

RESOLUTION NO. 25325

A RESOLUTION AUTHORIZING THE ADOPTION OF THE
SHEPHERD COMMUNITY LAND USE PLAN.

WHEREAS, the Shepherd Community Land Use Plan (the "Plan") is the result of a collaborative, seven (7) month planning process involving government officials, community residents, and business leaders;

WHEREAS, the Chattanooga City Council, meeting on its regular scheduled meeting of April 17, 2007 requested that staff of the Regional Planning Agency conduct a land use study followed by a zoning study for the Shepherd Community;

WHEREAS, staff of the Regional Planning Agency held four (4) public meetings with the Shepherd Neighborhood Association with the initial meeting being held on June 4, 2007 and follow-up meetings to discuss the proposed draft Land Use Plan on July 9, August 20, and September 17, 2007;

WHEREAS, the Plan represents the community's vision for the future of the area and serves as a blueprint for future development and capital improvements in the Shepherd Community;

WHEREAS, the primary objective of the Plan is to protect and maintain the single-family residential integrity while supporting appropriate non-residential development;

WHEREAS, the Plan proposes to strengthen single-family residential development by recommending the majority of the study area to either remain single-unit residential or low-density residential which promotes single-family residences;

WHEREAS, the Plan recognizes the importance of commercial and industrial development along Airport Connector, the Plan proposes areas of light and medium business mix developments that are mostly contained to existing areas along Airport Connector;

WHEREAS, The Plan will be a policy, and as such, will not guarantee zoning changes or funding for projects or other recommendations contained therein; and

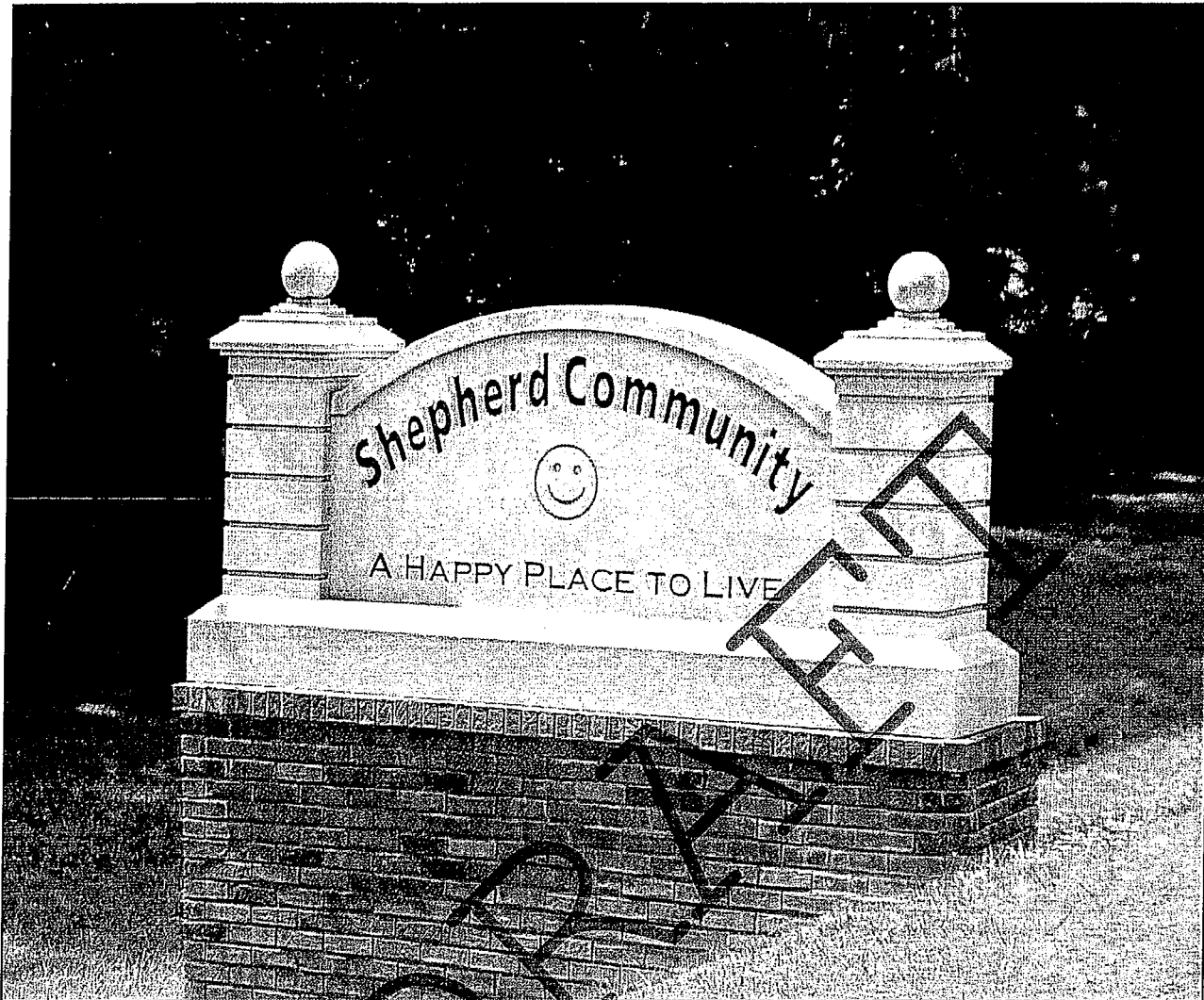
WHEREAS, The Chattanooga-Hamilton County Regional Planning Agency has recommended adoption of the Plan to the City Council.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the Shepherd Community Land Use Plan, a copy of which is attached hereto, be and is hereby adopted.

ADOPTED: November 13, 2007

/add



SHEPHERD COMMUNITY

September 21, 2007

Regional Planning Agency

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Regional Planning Agency
Development Resource Center
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ACKNOWLEDGEMENTS AND THANKS

The Chattanooga-Hamilton County Regional Planning Agency would like to thank all of the residents, business owners, and other stakeholders in the Shepherd Community for their participation in the planning process. A special thanks goes to the Shepherd Community Neighborhood Association and their president for their assistance in the planning process.

Regional Planning Agency

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Bryan Shults, Senior Planner, Project Lead

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ELECTED OFFICIALS

Chattanooga Mayor

Ron Littlefield

Chattanooga City Council

Chairman, Dan Page, District 3

Linda Bennett, District 1

Sally Robinson, District 2

Jack Benson, District 4

John P. Franklin, Jr., District 5

Marti Rutherford, District 6

Manny Rico, District 7

Leamon Pierce, District 8

Debbie Gaines, District 9

BACKGROUND AND OVERVIEW

PURPOSE

As a result of neighborhood concerns, the Chattanooga City Council on April 17, 2007 requested that the Chattanooga-Hamilton County Regional Planning Agency conduct a study of the Shepherd Community. As part of this request, a zoning moratorium was enacted for the Shepherd Community during the time the study was conducted.

STUDY AREA

The original request was for a much larger area; however, in 2004 a planning process was conducted for the Shallowford Road-Lee Highway Area. A portion of the Shepherd Community lying east of Highway 153, which includes the area around Emery, Talladega, Walden, Meharry and Atlanta Streets was included within the 2004 Shallowford Road-Lee Highway Area Plan; therefore, for purposes of this land use plan, the study boundary was reduced as shown on the following page.

The 2004 Shallowford Road-Lee Highway Plan recommends low-density residential for the area with the exception of the parcel containing the cemetery and the Shepherd Recreational Center. Open space and cemetery are the recommended land use classifications for those parcels. The Shallowford Road-Lee Highway Plan defines low-density residential as being detached single-unit (single-family) dwellings; with some exceptions made for townhouses, patio homes and two-unit (duplexes) dwellings if density is compatible.

A copy of the Shallowford-Lee Highway Plan is available for download at the Regional Planning Agency's website at www.chcrpa.org.

PROJECT FOCUS

- Review appropriateness of existing zoning and to provide recommendations on future land use.

The Regional Planning Agency examined the existing 1987 Shepherd Zoning Policy, existing zoning and land use, explored neighborhood concerns regarding non single-family uses, and has provided recommendations to the Chattanooga-Hamilton County Regional Planning Commission and Chattanooga City Council.

PURPOSE OF LAND USE PLAN

The land use policy plan is not meant to be a rigid solution to development and redevelopment within the Shepherd Community. Rather Chattanooga City Council members, property owners, stakeholders, and residents should use this plan, when adopted, as a general policy guide when making decision involving future community improvements and rezoning requests.

