



Public Hearing: Plan Hamilton

Chattanooga-Hamilton County Regional Planning Commission

May 12, 2025





Agenda



Growth Drivers

Challenges

Regional Plan

Plan Overview

Recent Changes

PC action



80,000 students currently enrolled
(47,651 public schools, 10K private, 50K post secondary)



One of the nation's #1 metro areas for Freight Traffic with est. 132M tons traveling thru by 2050 (Thrive)

Listed in top trucking bottlenecks in nation, with TN 1 of 6 states identified as worst place for traffic congestion. (ATRI)



Natural Assets, Outdoor Lifestyle and a beautiful Downtown brings

1.7 billion in tourism per year

(Chattanooga Chamber/CVB 2024)



“Best Places to Live” in U.S. with TN #1 and Chattanooga coming in at #27 (US News & World Report)

- No State Income tax
- Lower Cost of Living
- One of the fastest GIG networks in nation
- Located 2 hrs from NASH & ATL

Growing 30% faster than the U.S. as a whole

From 2010-2020 experienced an overall growth rate of:

9% Hamilton County (total)

8% Chattanooga

1% average - rate per year

+46k
Households

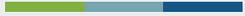


+60k
Jobs



added by **2040**

Road Improvements

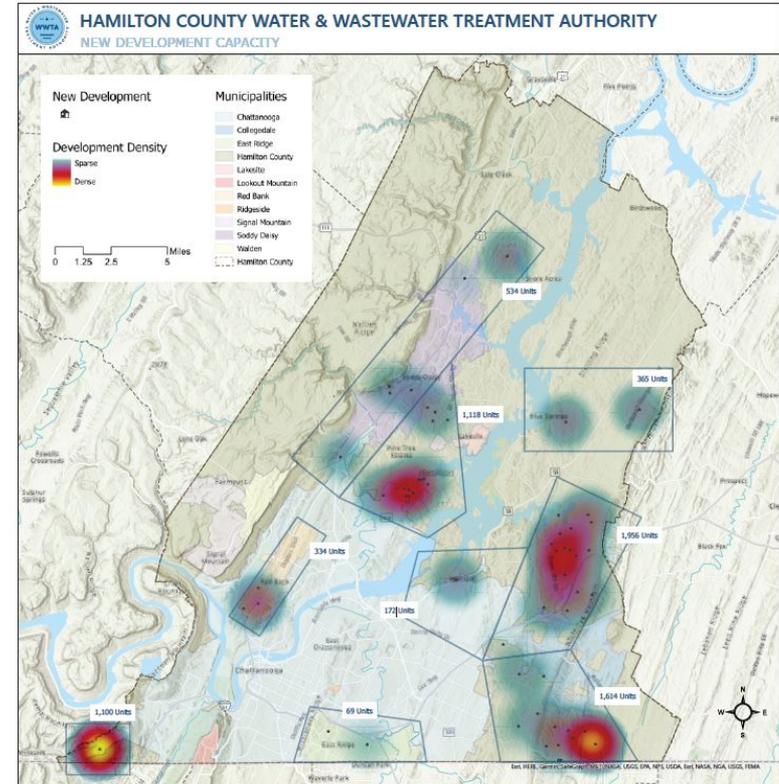


List of roadway improvements was developed and organized by priority, focusing on areas that would benefit most from strategic upgrades.

**Identified \$130
million in
transportation
projects**

Sewer Capacity

“existing capacity and available financial support substantially limits new sewer availability in the unincorporated county in the short and mid-term”



New Development Capacity (June 2023)

