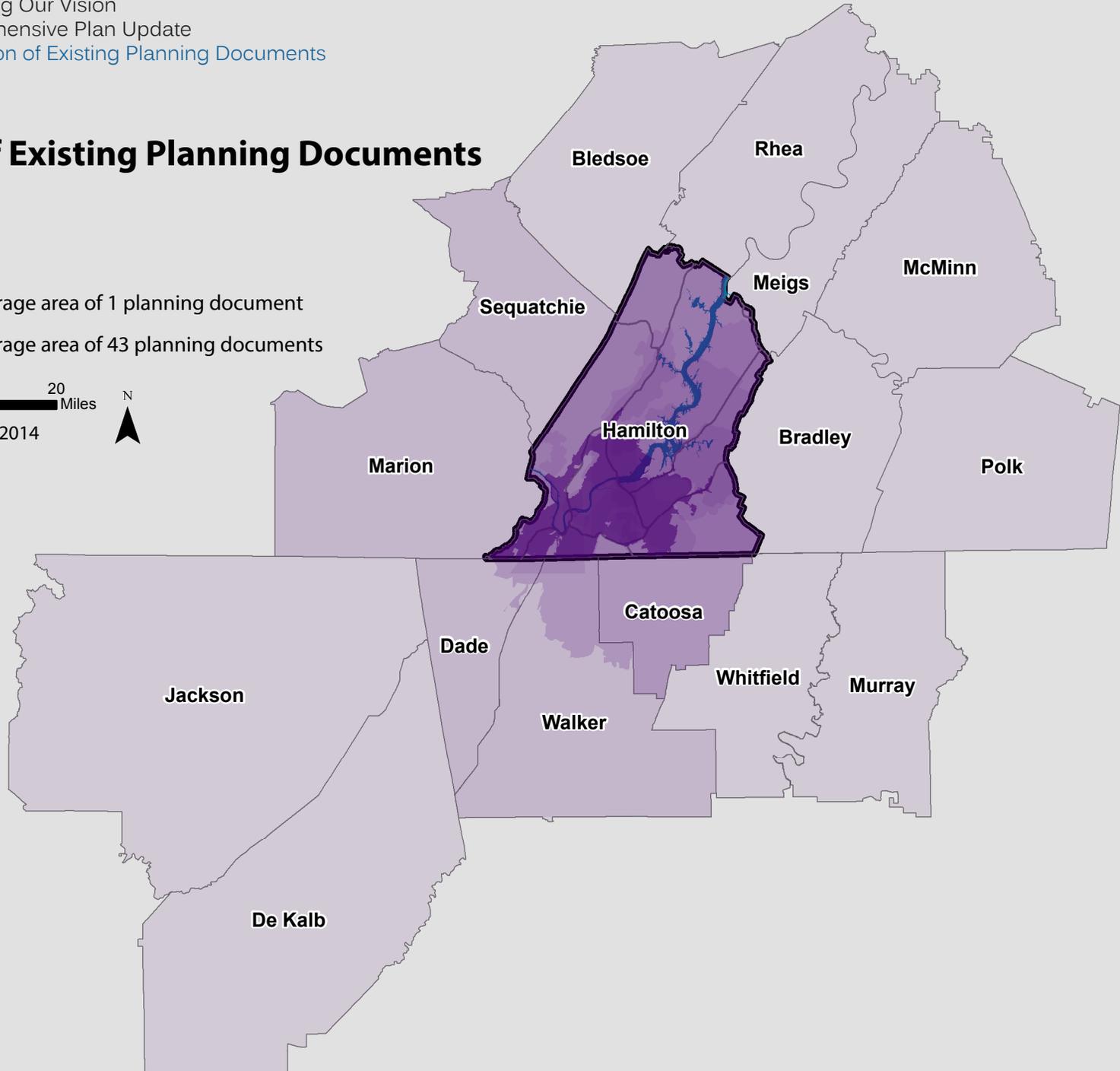
Presented by  
**Chattanooga-Hamilton County  
Regional Planning Agency**  
March 2014

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Melissa Taylor: Division Director  
Tim Moreland: Project Manager



## Coverage Area of Existing Planning Documents

-  = coverage area of 1 planning document
-  = coverage area of 43 planning documents





## Methodology

The Comprehensive Plan Update team created a compendium of recent public input by reviewing plans, interim plan deliverables, studies, and community visioning initiatives conducted in the Chattanooga-Hamilton County region. The team compiled the vision statements, goals, and recommendations from 46 documents. After identifying the issues that were cited most frequently across multiple documents, the team synthesized the 1,000+ goals into 34 key goals.

