

RESOLUTION NO. 24510

A RESOLUTION AUTHORIZING THE ADOPTION OF THE  
LAND USE PLAN REVISIONS FOR THE HIXSON-NORTH  
RIVER COMMUNITY PLAN.

---

WHEREAS, the present Hixson-North River Community Plan was adopted by Chattanooga City Council on November 9, 2004; and

WHEREAS, further public comment initiated a request for review of a specific land use recommendation to the Regional Planning Agency from this Council; and

WHEREAS, area residents strongly desire that the Hixson-North River Land Use Plan to recommend specific property for a low density residential use rather than the high density use currently shown; and

WHEREAS, upon review of the TVA deed-restricted property along Gann Store Road, said property has been changed on the Land Use Plan map to Low-Density Residential; and

WHEREAS, the intent of the Single-Unit Residential designation was previously stated for "detached single-family dwellings" and the need for an additional revision to the text of the land use plan has been identified; and

WHEREAS, this amendment will change all the Single-Unit Residential classified areas to Low-Density Residential throughout the plan study area to better reflect the needed land use for the Hixson-North River area and correct an oversight in the 2004 plan recommendations; and

WHEREAS, the plan and subsequent revisions are policy, and as such, do not guarantee the funding for projects or other recommendations contained therein.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the Hixson-North River Land Use Plan revisions, a copy of which are attached hereto, be and are hereby adopted.

ADOPTED: July 12, 2005

/add

## Section 5: LAND USE PLAN UPDATE 2004

### 5.1 Plan Update

The Hixson-North River Plan has been tested by many commercial and residential rezoning requests since its adoption by the Chattanooga City Council in July 2002. At that time the plan recommended that it may be necessary in the future to reexamine the recommended land use along Hwy. 153 and Hixson Pike to ensure the continued success of the Hixson-North River Community. While minor changes have been made to the original text, the land use plan recommendations along those corridors, in addition to the rest of the plan area, have been examined and updated to reflect recent changes in land use patterns.

Several projects have either been completed, under construction or slated to begin since plan completion. These include:

- Corporate image office complex
- North River Civic Center
- Proposed Target store with additional retail: 30 acres, 2 new traffic lights, and 300,000 sq. feet of new retail, development plan also includes 4 or 5 outparcels
- Stonewall Farm: 106 acres, residential subdivision with mixed single-family detached homes and townhouses
- Proposed Office Development (between Northgate ring road and Hamill Rd.)
- Bank and Office Development: Winding Lane at Hwy. 153
- Several new small strip commercial centers
- Oasis Office Park: Hamill Rd.
- North River Sports Barn: Hamill Rd.
- City of Chattanooga Soccer Fields: Access Rd.

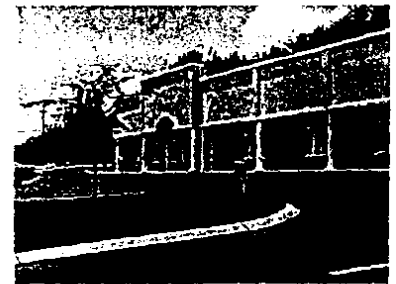
Additionally, several rezoning requests have been denied or deferred.

This update will allow the Hixson-North River Community Plan's Land Use Plan:

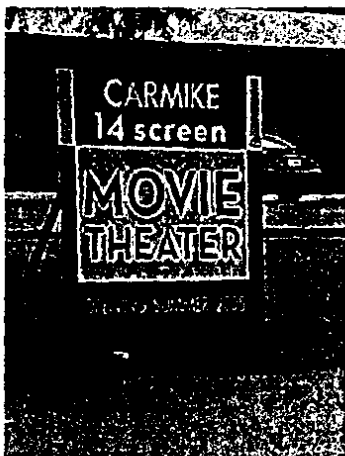
- To better meet plan principles
- To allow flexibility of land use categories
- To clarify intent of land use categories
- To provide a detailed analysis of certain focus areas