Source: WWTA

Regional Plan

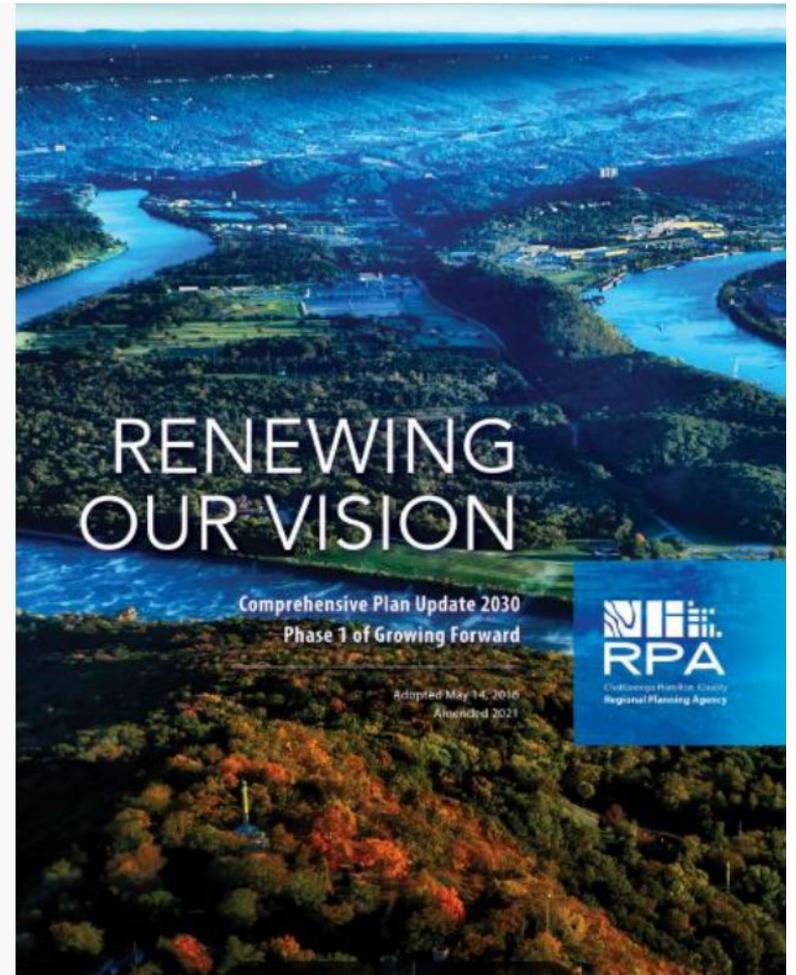


13-3-301. Regional plan – Municipality adopting.

(a) It is the function and duty of a regional planning commission to make and adopt a general regional plan for the physical development of the territory of the region.

Comprehensive Plan

- Regional plan for development
- 2016: Renewing our Vision (*updated 2018 and 2021*)
- Now: Plan Hamilton and Plan Chattanooga



Plan Hamilton informed by



Public Survey, Meetings,
Stakeholder groups, Committees

2050 Regional Transportation Plan

RPA Land Use Model

RPA Travel Demand Model

RCLCO 2023 Market Study

Tri-Star Fire Services Report

Hamilton County government
departments

Hamilton County WWTA

Additional supporting research and
analysis



- Area 7: Walden's Plateau**
- Area 8: Middle Valley/Lakesite**
- Area 9: Northeast County**
- Area 12: White Oak Mtn.**
- Area 13: Sale Creek/Soddy-Daisy**

CH 1 - Introduction & Area History

CH 2- Research and Analysis

CH 3 - Public Input & Community Vision

CH 4 - Policy & Place Types

CH 5 - Implementation & Next Steps

Appendix

Exception is Area 9 which deviates from above format.

Research & Analysis and Public Input



A key consideration in future development is the ability to provide services, i.e., roads, schools, fire & police protection, and sanitary sewer.

- Preserve Rural Character
- Improve Transportation, Services & Infrastructure first.
- Housing – keep SF-Res and limit other types. Cluster multi-unit at Centers only
- Limit Commercial Development to a few nodes
- Add Green Buffers
- Address housing affordability but keep low density
- Support Agro-tourism & Recreation



Exception is Area 9
which deviates from
above format

Centers and Corridors approach



The Centers and Corridors Approach is a land development strategy that has three essential concepts:

- Walkable, clustered Centers where retail uses are concentrated.
- Corridors comprised of a mix of uses when in suburban areas or with deep setbacks to preserve rural character.
- Medium and higher density housing near Centers and Corridors to support their economic vitality and local transit viability, where feasible.

Place Types



- Place Types illustrate a desired character to guide development across a range of community types, from the most urban to suburban, to the most rural places
- Address uses, density and preservation
- Place Types to influence the form and character of development
- Inform rezoning decisions

Residential growth



Residential growth identified in plan is primarily through the Countryside Residential or Suburban Residential Place Types.

Added per PC resolution: The Area Plan recommendation and Place Types are not intended to limit development during the subdivision platting process for properties zoned R-1 Residential District or other residential zoning district or having a Special Exceptions Permit for a Planned Unit Development prior to plan adoption. The subdivision of such land shall follow the Hamilton County Subdivision Regulations standard procedures.