The map on page one represents the coverage areas of the 46 documents reviewed. The darker the color of an area, the more plans covered that area.

### Example:

- Thrive 2055's Compendium of Public Input is the only document that covered a 16-county area.
- 43 documents included the City of Chattanooga. 9 of 43 covered Chattanooga exclusively and in its' entirety. 6 of 43 covered areas including but larger than Chattanooga. 28 of 43 covered individual neighborhoods or sub-areas within Chattanooga.

## Documents Reviewed

- Comprehensive Plan 2030
- Hamilton County Parks
- Thrive 2055 (interim deliverable)
- 2040 Regional Transportation Plan
- Chattanooga Area Regional Bicycle and Pedestrian Plan
- STAND Survey
- 2011 Chattanooga Food and Farm Assessment
- Mass Transit Alternatives Study
- Chattanooga Climate Action Plan
- Resource Rain Guide
- Places for People (Chattanooga Parks Assessment)
- City of Chattanooga Municipal Forest Resource Analysis
- Chattanooga City Center Plan (interim deliverable)
- Chattanooga Housing Study
- State of the Trees Report
- Healthy Food Access in the Greater Chattanooga Area
- Growth Readiness Report
- Trust for Public Land Greenways Master Plan
- Alton Park Master Plan
- Avondale 2004
- Brainerd Hills Neighborhood Plan
- Bushtown Neighborhood Plan
- Central Hamilton County Scenario Plan
- Downtown Plan Chattanooga
- East Brainerd Corridor Community Plan
- East Chattanooga Area Plan
- Glenwood - Churchville - Orchard Knob Neighborhood Plan
- Hamilton Place Community Plan
- Highland Park/Tennessee Temple University Master Plan
- Highway 58 Community Plan
- Hill City - Northside Neighborhood Plan
- Hixson North River Community Plan
- Lakesite Land Use Plan
- Lookout Valley Area Plan
- MLK Land Use Plan
- North Brainerd Community Plan
- North Shore Plan
- Oak Grove 2004
- Rossville Boulevard 2004
- Shallowford Road 2005
- Shepherd Community Land Use Plan/ 1987 Zoning Policy of the Shepherd Area and Airport
- Signal Mountain Land Use Plan
- Soddy-Daisy Comprehensive Plan
- St. Elmo Master Plan
- Summit 2013
- Wolftever Creek Area Plan



