



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

Whereas, Hamilton County undertook a countywide planning effort called Plan Hamilton for the unincorporated areas of Hamilton County, TN; and

Whereas, Tenn. Code Ann. § 13-3-301, states that:

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. Any such plan shall include the planning of municipal territory to the extent which, in the commissioner's judgment, the same is related to the planning of the region as a whole; provided, that the plan shall not be deemed an official plan or part of the official plan of any municipality having a municipal planning commission unless adopted as such by the municipal planning commission. The board of aldermen or commissioners or other chief legislative body of any municipality may designate the regional planning commission of a region in which such municipality is located as the planning commission of such municipality, and, in the event of such designation, the regional planning commission shall have such powers regarding the planning of the municipality, and the plan of the municipality made and adopted by the regional planning commission shall have the same force and

Whereas, Plan Hamilton in its totality will function as the regional plan for the unincorporated area of Hamilton County, TN per Tenn. Code Ann. § 13-3-301; and

Whereas, Plan Hamilton may be accessed on www.PlanHamilton.org with the dates as shown below and attached in its entirety which includes the plan text (Area 7, Area 8, Area 9, Area 12 and Area 13) and corresponding place type maps, excluding the Regional Planning Commission resolution; and

Area Plan	Place Type Map
Area 7 Plan (4/10/25)	Area 7 Place Type Map (4/11/25)
Area 8 Plan (4/10/25)	Area 8 Place Type Map (4/11/25)
Area 9 Plan (4/1/25)	Area 9 Place Type Map (4/11/25)
Area 12 Plan (4/28/25)	Area 12 Place Type Map (4/11/25)
Area 13 Plan (4/24/25)	Area 13 Place Type Map (4/10/25)

Whereas, Plan Hamilton has been reviewed by the Chattanooga-Hamilton County Regional Planning Commission and, with the following staff and Planning Commission recommended changes, requests the Hamilton County Board of Commissioners review the plan and act on any needed changes, and send back to the Chattanooga-Hamilton County Regional Planning Commission; and

Whereas, in order to meet the requirement of Tenn. Code Ann. §13-3-301, the Chattanooga-Hamilton County Regional Planning Commission will then begin the formal adoption process of a general regional plan; and

Whereas, the following changes are recommended by staff and included herein and shall be made to the plan documents:

1. Countryside Residential Place Type and Suburban Residential Place Type

Change “For exterior street facing garages, garage doors must be set back 20’ from the right-of-way.” to “Minimum of 20’ from right-of-way to garage door for all residential developments including Planned Unit Developments.”

2. Add the following statement to Chapter 4. Plans, Policies & Recommendations, 4.2 Place Types (for Area 9 this is Chapter 4. Planning Process, 4.1 Place Types:

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.

Whereas, the following changes are recommended by the Regional Planning Commission:

Remove the Appendix from each Area Plan.

Whereas, the Hamilton County Board of Commissioners are recommended to review and act on the attached Plan Hamilton-Proposed Amendments as provided on May 12, 2025 to the Chattanooga-Hamilton County Regional Planning Commission by the Home Builders Association of Greater Chattanooga

NOW, THEREFORE IT BE RESOLVED, that the Chattanooga-Hamilton County Regional Planning Commission on May 12, 2025 does hereby recommend that the Hamilton County Board of Commissioners review Plan Hamilton and proposed Amendments and act on the proposed amendments and provide the Regional Planning Commission an amended Plan Hamilton for Planning Commission adoption of a regional Comprehensive Plan.

Respectfully submitted



Dan Reuter, Secretary
Executive Director

Date of Adoption: May 12, 2025
Plan Hamilton Review