Buildout Scenarios

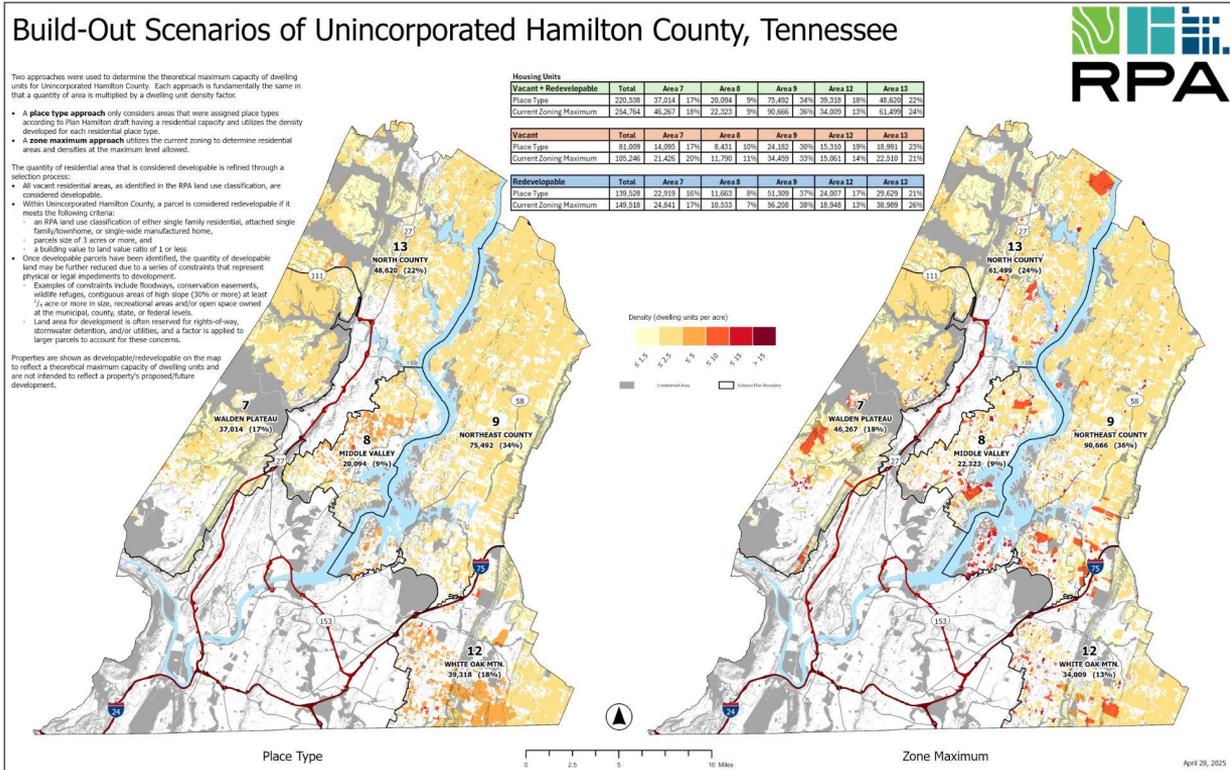


Table 7: Density		
PLACE TYPE	MAXIMUM DENSITY	GENERAL INTENSITY
CR Countryside Residential	Up to 2 du/acre or 2.5 du/acre as shown on map	Low Density
SR Suburban Residential (Limited)	Maximum of 5 dwelling units/acre	Medium Density
MD Maker District	Maximum of 12 dwelling units/acre	Medium to High Density
NN Neighborhood Node	Maximum of 12 dwelling units/acre	Medium to High Density
MR Mixed Residential (Principal)	Maximum of 12 dwelling units/acre	Medium to High Density
MR Mixed Residential (Limited)	Maximum of 18 dwelling units/acre	High
NC Neighborhood Center	Maximum of 8 dwelling units/acre	Medi
UR Urban Residential	Maximum of 15 dwelling units/acre	High
SC Suburban Corridor	Maximum of 18 dwelling units/acre	High
VC Village Center	Maximum of 12 dwelling units/acre	High
RR Resort & Recreation	N/A	Varie:



Suburban Residential

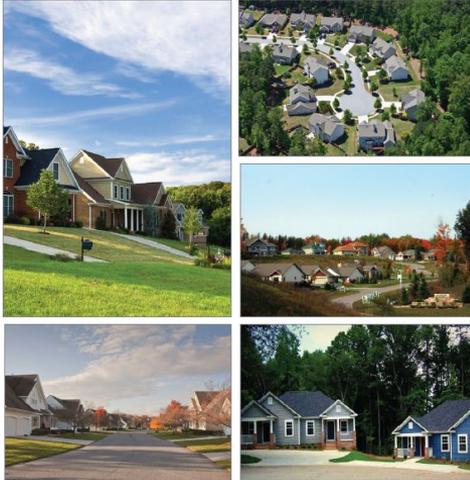
The Suburban Residential Place Type has a predominantly low intensity, single-family detached, residential development pattern, especially within the same block. Some moderate density residential development, such as small lot houses or attached townhomes, may exist, but are located on a major street or near a transit route or school. When next to lower density residential development, this moderate intensity infill development maintains the existing rhythm and feel of the street. Factors that play into this rhythm and feel include lot width, setbacks, building massing, and height. Open spaces are typically private (back yards), but greenways may provide connectivity. Residences in this Place Type are generally further from key destinations than those in other Place Types therefore, a personal vehicle is needed to reach daily needs.

