

RESOLUTION NO. 27824

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: April 1, 2014

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