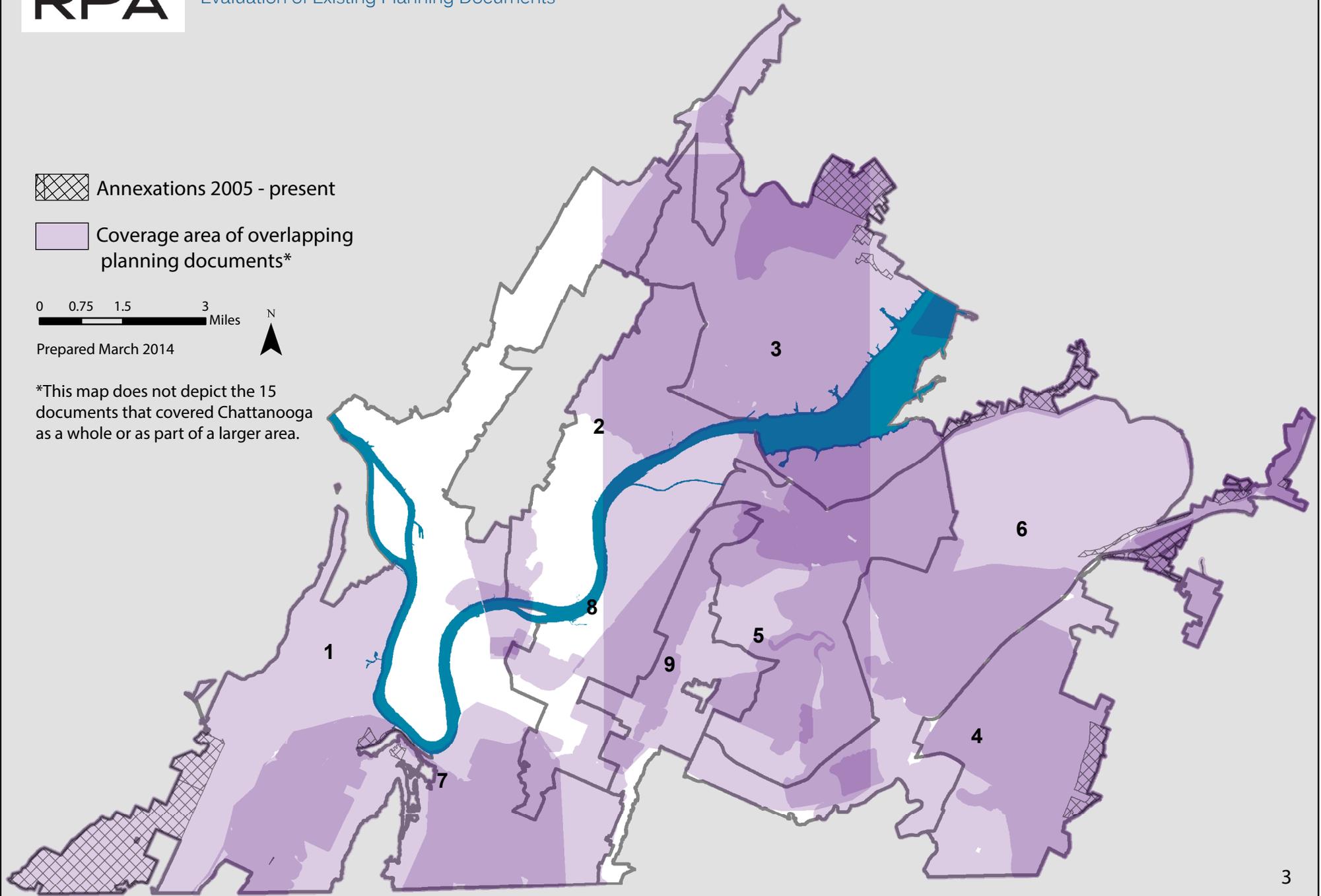
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# Coverage Area of Existing Planning Documents By Council District

-  Annexations 2005 - present
-  Coverage area of overlapping planning documents\*



\*This map does not depict the 15 documents that covered Chattanooga as a whole or as part of a larger area.





## Methodology

The map on page three provides a more detailed view of Chattanooga including City Council District boundaries and areas annexed into the City of Chattanooga since 2005. The map on page three only includes the coverage areas of the 28 planning documents prepared for neighborhoods or smaller areas within Chattanooga. This map does not represent the documents that covered Chattanooga as a whole or Chattanooga as part of Hamilton County, the Transportation Planning Organization area, or a multi-county area.

The chart on page four shows which neighborhood/small area plans cover portions of each Council District. The RPA is the lead agency responsible for each of these plans unless otherwise indicated in parentheses. For most of the plans in which the RPA was the lead agency, the City Council requested that the RPA conduct these plans by resolution.



Existing Neighborhood/Small Area Plans by Council District

	Chattanooga City Council Districts								
	1	2	3	4	5	6	7	8	9
Alton Park Master Plan							█		
Avondale 2004								█	█
Brainerd Hills Neighborhood Plan						█			
Bushtown Neighborhood Plan								█	
Chattanooga City Center Plan (River City Co; interim deliverable)							█	█	
Central Hamilton County Scenario Plan	█		█	█		█			
Downtown Plan Chattanooga	█	█					█	█	
East Chattanooga Area Plan					█				█
East Brainerd Corridor Community Plan				█					
Glenwood-Churchville-Orchard Knob Neighborhood Plan								█	█
Greenways Master Plan (Trust for Public Land)	█	█	█		█	█	█	█	█
Growth Readiness Report			█	█	█	█			█
Hamilton Place Community Plan				█					
Highland Park/TN Temple University Master Plan								█	█
Highway 58 Community Plan			█		█				
Hill City - Northside Neighborhood Plan	█	█							
Hixson North River Plan			█						
Lookout Valley Area Plan	█								
MLK Land Use Plan							█	█	
North Brainerd Community Plan					█				█
North Shore Plan	█	█							
Oak Grove 2004								█	█
Rossville Boulevard 2004							█	█	
St. Elmo Master Plan							█		
Shallowford Road 2005						█			
Shepherd Community Plan/ 1987 Zoning Policy						█			
Summit 2013				█		█			
Wolftever Creek Area Plan						█			