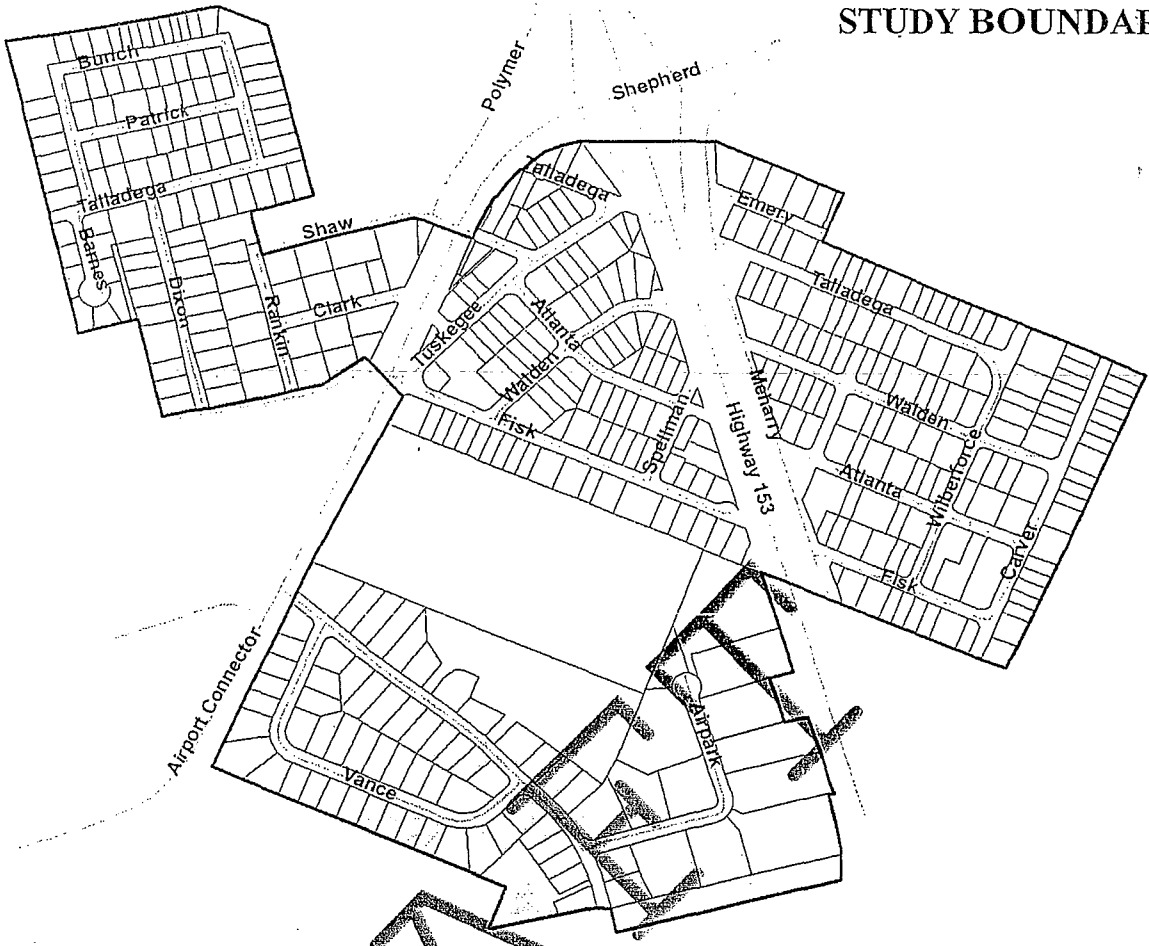
A neighborhood association can use an area plan as a concise way to present its vision for the future to area residents, businesses, potential community partners and investors. In addition, this plan will help private businesses and developers make decisions about where to renovate buildings, open new stores, establish offices, and construct new homes.

The plan is a guide and its adoption does not guarantee funding or that rezoning requests will be granted. Committed citizens must continue to work with elected officials, private and public organizations and each other to fully realize recommendations set forth in this plan.

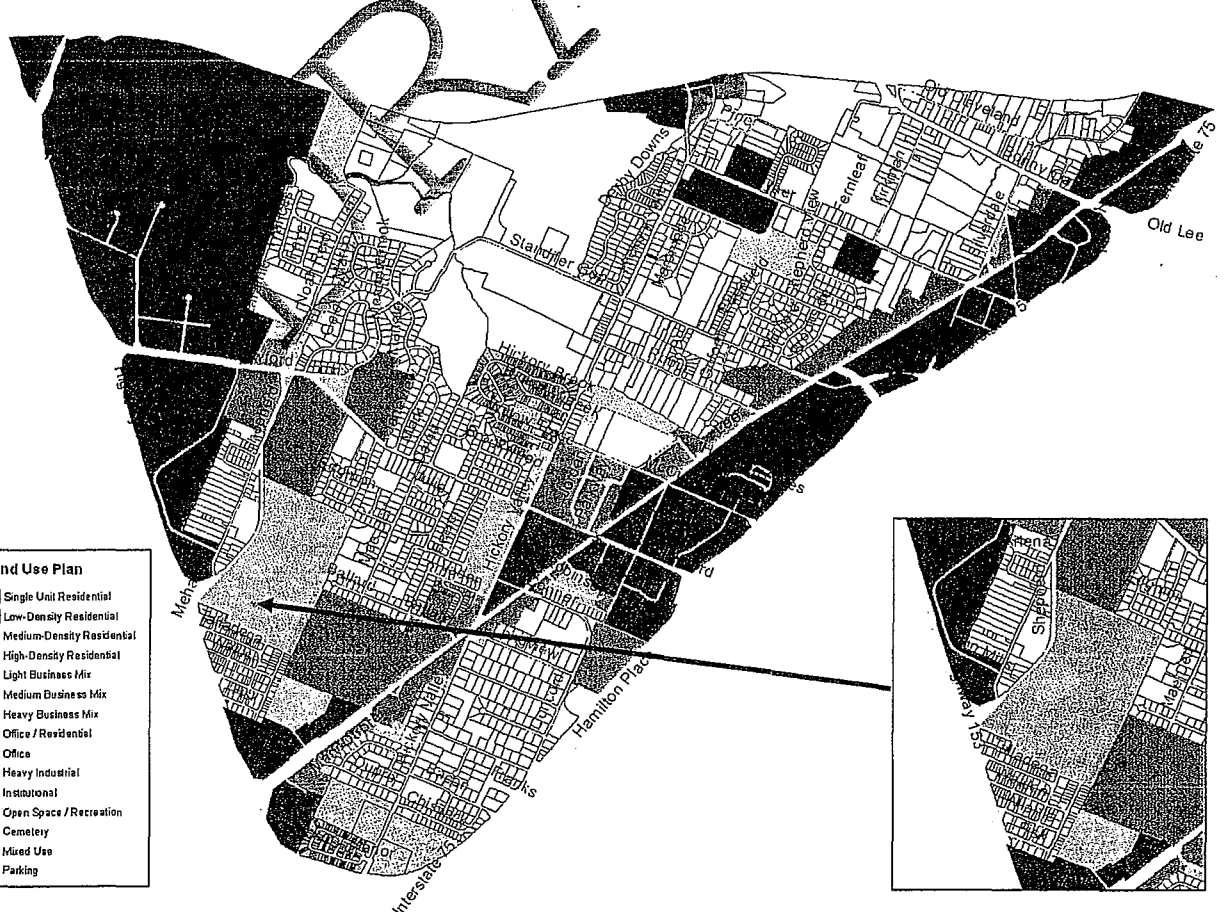
PROPOSED TIMETABLE

- Public Planning Process in the Shepherd Community: June 4, July 09, and August 20, 2007
- Late August to mid September revisions to draft land use plan.
- Open House Presentation of draft land use plan to Shepherd Community: September 17, 2007
- Presentation and adoption to Chattanooga-Hamilton County Regional Planning Commission: October 08, 2007
- Beginning in October presentation and adoption to City of Chattanooga City Council: October 16, 2007

STUDY BOUNDARY



SHALLOWFORD RD-LEE HIGHWAY PLAN



Land Use Plan

[White box]	Single Unit Residential
[Light gray box]	Low-Density Residential
[Medium gray box]	Medium-Density Residential
[Dark gray box]	High-Density Residential
[Diagonal lines box]	Light Business Mix
[Cross-hatch box]	Medium Business Mix
[Dense cross-hatch box]	Heavy Business Mix
[Dotted box]	Office / Residential
[Vertical lines box]	Office
[Horizontal lines box]	Heavy Industrial
[Stippled box]	Institutional
[Large white space box]	Open Space / Recreation
[Small white space box]	Cemetery
[Mixed pattern box]	Mixed Use
[Dotted pattern box]	Parking