Predominant Uses

Single-unit detached residences up to 5 dwelling units/acre, accessory dwelling units (ADUs)

Limited Uses

The following uses when located within a 1/4 mile of a public school or park or center where appropriate infrastructure exists: single-unit detached residences up to 5 dwelling units an acre; townhomes (up to 4 massed units per building); and two, three, and four unit housing



Development Standards

Map updates

- Place Type Maps - revised a few parcel designation(s)
- Changes were made in Area 8, Area 9 and Area 12 which vary from the maps presented Dec 2024
- Area 7 and Area 13 did not have any map changes beyond fixing legend

Place Type updates

- Added Place Types language for Countryside Residential at 2 du/ac and added development standards
- Added a Countryside Residential 2.5 option (CR-2.5 applies only if designated on a Place Type map)
- SR - Suburban Residential Added a Development Standard.
- SR - Changed Limited Uses from 7 to 5 du/ac.
- RC - Rural Corridor is considered an Overlay- added Development Standards to address buffers and setbacks
- RCO - Rural Commercial created for use in Area 9 where Place Types language RCO - combines XR and other centers

Other updates

- Area 9 committee elected to delete policy and recommendations from Chapters 4 and 5
- Added memo from the Chamber of Commerce regarding manufacturing to the appendices
- Revise Amendment Process to accept and review every 6 months - by an applicant
 - Previously said “quarterly”

Adoption and Amendment Process



13-3-304. Certification of plan to counties and municipalities — Adoption by municipalities.

(b)

(1) Once the planning commission of the region or the municipality has adopted and certified the general regional plan, the planning commission's transmittal of the certification to the legislative body may simultaneously include a resolution by the planning commission requesting the legislative body's consideration and adoption of the general regional plan. **The county legislative body, by resolution or the municipal legislative body by ordinance, may adopt the general regional plan, or in the case of the municipality, their element of the plan as certified by the planning commission.** Prior to the adoption of the general regional plan or amendment of the general regional plan by a legislative body, the legislative body shall hold a public hearing thereon, the time and place of which shall be published in a newspaper of general circulation in the county at least thirty (30) days prior to the meeting in which the adoption or amendment is to be first considered. **If the legislative body adopts the general regional plan in the form of an ordinance by the municipality or a resolution by the county, then any land use decisions thereafter made by the legislative body, planning commission or board of zoning appeals when the board of zoning appeals is exercising its powers on matters other than variances, must be consistent with the general regional plan.**

Proceeding as if the Board of Commissioners will adopt this plan by resolution.

Plan Hamilton amendment process



- Full plan review - every **five years**
- Annual review of policy and map changes - **annual** review by staff
- Applicant Requested Plan Amendments - as necessary and when requested by rezoning applicant
 - Zoning decisions are based primarily on area plans, which are components of the adopted general plan, in this case Plan Hamilton. The County's five different Area Plans were developed to include Place Type (land use) and capital improvement recommendations to inform rezoning requests.
 - **Although the Planning Commission meets monthly, it will consider requests to amend the Area Plan every six months with the first amendment occurring at least six months after the original plan adoption.**
 - Planning staff will consult with applicants to determine whether this type of amendment is necessary for a particular rezoning request.
 - An Area Plan amendment and its companion rezoning case may be heard on the same agenda.

Planning Commission action today



Adopt Plan and Recommend adoption to County Commission:

A RESOLUTION TO ADOPT PLAN HAMILTON AS THE REGIONAL PLAN FOR THE UNINCORPORATED AREA OF HAMILTON COUNTY, TN AND DOES HEREBY RECOMMEND ADOPTION OF PLAN HAMILTON TO THE HAMILTON COUNTY BOARD OF COMMISSIONERS.

Send reviewed Plan to County Commission for their review and comments and send back to PC for adoption:

A RESOLUTION FOR THE HAMILTON COUNTY BOARD OF COMMISSIONERS TO REVIEW PLAN HAMILTON AND PROPOSED AMENDMENTS AND PROVIDE THE REGIONAL PLANNING COMMISSION AN AMENDED PLAN HAMILTON FOR PLANNING COMMISSION ADOPTION OF A REGIONAL COMPREHENSIVE PLAN



Questions?