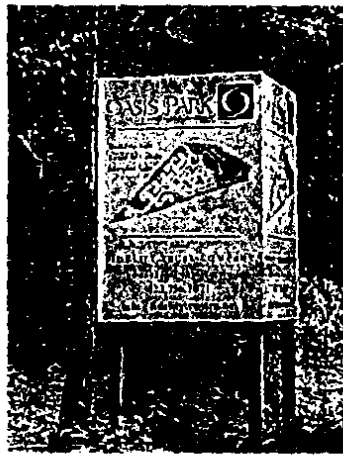
Stonewall Farms Subdivision



Orthodontics by Design



Proposed Movie Theater



Oasis Office Park



Dupont Soccer Complex

## 5.2 Plan Update Process

On September 14, 2004, Chattanooga City Council formally requested that the Chattanooga-Hamilton County Regional Planning Agency update the previously adopted Hixson-North River Community Plan. Following this request, an Open House was held at the North River Civic Center to gather input from community stakeholders regarding the proposed land use map updates and recommendations. A meeting with the Hixson Leadership Committee, which was formed during the initial plan development, provided additional feedback on proposed changes.

## 5.3 Land Use Plan

This updated plan, like the land use plan adopted in 2002 by City Council, incorporates the desired community vision, principles and goals into a future land use development pattern. It should serve as a guide to property owners for thinking through development strategies and local elected officials when reviewing rezoning proposals. Any potential change to the existing land use pattern, through a rezoning request, is contingent upon the applicant's carefully designed site plan and collaboration with the Regional Planning Agency and other City departments to address the project's impact on the surrounding area.

## 5.4 Reclassification

Through this update, many properties receive a different land use category from the 2002 plan. The community plan's revised categories and changes are meant to be broad enough to give the public flexibility in implementation. They are also intended to be clear enough to provide local officials sufficient direction in making informed decisions to be protective of the area. The map now shows classifications for the highest recommended uses for particular areas. The revisions to the Hixson - North River Community Plan should remove any potential ambiguity from the original plan although more than one zoning district may be consistent with a single land use classification. Changes to revised categories include:

### ➤ Parks/Open Space/Recreation:

Recreation areas like Creeks Bend and Valleybrook golf courses and the Girls Preparatory School athletic fields have been removed from the Parks / Open space / Recreation land use category because such areas are privately owned and could potentially be redeveloped in the future. The same holds true for institutional buildings not owned by the government. Also, the demarcation of the proposed North Chickamauga Creek Greenway follows the center of the creek since the process of plan design and site acquisition is ongoing.

### ➤ Medium/High Density Residential:

The Medium / High-Density Residential use has been removed from the 2002 map because it is important to set appropriate uses and density now. There are areas with that category that may not be appropriate for a density of 10 units per acre or more. Areas marked "medium/high density residential" have been marked either Medium-Density Residential or High-Density Residential.

### ➤ Corridor Mix:

The Corridor Mix land use category addressed the areas located along the travel corridors and between large commercial areas. Specifically it targeted areas along Dayton Blvd, Hixson Pike and Highway 153. A primary goal in the community plan is to "concentrate or cluster commercial development as opposed to strip development". As evident from recent development activity and rezoning requests, it is necessary to now recommend a range of land uses that may be more appropriate. While the "corridor mix" land use category was intended for existing retail, most of the delineated areas are already zoned for commercial uses. Excluding further

commercial development in these areas that are by now substantially developed, could mean the potential loss of desirable projects and plans in the future.

The plan now classifies appropriate land use based on the following categories:

Low-Density Residential

Detached single-family dwellings dominate; some exceptions made for townhouses, patio homes and two-family dwellings if density is compatible.

Medium-Density Residential

Single-family dwellings, townhouses, patio homes, two, three and four family dwellings if density is compatible.

High-Density Residential

Single family dwellings, townhouses, patio homes, two, three, four and multi-family dwellings.

Light Business Mix

Neighborhood Commercial, Office, Limited Residential, or similar uses.

Medium Business Mix

Convenience Commercial, Neighborhood Commercial, Office, Residential, or similar uses

Heavy Business Mix

Convenience Commercial, Neighborhood Commercial, Region-Serving Planned Commerce Center, Office, Residential, Light Industry, Warehouse, Wholesale, or similar uses.

Office

Offices only.

Office / Residential

Offices, any residential

Heavy Industrial

Manufacturing & processing

Institutional

Government, Education, Religious Facilities, or similar uses.