PLANNING PROCESS

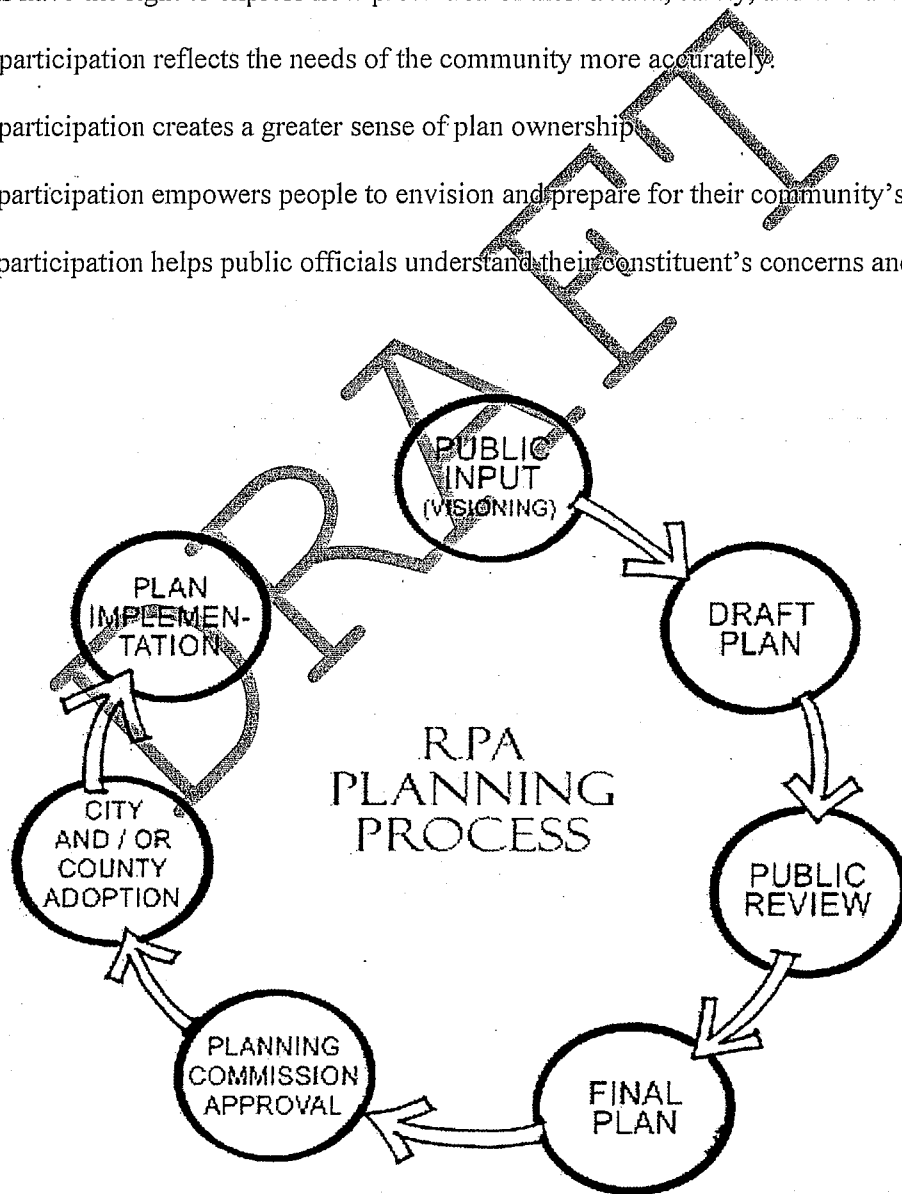
PLANNING PROCESS

The RPA Planning Process began with public input from meetings conducted on June 4, July 9, and August 20, 2007 at the Shepherd Recreational Center, as well as, concerns and issues stated over the telephone. RPA staff gathered additional external information to obtain an inventory of existing conditions and began drafting a plan. A draft plan was presented for public review and further input during an open house format session on September 17, 2007.

PUBLIC PARTICIPATION AND INPUT

The public participation process is integral to the development of this plan and plan that is produced by the Regional Planning Agency. Reason why input is so valuable include:

- Citizens have the right to express how protection of their health, safety, and welfare is achieved.
- Public participation reflects the needs of the community more accurately.
- Public participation creates a greater sense of plan ownership.
- Public participation empowers people to envision and prepare for their community's future.
- Public participation helps public officials understand their constituent's concerns and issues.



PUBLIC MEETING COMMENTS

Three public planning meetings were conducted within the Shepherd Community on June 4, July 9, and August 20, 2007 at the Shepherd Recreational Center. A review of existing land use and existing zoning within the community was presented. In addition to the presentation, the community was given an opportunity to voice their concerns and issues regarding the Shepherd Community.

WHAT IS WORKING IN THE COMMUNITY?

PARKS AND RECREATION

The Shepherd Recreational facility is being used by the community.

POLICE

Low crime rates.

COMMUNITY CHARACTER

Despite the division of the community by Highway 153 there is unity within the community.

There are several churches within the community that provide benefits and fit in well with the community.

Things are working well within the community, the residents are close to everything already, such as Brainerd Road, and the Hixson Community.

Keep community intact.

WHAT IS NOT WORKING IN THE COMMUNITY?

PARKS AND RECREATION

Van service was requested over Highway 153 overpass to get children from western side of Highway 153 to the recreational center safely. **(Information forwarded to Chattanooga Area Regional Transportation Authority).**

There are no public facilities for the children within the community to swim, such as a community swimming pool.

POLICE

The police department needs to enforce speed limits along Airport Connector Road. **(Information forwarded to the Police Department. Also addressed as a general policy on page 11 of this document).**

Tractor trailers parking along Fisk and Airport Connector and Greyhound Buses. **(Information forwarded to the Police Department. Also addressed as a general policy on page 11 of this document).**

Increase police presence in the community. **(Information forwarded to the Police Department. Also addressed as a general policy on page 11 of this document).**

CAPITAL IMPROVEMENTS

The Shepherd Recreational Center is not connected to the existing park located along Tuskegee Blvd. **(Addressed as a general policy on page 11 of this document).**

There are no sidewalks within the community for people to use to go from the existing park to the Shepherd Recreational Center. **(Addressed as a general policy on page 11 of this document).**

PUBLIC MEETING COMMENTS

(Continued)

WHAT IS NOT WORKING IN THE COMMUNITY? (Continued)

CAPITAL IMPROVEMENTS (Continued)

Need installation of sidewalks along Fisk Avenue and Atlanta Avenue. (Addressed through a general policy on page 11 of this document).

There is nowhere in the community for children to walk and play.

TRAFFIC

Due to the amount of traffic along Airport Connector Road, the community stated their desire for a traffic light at Fisk Avenue and Airport Connector Road. (Information forwarded to Traffic Engineering Department. Traffic Engineering conducted a traffic count at the intersection of Fisk Avenue and Airport Connector on 06/12/07. Traffic volumes, delays, as well as right angle accidents did not justify the installation of a traffic signal at this time).

There has been an increase in the amount of traffic within the community mainly because Airport Connector Road is the major thoroughfare into and out of the Chattanooga Metropolitan Airport.

The community stated there was a desire for the installation of street lighting along Meharry Drive. (Addressed through a general policy on page 11 of this document).

ARE THERE OPPORTUNITIES FOR OTHER NON-RESIDENTIAL AND RESIDENTIAL LAND USES WITHIN THE COMMUNITY?

PHYSICAL DEVELOPMENT

Grocery store/supermarket would be of a benefit within the community.

Professional office buildings (doctor and dental) with adequate landscaping provided would be an appropriate use within the community.

Dry cleaners, beauty and barber shops, and coin operated laundry facilities being located within the community.

Change property in East Shepherd from R-2 Zone to R-1 Zone.

Do not rezone existing R-2 property, keep it zoned R-1.

Property fronting along Airport Connector Road should be zoned Commercial.

Rezone existing R-2 property to R-1 residential, to protect the single-family character of the community.

Airport-buy parcels for future airport expansion-rental car companies and airport associated business.

The community has been actively fighting to keep things out of the community.

The comments above regarding the physical development of the Shepherd Community are addressed within the land use plan recommendations of this document on pages 12 thru 16.

EXISTING CONDITIONS

Zoning

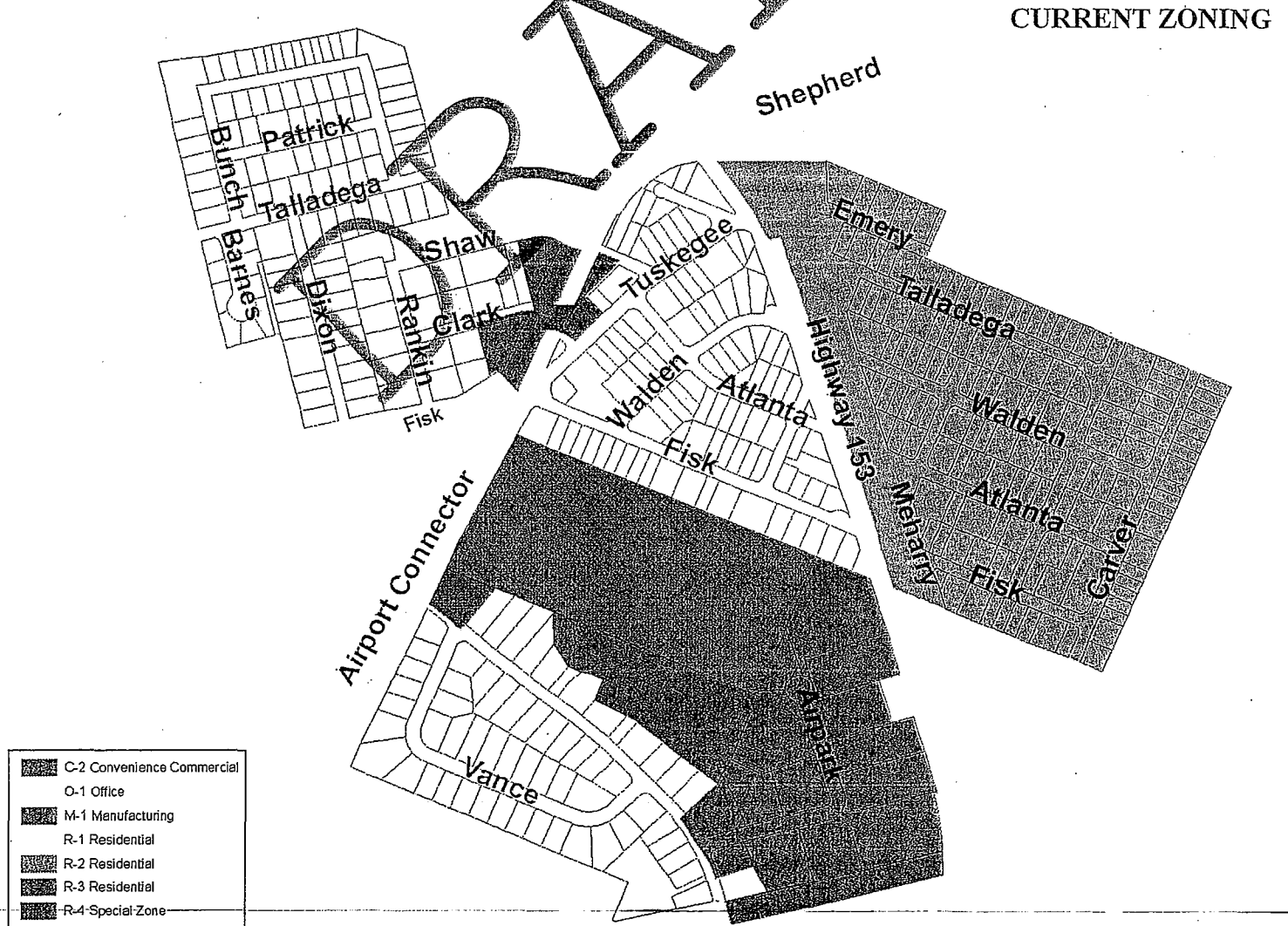
Zoning consists of two parts, and ordinance/text and a map. Every parcel of land, including street right-of-ways within the City of Chattanooga and unincorporated Hamilton County is zoned. The zoning map illustrates the various zoning districts usually in three general categories: residential, commercial, and industrial.

The ordinance/text basically describes each of the various zoning districts found on the zoning map. Language within the ordinance/text typically includes regulations establishing permitted land uses, minimum lot size, maximum height and parking regulations.

A description of the various zoning districts within the Shepherd Community is contained on page 10 within this document.

The following table lists the types of zoning present within the study boundary and the amount of land each one occupies.

ZONE	ACRES	PERCENT OF STUDY AREA
C-2	29	15%
M-1	1	<1%
O-1	0.53	<1%
R-1	90	48%
R-2	48	26%
R-3	19	10%
R-4	0.829	<1%



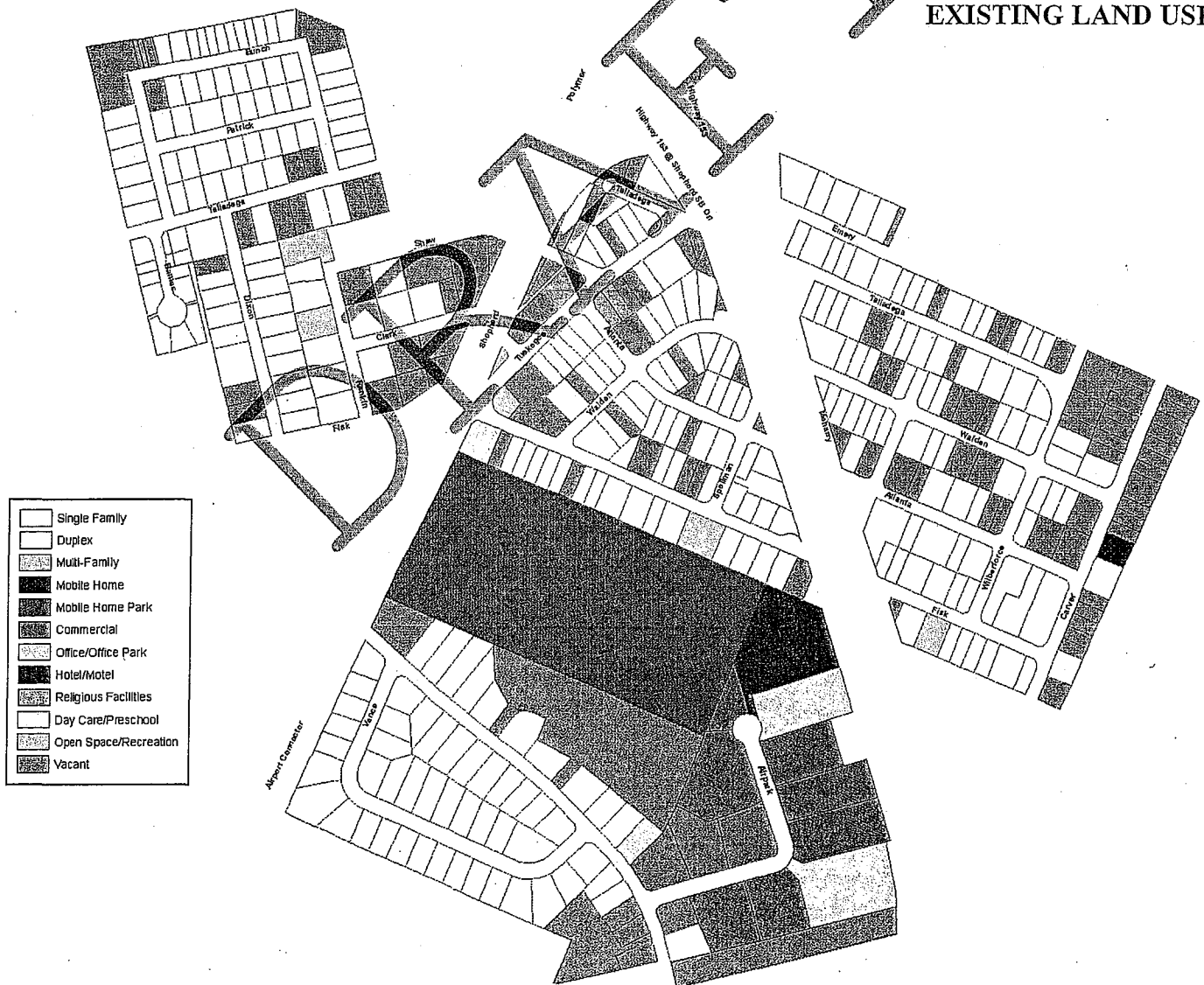
Existing Land Use

Land use is defined as the type of use activity occurring on a land parcel or within a building situated upon a parcel of land.

The following table represents types of existing land uses and the amount of land that each one occupies.

LAND USE	NO. OF ACRES	PERCENT OF RESIDENTIAL STUDY AREA (Area Based)	NO. OF PARCELS	PERCENT OF RESIDENTIAL AREA (Parcel Based)
Single-Family Residential	69	73%	278	91%
Two-Family	6	6%	20	7%
Multi-Family	1	1%	5	<1%
Manufactured Home Park	19	20%	2	<1%
Commercial	42	24%	19	4%
Institutional	0.67	<1%	3	<1%
Recreation	0.067	<1%	1	<1%
Vacant	35	20%	112	26%

EXISTING LAND USE



LAND USE PLAN CLASSIFICATIONS AND ZONING DEFINED

PLAN CLASSIFICATIONS

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

Single-Unit Residential: Detached single-family dwellings.

Low-Density Residential: Detached single-family dwellings dominate; some exceptions made for townhouses, patio homes and two-family (duplexes) dwellings if density is compatible.

Medium-Density Residential: Detached single-family dwellings, townhouses, patio homes, two, three and four unit dwellings if density is compatible.

High-Density Residential: Single-family dwellings, townhouses, patio homes, two, three, four and multi-unit (apartments) dwellings.

Light-Business Mix: Neighborhood Commercial, Office, Medium-Density Residential, or similar type uses.

Medium-Business Mix: Convenience Commercial, Neighborhood Commercial, Office, High-Density Residential, or similar type uses.

Office/Residential: Offices, residential compatible to surrounding neighborhood.

Open Space/Recreation: Public Parks, Recreation, Greenways, and Preserve areas such as floodplains.

ZONING

Zoning consists of two parts: an ordinance/text and a map. Every parcel of land, including street right-of-way within Chattanooga and Hamilton County is zoned.

The zoning map illustrates the various zoning districts usually in three general categories: residential, commercial, and industrial.

The ordinance/text basically describes each of the various zoning districts found on the zoning map. Language within the ordinance/text typically includes regulations establishing permitted uses, minimum lot size, maximum building heights, and parking requirements.

The ordinance and map are both adopted by the Chattanooga City Council. Both ordinance and map may be amended from time to time; however, any amendment to the text and/or map must first be submitted to the Chattanooga-Hamilton County Regional Planning Agency for their recommendation.

A full description of all the regulations contained within the City of Chattanooga Zoning Ordinance is available on the Regional Planning Agency's website at www.chcrpa.org. A brief description of permitted uses within a few of the zoning districts can be found on the following page.

CONDITIONAL ZONING

The Chattanooga City Council has the authority to condition a rezoning request to a particular use, and to specifically regulate lighting, signage, landscaping, and screening and buffering requirements. Landscaping, screening and buffering would be in compliance with the requirements of the Chattanooga Zoning Ordinance.

ZONING DESCRIPTIONS

R-1 RESIDENTIAL ZONE:

Primarily the single-family residential zone within the City of Chattanooga. Permitted uses include single-family dwellings, schools, parks, churches, day cares, fire stations, assisted living facilities, and golf courses.

R-2 RESIDENTIAL ZONE:

Permitted uses include the same generally permitted uses as the R-1 zone with the exception that two-family dwellings (duplexes) are permitted uses.

R-3 RESIDENTIAL ZONE:

Permitted uses include the same generally permitted uses as the R-1 and R-2 zones with the exception that boarding and lodging houses, multiple-family dwellings (apartments), and manufactured home parks are permitted uses.

R-4 SPECIAL ZONE:

Permitted uses include the same generally permitted uses as the R-1, R-2, and R-3 zones with the exception that offices, banks and bank branches, drug stores, restaurants, and professional offices such as medical and dental are permitted uses.