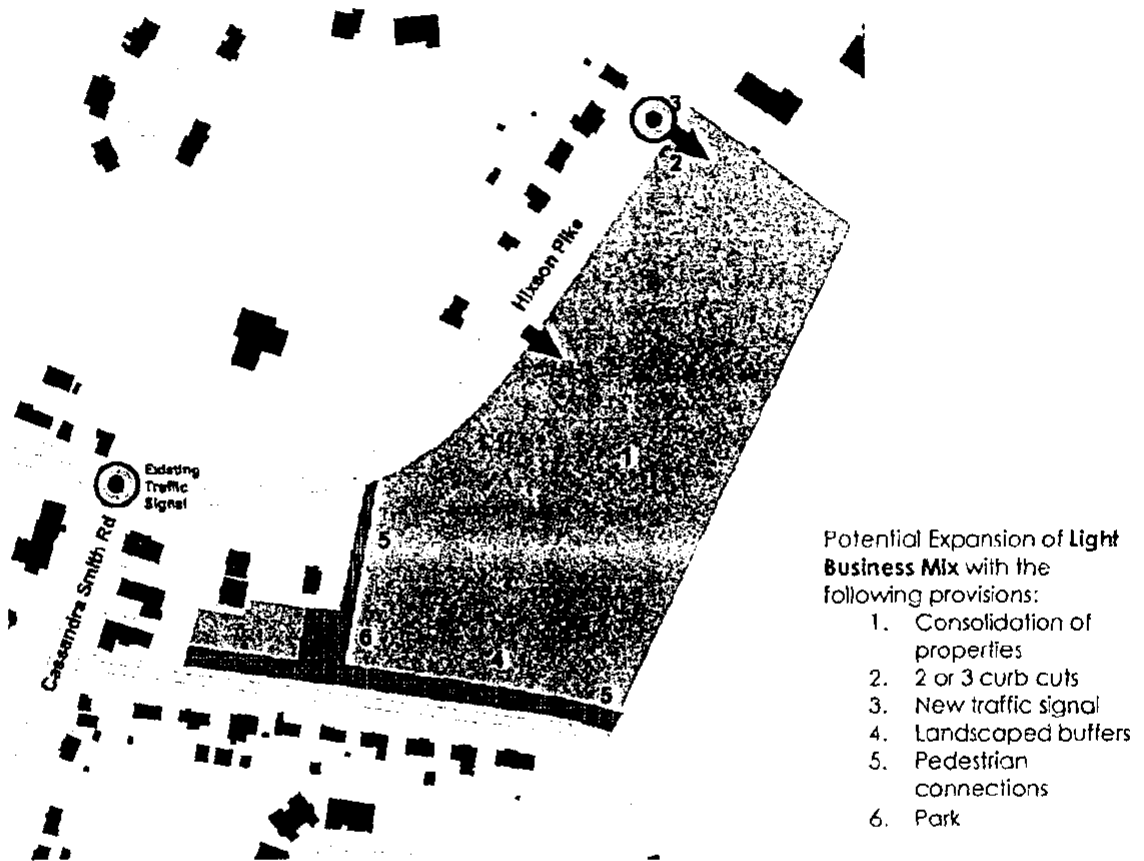
## 5.5 Strategies

Although several land use categories have changed, the goals and strategies found in the current plan are still relevant. Input for the 2004 Update stressed the importance of several of the existing strategies to the community particularly in regards to site design and vehicular access. This update emphasizes applicable strategies by reiterating language developed in the 2002 plan:

- Reduce the amount of curb-cuts through organized development efforts to enable controlled access and avoid excessive and dangerous turning motions.
- Pedestrian corridors with safe sidewalks or paths should be provided for people who choose to walk or ride bicycles from one business to another or from one commercial center to another.
- Search for opportunities to incorporate trails/parks into buffer areas and within the main commercial site itself.