C-2 CONVENIENCE COMMERCIAL ZONE:

The intent of the C-2 zone is to promote the clustering and development of businesses, offices, and personal service establishments to serve the demand for goods and services generated by both area residents and by people traveling to or from neighborhoods or places of employment.

C-2 zones are primarily located so as to primarily serve traffic on arterial or collector streets, such as Airport Connector Road.

Permitted uses generally include retail sales and services; bakeries; vehicle repair facilities; new and used dealerships; office buildings; hospitals; bowling alleys and billiard rooms; motels and hotels; mini-warehouses; kennels; and small animal hospitals and veterinary offices.

C-5 NEIGHBORHOOD ZONE:

The intent of the C-5 zone is to allow for the development of small commercial and personal service establishments that are compatible with and complement residential properties within the immediate vicinity.

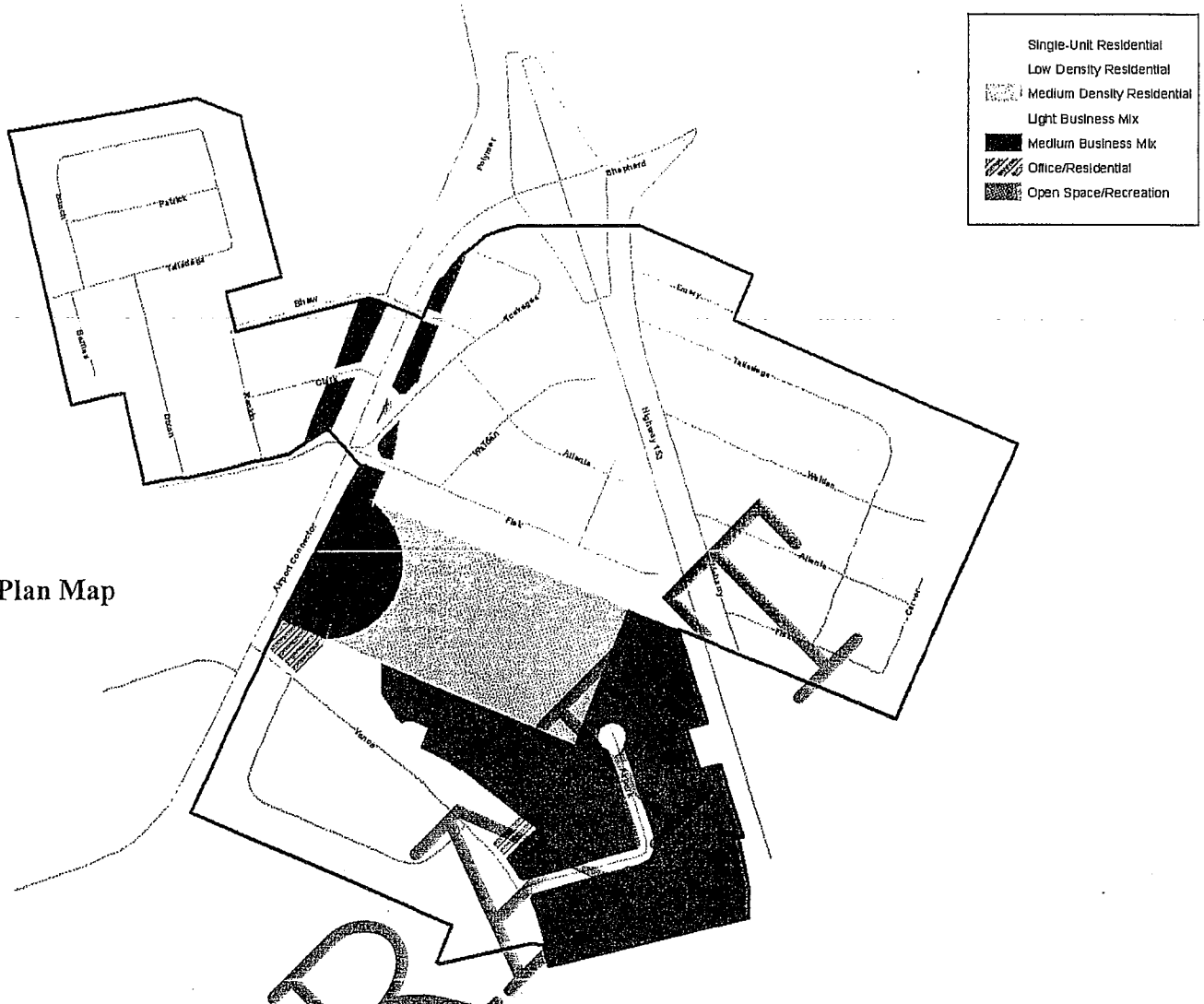
Permitted uses are limited to a maximum of 5,000 gross square feet of floor area for buildings and structures. Permitted uses include: grocery stores/convenience store, provided no gasoline pumps or car washes shall be permitted, drug stores, bakeries, florists, hardware, barber and beauty shops, cleaning and laundry establishments, offices, dwellings, restaurants, provide no drive thru service is provided; and professional medical and dental offices.

Examples of prohibited uses include liquor stores, outdoor storage, new and used vehicular facilities, and the sale and consumption of beer, and wine on premises.

O-1 OFFICE ZONE:

Permitted uses include offices, schools, professional medical and dental offices, parks, churches, fraternal and professional or hobby clubs.

LAND USE PLAN RECOMMENDATIONS



Land Use Plan Map

OVERALL POLICIES:

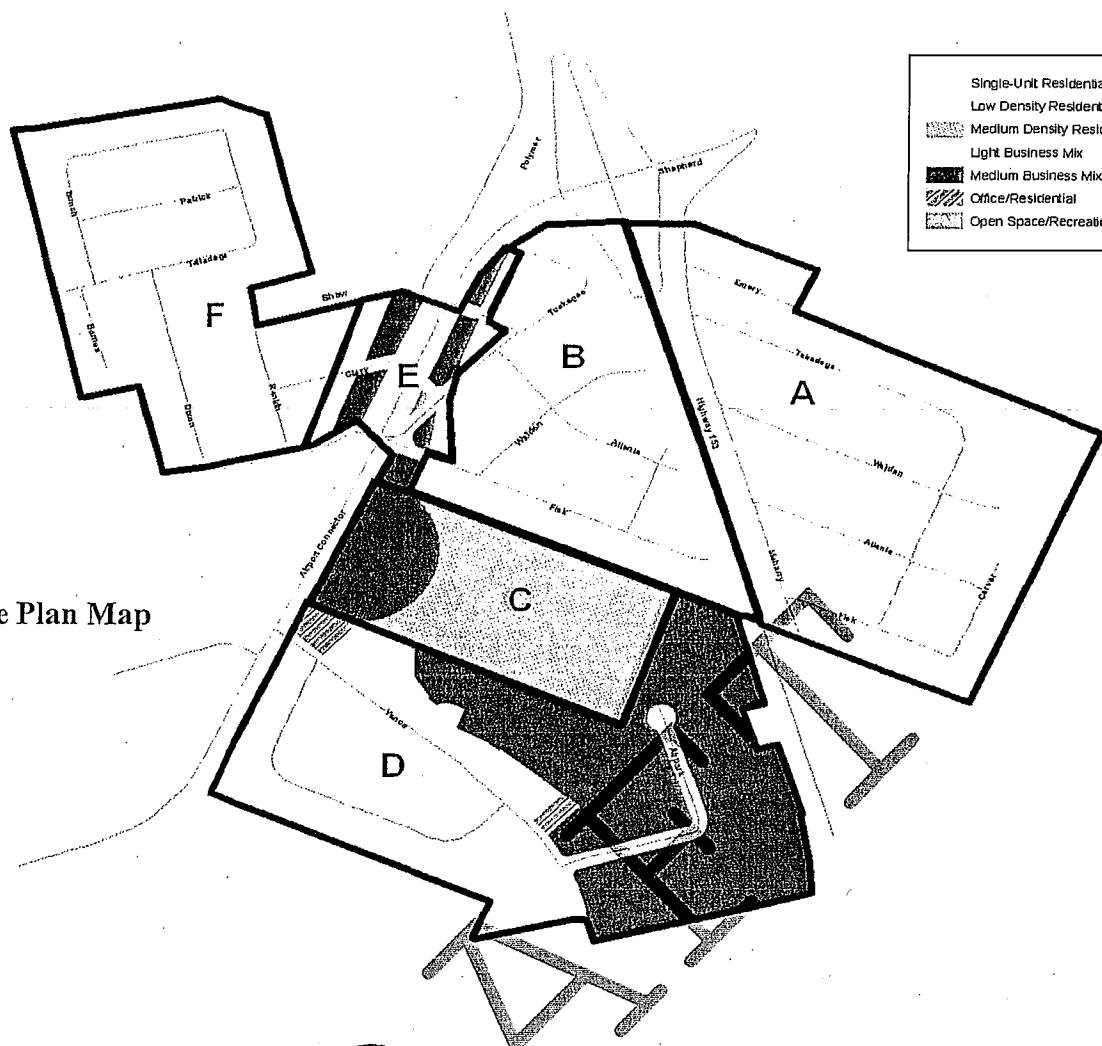
- The City of Chattanooga and the Chattanooga Metropolitan Airport Authority should involve the Shepherd Community/Neighborhood Association with regards to the planning efforts and expansion plans of the Chattanooga Metropolitan Airport.
- The Shepherd Neighborhood Association, in conjunction with the City Council representative for the Shepherd Community should work in conjunction with the Department of Public Works for the appropriation of funding within the capital improvement budget for the prioritization and installation of sidewalks and street lighting within the Shepherd Community.

In order to help prioritize the construction of sidewalks, a sidewalk selection matrix was created for the City of Chattanooga, which is included in the Chattanooga Urban Area Sidewalk Streetscape Policy Guide. Sidewalks are generally prioritized based on their proximity to schools, parks/recreation facilities, greenway proximity, areas of dense commercial development, location of mass transit stops, and existing sidewalk proximity/connectivity.

- The Shepherd Neighborhood Association should work with the Chattanooga Police Department with regards to increasing police presence with the community, enforcement of speed limits, and the parking of tractor trailers along Airport Connector Road.

[White box]	Single-Unit Residential
[Light gray box]	Low Density Residential
[Medium gray box]	Medium Density Residential
[Dark gray box]	Light Business Mix
[Black box]	Medium Business Mix
[Diagonal lines box]	Office/Residential
[Dotted box]	Open Space/Recreation

Land Use Plan Map



FOCUS AREA A:

- This area is a recommended focus area in the Shallowford Road-Lee Highway Plan that was adopted by the Chattanooga City Council in 2005. The Shallowford Road-Lee Highway Plan recommends Low-Density Residential for this area. A copy of the Shallowford Road-Lee Highway Plan Map is included on page 4 of this document. A copy of the Shallowford Road-Lee Highway Plan is also available for review and download at www.chcrpa.org.
- In conjunction with the Shallowford Road-Lee Highway Plan, Low Density Residential is recommended for this focus area. Low-Density Residential is intended to encourage the development/redevelopment of primarily detached single-unit dwellings with some exceptions made for townhouses, patio homes, and two-unit (two-family) dwellings if the density is compatible. Low-Density Residential is recommended because the predominant land use within this focus area is single-family residential dwellings with two-family dwellings found in this focus area.

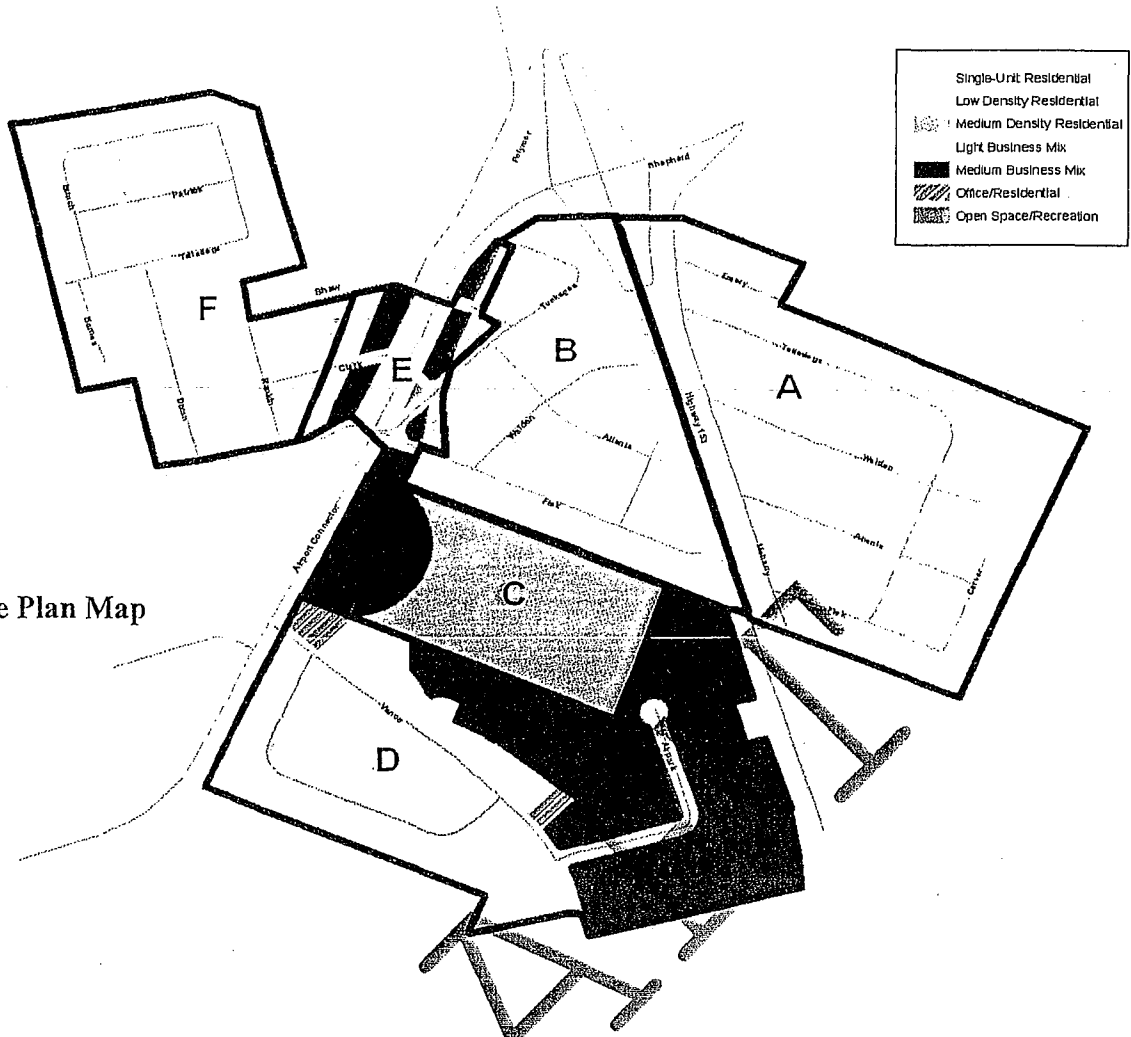
During the public planning process, the neighborhood felt that this focus area contained the appropriate mix of single family and two-family dwellings. However, the neighborhood did not want to see any more duplexes constructed within this focus area; therefore, in an effort to stabilize the neighborhood and promote the development of single-family residential, this focus area was recommended for a rezoning from R-2 to R-1. The intent is to prohibit the construction of new duplexes within this focus area.

FOCUS AREA B:

- Low-Density Residential is recommended for this focus area as indicated on the land use plan map. Low-Density Residential is intended to encourage the development/redevelopment of primarily detached single-unit dwellings with some exceptions made for townhouses, patio homes, and two-unit (two-family) dwellings if the density is compatible.

The predominant land use within this focus area is single-family residential dwellings. In addition to the single-family residential dwellings, two-family and multi-family dwellings, and a church are present in this focus area.

Land Use Plan Map



FOCUS AREA C:

- Medium-Density Residential is recommended for that portion of this parcel as generally indicated on the land use plan map. The parcel is currently used as a manufactured home park. Because this parcel abuts Airport Connector Road, which is the major thoroughfare into and out of the Chattanooga Airport, single-unit residential and low density residential would not be an appropriate use because of the large amount of vehicle traffic along Airport Connector Road.

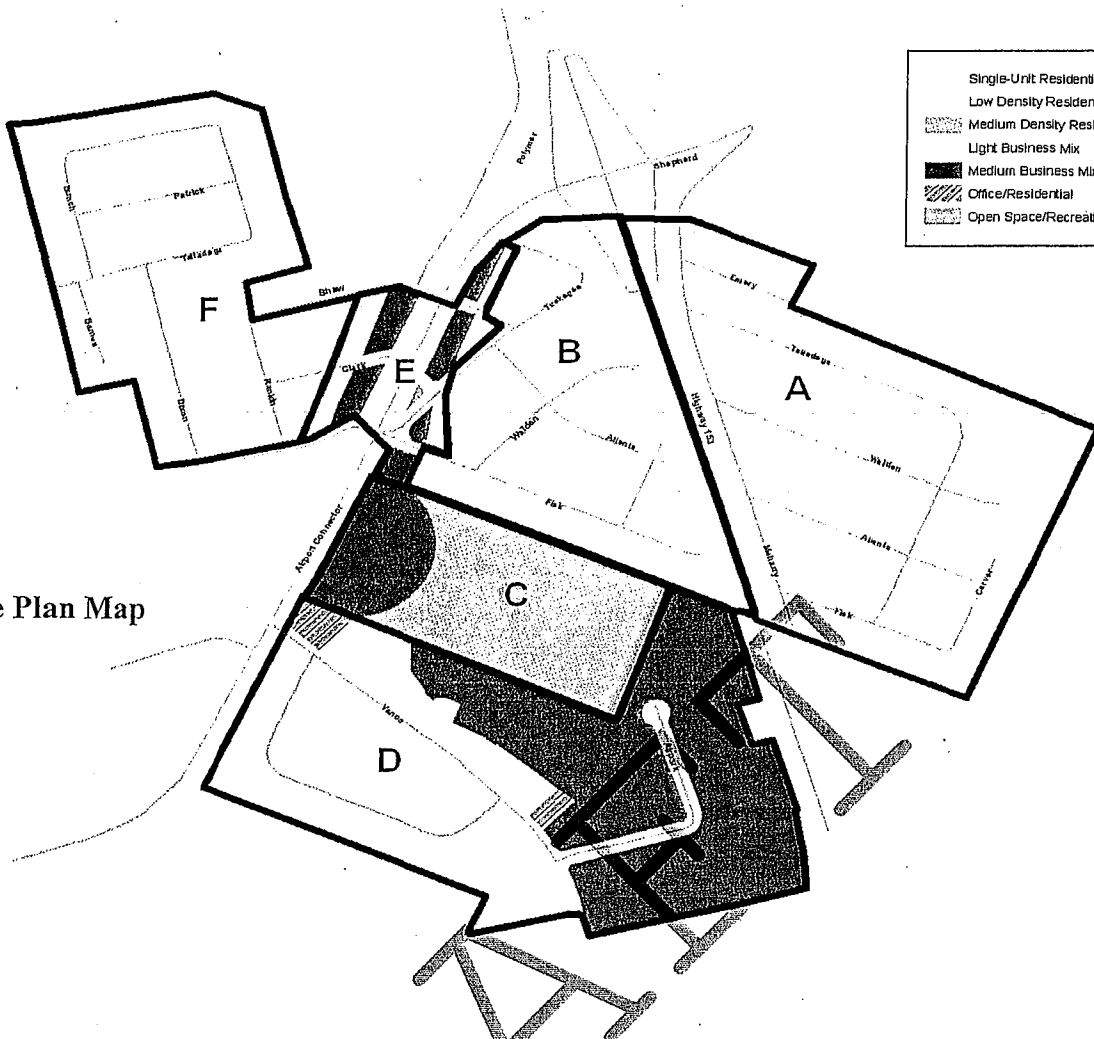
Medium-Density Residential typically includes detached single-family dwellings, townhouses, patio homes, two, three, and four unit dwellings. Medium density zones typically include R-2, R-3, R-4, and RT-Z zones.