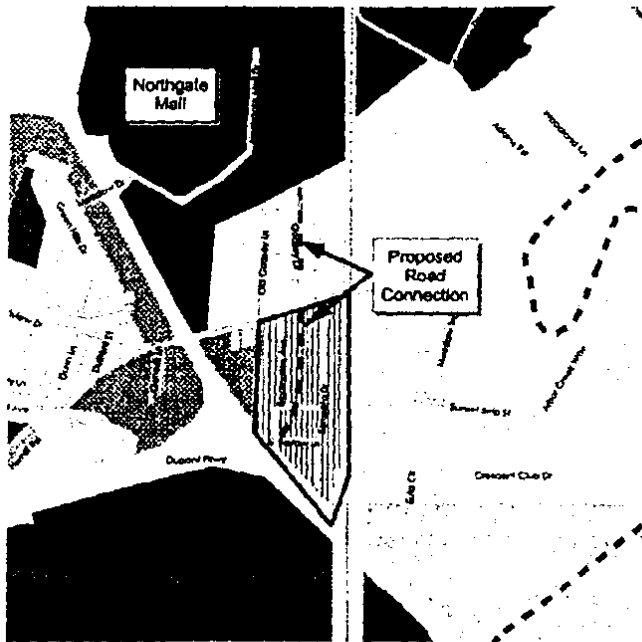
Excessive curb-cuts can be avoided though the consolidation of properties while vehicular and pedestrian access issues can be addressed with assistance from the Regional Planning Agency and City Traffic Engineer and County Engineer.

The following illustration depicts how an area now designated as Light Business Mix could develop:



## 5.6 Focus Areas

This update addresses several focus areas. Often, these sites are caught between commercial development and the surrounding neighborhood and are often identified by developers for commercial expansion. The purpose of identifying each area individually is to develop a strategy to balance commercial demand while protecting existing neighborhoods.

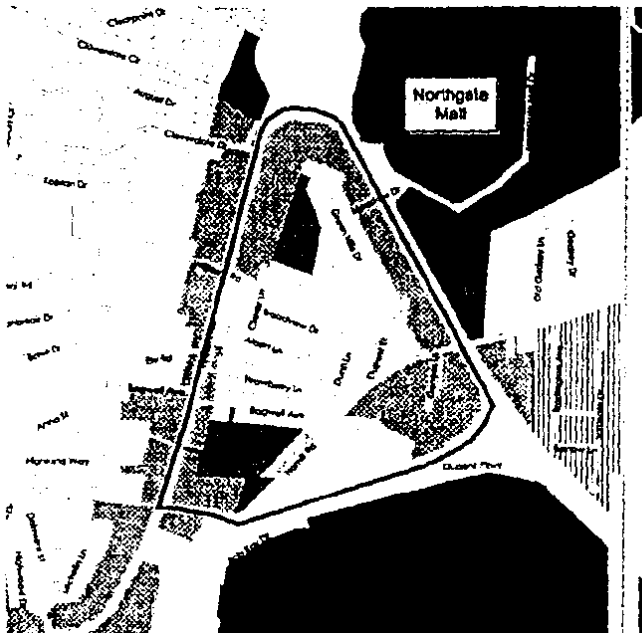


### Focus Area 1: Hamill Rd. at Godsey Dr.

The Bradington Park subdivision is currently bounded by the railroad track to the east, Hwy. 153 and commercial development to the west, and North Park Hospital and offices to the north.

The entire subdivision is recommended for Office District development as a complement to the hospital and the offices north of Hamill Rd. Also appropriate for this area is Medium Business Mix which will allow larger scale commercial development. However, any proposed rezoning for this area should only be considered for the entirety of the subdivision. This will help prevent piecemeal, non-residential development that would negatively impact the remaining residents.

Additionally, any potential development should provide a public street (concept shown here) connecting Dupont Parkway to Godsey Dr. This will help mitigate traffic impacts of the development on the already congested intersection at Hwy. 153 and Hamill Rd. However, the City Traffic Engineer should review all proposed road improvements.



### Focus Area 2: Triangle at Hwy. 153, Hixson Pike and Hamill Rd.

This area, adjacent to Northgate Mall, is seeing the development of a new office park and sports club south of Hamill Rd. Surrounded by commercial development, many of the single-family residences in this area are impacted by an increased level of noise and traffic.

While this update is not recommending a specific land use for the residential portion of this "triangle", the Hixson-North River Community Plan acknowledges the pressure exerted on the residences by potential commercial developers.