- Medium Business Mix is recommended for that portion of this focus area as generally indicated on the land use plan map. The Medium Business Mix would provide a buffer/transition area (zone) between the recommended Medium-Density Residential and the heavily traveled major thoroughfare of Airport Connector Road. Transitional/buffer areas are generally used as a way to mitigate conflicts between higher-intensity commercial and manufacturing uses and the single-family residential areas.

The Medium Business Mix includes convenience commercial, neighborhood commercial, office, high-density residential, or similar type uses, and or zones. Typical permitted uses within these zones include general retail uses, drug stores, beauty and barber shops, bakeries, hardware stores, restaurants, professional offices, single-family dwellings, townhouses, patio homes, and multi-family dwellings.

Comments received from public meetings indicated that property fronting Airport Connector Road would be appropriate for commercial zoning for typical uses such as: grocery/convenience store, professional offices, dry cleaners, and beauty and barber shop, bank, and coin operated laundry facilities.

[Pattern]	Single-Unit Residential
[Pattern]	Low Density Residential
[Pattern]	Medium Density Residential
[Pattern]	Light Business Mix
[Pattern]	Medium Business Mix
[Pattern]	Office/Residential
[Pattern]	Open Space/Recreation



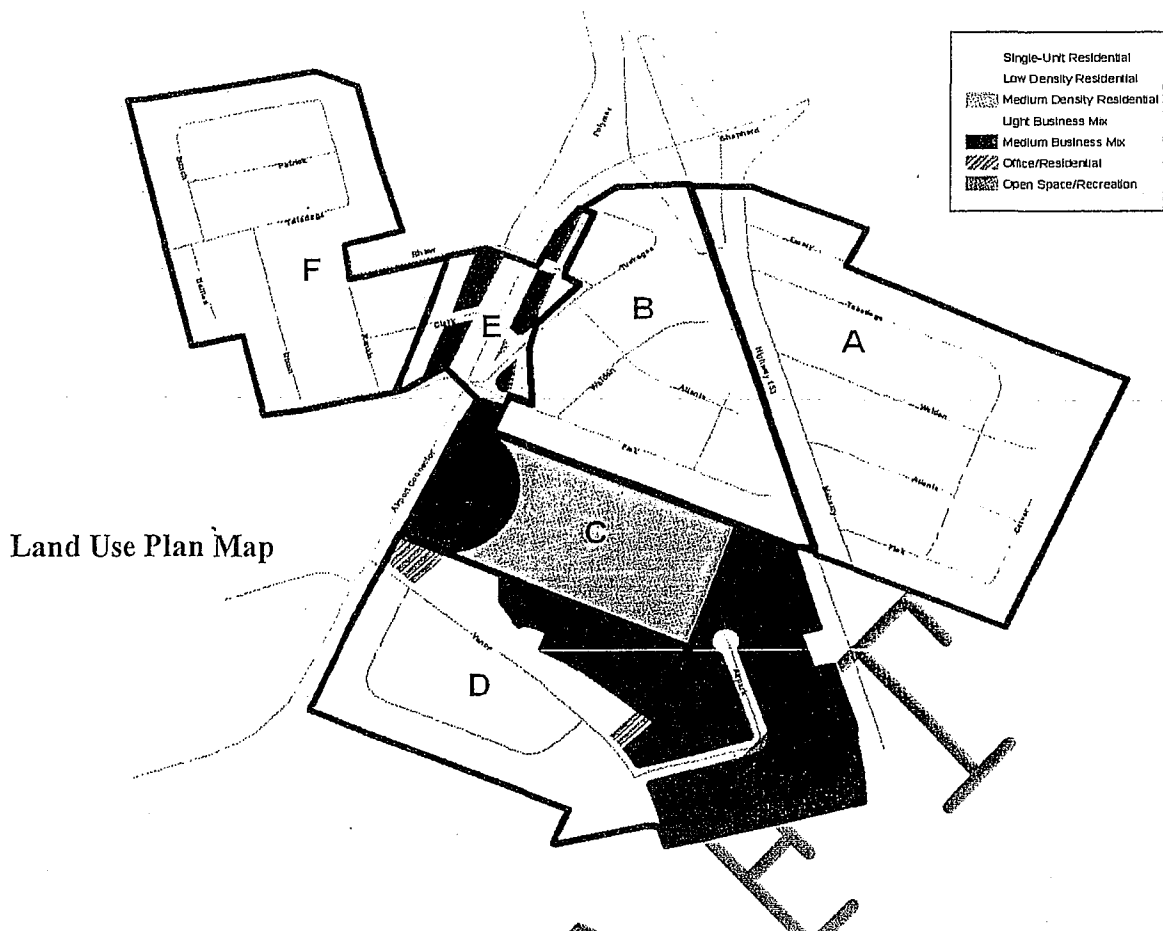
Land Use Plan Map

FOCUS AREA D:

- Single-Unit Residential is recommended for those areas fronting Vance Circle and Vance Road. Single-Unit Residential is intended to encourage the development/redevelopment of detached single-family dwellings, and other permitted uses as stated within the R-1 zoning regulations.
- Medium Business Mix is recommended for that area generally located along Airpark Drive. The area adjacent to Airpark Drive is currently zoned commercial (C-2 Convenience Commercial) in a small business park setting. The intent of the Medium Business Mix is to support and maintain the existing commercial zoning within the Shepherd Community.

The Medium Business Mix includes convenience commercial, neighborhood commercial, office, high-density residential, or similar type uses, and or zones. Typical permitted uses within these zones include general retail uses, drug stores, beauty and barber shops, bakeries, hardware stores, restaurants, professional offices, single-family dwellings, townhouses, patio homes, and multi-family dwellings.

- If the vacant parcel to the south of the existing manufactured home park is to develop commercially, access to the property for commercial development should be restricted to Airpark Drive. Access to the property by way of the residentially-zoned property along Vance Road could eventually allow the expansion of the existing C-2 zone along Vance Road toward Airport Connector Road.
- In addition, to the Medium Business Mix that is recommended for the vacant parcel immediately adjacent to the south of the existing manufactured home park, High-Density Residential uses such as multi-family apartments, townhouses, patio homes, and three and four family dwellings would be an appropriate use and could serve as a buffer/transition area (zone) between the existing manufactured home park and the single-family residential located along Vance Road.
- Office/Residential is recommended for the general area indicated on the land use plan map. The area adjacent to Airport Connector Road is currently vacant and zoned R-4. This area would not be appropriate for a commercial use. The other area near Airpark Boulevard is presently being used as a professional office and is zoned O-1.



Land Use Plan Map

FOCUS AREA E:

- Open Space/Recreation is recommended for the existing park located on the corner of Tuskegee Blvd and Airport Connector Road.
- Medium Business Mix is recommended for the general area along Airport Connector Road as indicated on the land use plan map. Comments received from public meetings indicated that property fronting Airport Connector Road would be appropriate for commercial zoning for typical uses such as: grocery/convenience store, professional offices, dry cleaners, and beauty and barber shop, bank, and coin operated laundry facilities.

This focus area could be considered the commercial core/center of the Shepherd Community. This area also abuts Airport Connector Road, which is the major travel corridor into and out of the Chattanooga Metropolitan Airport. Due to the considerable amount of vehicle traffic along this travel corridor, and this area being the commercial core of the Shepherd Community Single-Unit, and Low and Medium Density Residential would not be appropriate.

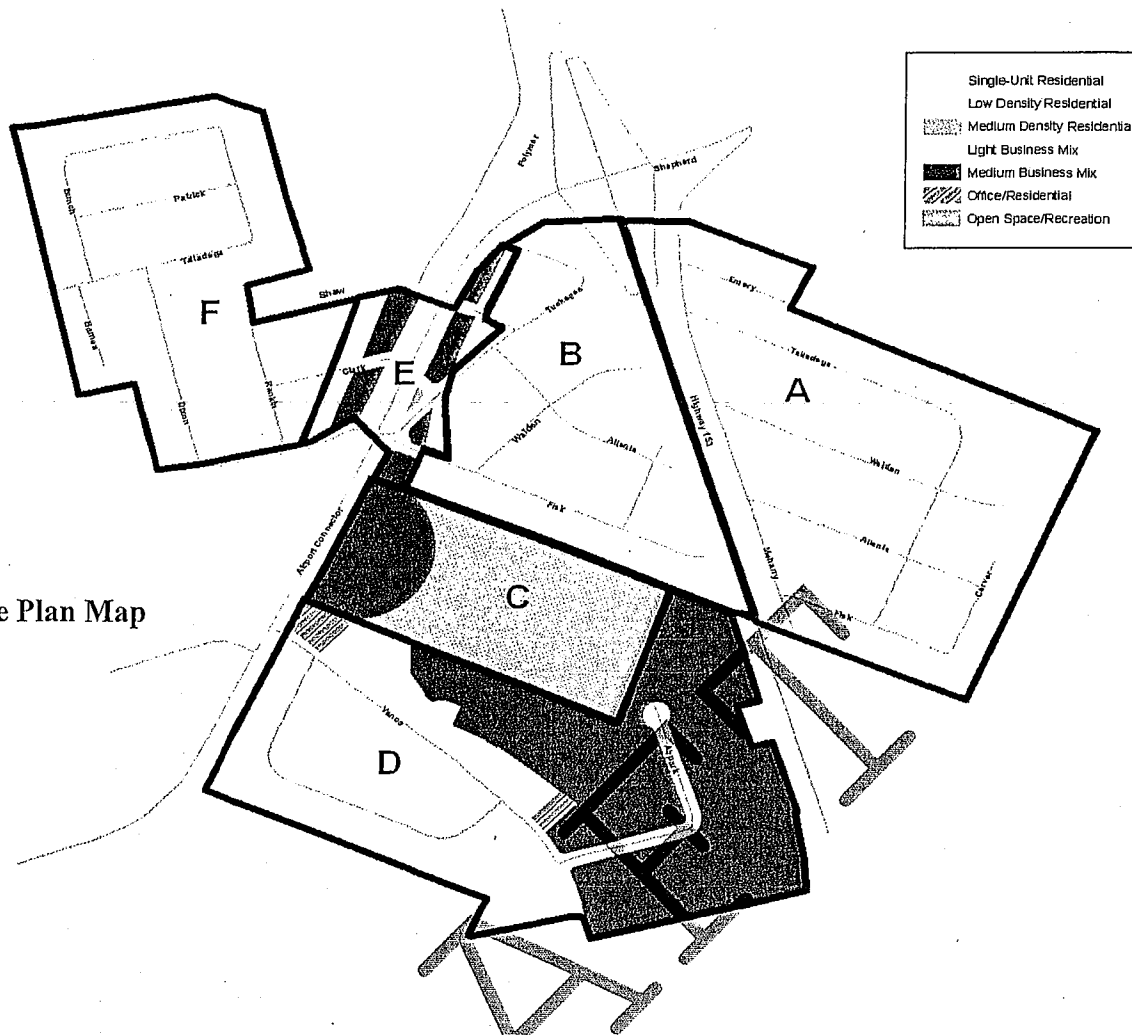
Medium Business Mix includes neighborhood commercial, convenience commercial, office, and medium to high density residential zones. Typical uses within these zones include general retail, convenience stores without the gas pumps, drug stores, restaurants, barber and beauty shops, offices, and medium to high density residential uses. The type of land uses permitted within these zones are generally located so as to serve traffic on arterial or collector streets.

- Light Business Mix is recommended for the general area immediately adjacent to the Medium Business Mix as indicated on the land use plan map. These parcels abut medium to high-intensity type commercial uses, such as a bar, abandoned car wash, and vehicle repair facility, single-family residential would not be appropriate because of potential land use conflicts such as noise, lighting and traffic related issues.

The Light Business Mix would serve as a transitional/buffer area (zone) between the high intensity commercial uses and the single-family residential area, not only within this focus area but along Airport Connector Road where similar situations are present. Transitional/buffer areas are generally used as a way to mitigate conflicts between higher-intensity commercial and manufacturing uses and the single-family residential areas.

Just as a caveat, the Chattanooga City Council has the authority to condition a rezoning request to a particular land use and to specifically regulate lighting, signage, landscaping, and screening and buffering requirements.

Land Use Plan Map



FOCUS AREA F:

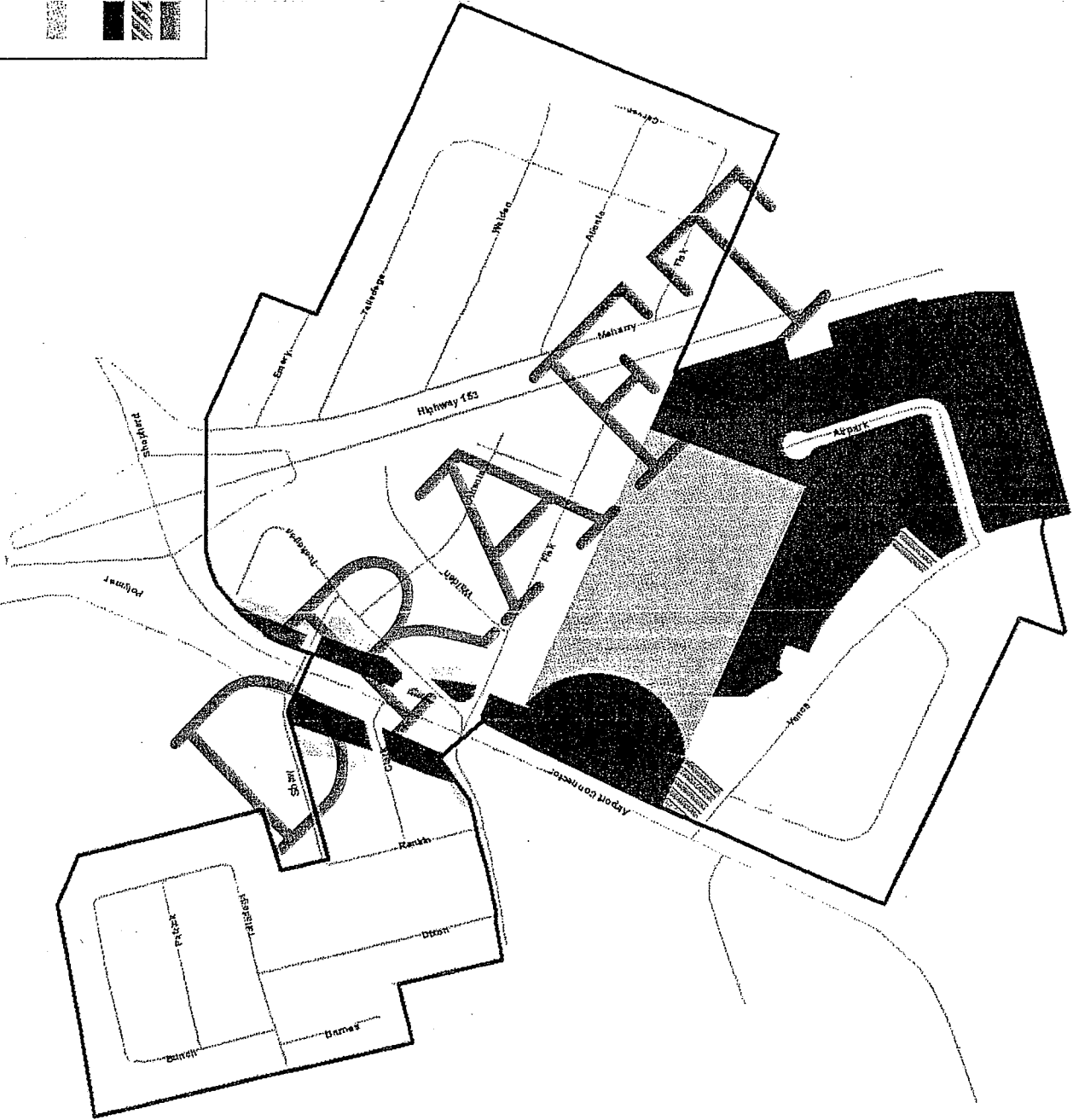
- Low Density Residential is recommended for this focus area, unless a major airport related development requires rezoning all or a major portion of this existing area.

Low-Density Residential is intended to encourage the development/redevelopment of primarily detached single-unit dwellings with some exceptions made for townhouses, patio homes, and two-unit (two-family) dwellings if the density is compatible.

The predominant land use within this focus area is single-family residential dwellings with a couple of multi-family structures found.

LAND USE PLAN MAP

	Single-Unit Residential
	Low Density Residential
	Medium Density Residential
	Light Business Mix
	Medium Business Mix
	Office/Residential
	Open Space/Recreation



WHAT IS THE BASIC ZONING PROCESS?

1	Zoning Application	Request Form, Fee, Deed, Site Plan. Deadline: 10 th of each month.
2	Zoning Notice	Zoning notice is posted by applicant.
3	Public Hearing	Planning Commission meeting: 2 nd Monday of each month, 1:00pm-4 th floor, Courthouse.
4	Resolution Mailed	A resolution of the Planning Commission's recommendation is mailed to the Chattanooga City Council.
5	Legislative Action	Chattanooga City Council rules on the application after their public hearing.