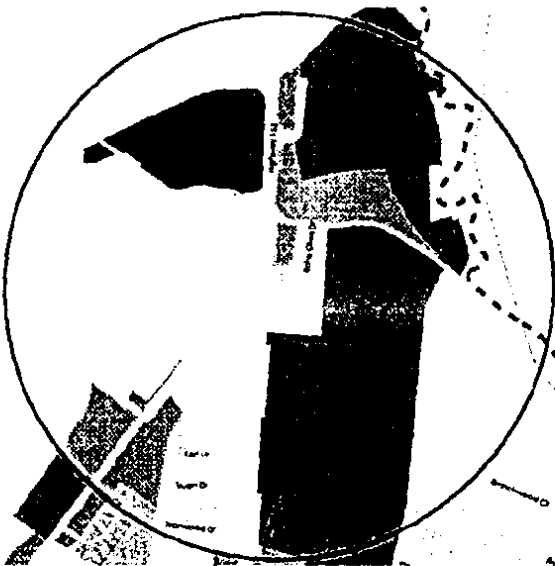
As is the case of the Bradington Park subdivision, this area should be considered for rezoning(s) only if multiple property consolidations are involved.

### Focus Area 3: Intersection of Hwy. 153, US 27, Dayton Blvd., and Boy Scout Rd.

One of the main goals in the Hixson-North River Plan is to develop commercial nodes. Nodes provide for long-term economic sustainability as well as providing more opportunities for amenities and more definable access points for vehicular traffic.

This update identifies a node suitable for expanded commercial development: the area centered on Hwy. 153 from US 27 to Dayton Blvd. Development of this area as commercial complements recommendations found in the Saddy-Daisy Comprehensive Plan for the properties north of the US 27 interchange. Within this general area, the site most sensitive to slope and greenway concerns, while providing good vehicular access, is south of US 27, west of Hwy. 153 and north of W. Boy Scout Rd. Development of this site could provide approximately 37 acres of new retail opportunities.

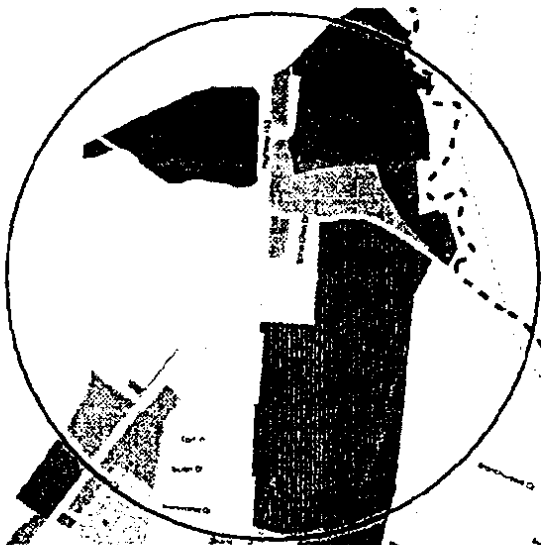
Another site in the same area, property east of Hwy. 153 and south of Boy Scout Rd, has been identified in the past for a potential commercial development. Due to the sensitive nature of that site regarding both environment and transportation, two options are being presented.



#### Focus Area 3: No Intersection Improvement

If no intersection improvements are made to the Dayton Blvd. / Hwy 153 interchange, the site is most appropriate for High-Density Residential. This relatively dense residential development will increase the traffic significantly at that intersection but not to the extent that a large commercial complex would.

Additionally, the smaller building footprints usually found in multi-family development would enable a building site that takes the steep slope into consideration and decreases the need for "cut and fill".



#### Focus Area 3: Intersection Improvement

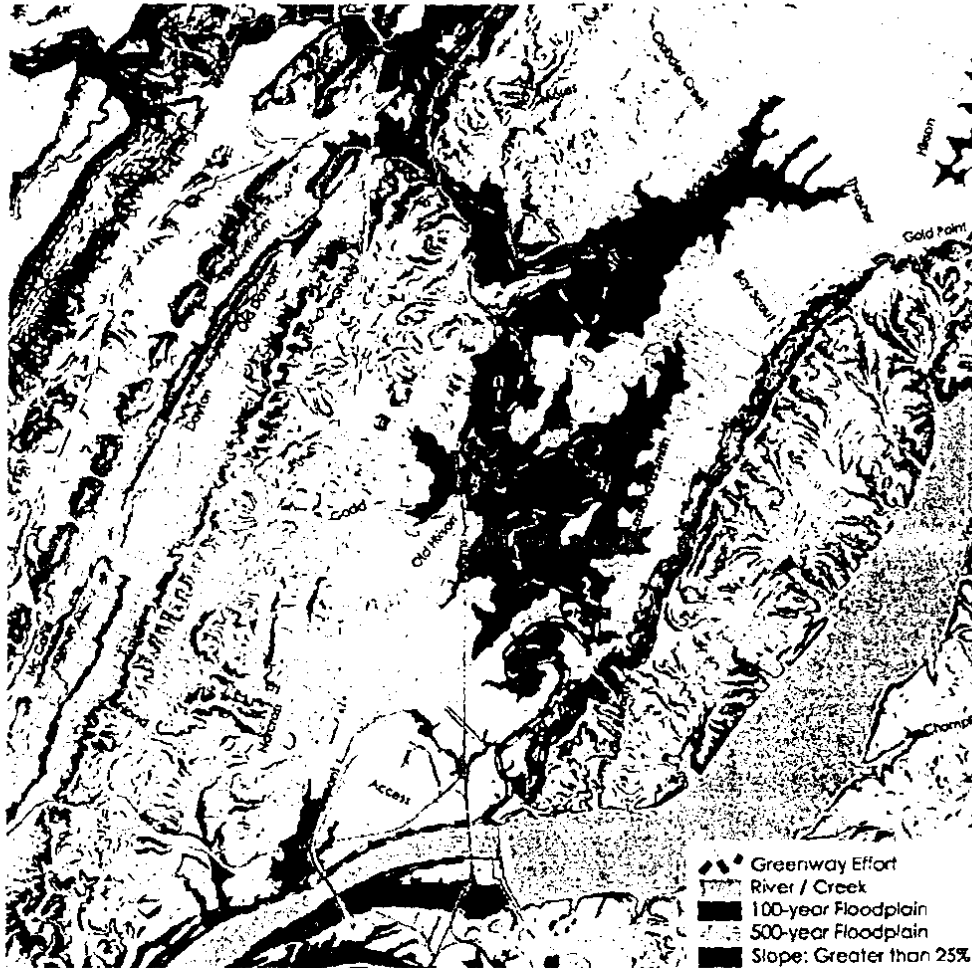
As the intersection of Hwy. 153 and Dayton Blvd. currently exists, the Heavy Business Land Use category is only appropriate if major intersection/interchange improvements (area shaded in gray on map) are undertaken by the developer. The amount of traffic generated by a large commercial development at this site is not only a traffic generating issue but also a congestion and safety issue on lateral streets such as Boy Scout Rd. and Sandwich Rd.

Any interchange, intersection and access improvements will need to involve the City of Chattanooga Public Works Department and potentially the Tennessee Department of Transportation.



## 5.7 Natural Environment

The Resource Conservation classification has been taken off the land use map found in the original Hixson-North River Community Plan because it is not a land use category. However, the proper maintenance and preservation of the area's natural and historic resources, specifically water quality and slope issues, must be taken into consideration when determining land use categories and rezoning requests.



All natural environment impacts should be considered with any proposed development. However, one area of particular concern in regard to potential development is the area around the US 27 and Hwy. 153 interchange (see Focus Area 3).



**Focus Area 3: Intersection of Hwy. 153, US 27, Dayton Blvd., and Boy Scout Rd**

The area surrounding the intersection of these roads has the potential for further development. However, this area is impacted by several environmental factors and includes a portion of the North Chickamauga Creek. Any development- whether as identified in this land use plan or in accord with the existing zoning- should take the protection of all floodway, floodplain and highly sloped areas (as identified on the map below) and the creek into consideration.

Additionally, this plan supports the implementation of the North Chickamauga Creek portion of the City of Chattanooga's Master Greenway Plan. A greenway is a corridor of protected open space managed for conservation, recreation and non-motorized transportation. Greenways, as vegetated buffers, protect natural habitats, improve water quality and reduce the impacts of flooding in floodplain areas. Most greenways contain trails, as does the North Chickamauga Greenway, which enhance existing recreational opportunities, provide routes for alternative transportation, and improve the overall quality of life in an area. Any development along the creek should take into account the plans for the greenway and, if needed, provide for greenway expansion.



# Land Use Plan Update 2004

Adopted by Chattanooga City Council, November 2004.  
Revised 2005.

- Single-Unit Residential
- Medium-Density Residential
- High-Density Residential
- Light Business Mix
- Medium Business Mix
- Heavy Business Mix
- Office / Residential
- Office District
- Heavy Industrial
- Institutional
- Open Space / Recreation
- Cemetery
- Greenway Efforts
- Focus Areas
- Refer to document for discussion on focus area options.

