

RESOLUTION NO. 24003

A RESOLUTION APPROVING THE AMENDMENTS TO THE REDEVELOPMENT PLAN FOR THE DOWNTOWN AREA IMPROVEMENT PROJECT (SOUTHSIDE REDEVELOPMENT PROJECT).

WHEREAS, The Board of Commissions and the City Council of the City of Chattanooga, by Resolution No. 12316, adopted December 14, 1976, and Resolution No. 14629, adopted March 2, 1982, and Resolution No. 21437, adopted July 1, 1997, previously approved and revised the Redevelopment Plan for the Southside Redevelopment Project; and

WHEREAS, The Board of Commissioners of the Chattanooga Housing Authority, by Resolutions adopted January 25, 1982, June 23, 1997 and December 5, 2003, approved certain amendments to said Redevelopment Plan; and

WHEREAS, IT is in the best interest of said Southside Redevelopment Project and the community as a whole that the Redevelopment Plan for said project be further revised to expand the boundaries of said project area; and

WHEREAS, The Chattanooga Housing Authority and the City Council of the City of Chattanooga previously found that blight, blighting factors and the causes of blight existed within the original boundaries of the Project area; and

WHEREAS, Detailed studies have been made by or on behalf of the Chattanooga Housing Authority, which studies have included, among others, studies of the characteristics of the area within the boundaries of the Southside Redevelopment Project, as proposed to be amended, which studies have included, among others, studies of the location, physical condition,

and use of structures; studies of the ownership and lot layout of properties within the Project area; and studies of the environmental, social, cultural and economic conditions prevailing within the area; and

WHEREAS, The studies hereinabove referred to and other relevant factors demonstrate that blight, blighting factors and the causes of blight exist within certain portions of the Project area, as proposed to be amended; and

WHEREAS, Based upon the studies hereinabove referred upon, other relevant factors, the Chattanooga Housing Authority Board of Commissions has recommended adoption of amendments to the Redevelopment Plan for the Southside Redevelopment Project; and

WHEREAS, All procedural steps, including notices to interested or affected parties and a public hearing, required to be undertaken pursuant to Chapter 20 of title 13, *Tennessee Code Annotated*, and other relevant statutes, prior to amendment of said Plan have now been completed.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That:

1. It is hereby found that the amendments to the Redevelopment Plan for the Southside Redevelopment Project are necessary and appropriate and that the Plan, as amended, meets all procedural and substantive requirements set forth in Chapter 20 of Title 13, *Tennessee Code Annotated*.

2. It is hereby found that the Redevelopment Plan, as amended, provides an outline for development or redevelopment of said area and is sufficiently complete:

- (a) To indicate its relationship to definite local objectives as to appropriate land uses and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements;
 - (b) To indicate proposed land uses and building requirements in the areas; and
 - (c) To indicate the method of the temporary location of persons living in such areas, and also the method of providing (unless already available) decent, safe and sanitary dwelling substantially equal in number to the number of substandard dwellings to be cleared from said area, at rents within the financial reach of the income groups displaced from such substandard dwellings.
3. It is hereby found that the Redevelopment Plan, as amended:
- (a) Conforms to the general plan for the City of Chattanooga as a whole; and
 - (b) Is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the project area, zoning and planning changes, land uses, maximum densities, building requirements, and the Plan's relationship to definite local objective respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements.

4. Based upon detailed studies conducted by and on behalf of the Chattanooga Housing Authority as presented to the City Council of the City of Chattanooga and upon other relevant factors, it is hereby found and determined that the properties designated for acquisition by the Chattanooga Housing Authority in the Redevelopment Plan, as amended, are blighted within the meaning of §13-20-201, *Tennessee Code Annotated*; or, if not themselves blighted, may be acquired by the Chattanooga Housing Authority either (1) because the acquisition of such properties is necessary for the purpose of removing, preventing or reducing

blight, blighting factors or the causes of blight; or (2) because the condition of the title, the diverse ownership of the real property to be assembled, the street or lot layouts or other conditions prevent a proper development of the project area and the acquisition of such properties is necessary to carry out the Redevelopment Plan, as amended.

5. Based upon detailed studies conducted by or on behalf of the Chattanooga Housing Authority, it is hereby found and determined that properties within the Redevelopment Plan area which have been previously acquired were acquired because blighted; for the purpose of removing and preventing blight, blighting factors or the causes of blight; and because the condition of the title, the diverse ownership of such property, the street and lot layouts and other conditions prevented a proper development of the property and the acquisition was necessary to carry out the Redevelopment Plan.

6. The Redevelopment Plan for the Southside Redevelopment Project approved by the Board of Commissioners of the Chattanooga Housing Authority and the City Council of the City of Chattanooga is hereby revised in the manner attached hereto and made a part hereof by reference.

7. The Amended Redevelopment Plan and Urban Renewal Plan for the Southside Redevelopment Project, as amended in the manner attached hereto, be and is hereby approved.

ADOPTED: January 6, 2004

MHR/pm

**AMENDED
SOUTHSIDE REDEVELOPMENT
PLAN**

November 20, 2003

Prepared by:

Chattanooga Housing Authority (752-4850)

AMENDED SOUTHSIDE REDEVELOPMENT PLAN

CHATTANOOGA, TENNESSEE

APPROVED December 14, 1976

AMENDED January 25, 1982

AMENDED July 1, 1997

INTRODUCTION

The Amended Redevelopment Plan for the Southside Redevelopment Area is a document to be approved by the Board of Commissioners of the Chattanooga Housing Authority and the City Council of the City of Chattanooga and serves as a plan for acquisition of properties, relocation of the displaces, removal of existing improvements, installation of new site improvements, resale of improved land, and designation of uses permitted in redevelopment of new sites. Authority of such an undertaking is provided by Chapter 20 of Title 13 of the Tennessee Code Annotated.

The Redevelopment Plan, as required by law and as approved by the Board of Commissioners of the City of Chattanooga "...is sufficiently complete

- (1) To indicate its relationship to definite local objectives as to appropriate land uses and improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements; and
- (2) To indicate proposed land uses and building requirements in the Project Area; and
- (3) To indicate the method of relocation of residents and businesses in such areas".

NARRATIVE PLAN

A. Table of Contents

The REDEVELOPMENT PLAN for the Amended Southside Redevelopment Project hereafter referred to as the "Project Area", consists of this narrative plan and also the following plans and maps:

Exhibit Title

- A. South Broad Redevelopment Plan
- B. Land Use Plan
- C. Redevelopment and Rehabilitation

B. Description of Project Area

Beginning at the intersection of the south right-of-way of 13th Street and the centerline of Carter Street; thence northerly along the centerline of Carter Street N23°56'20"E, 1 858 feet more or less, to the intersection of the centerline of Carter Street with the north right-of-way

N88°09'16"E, 693 feet more or less to the northeast corner of Market Street and 9th Street; thence southerly along the Market Street east right-of-way, S1°58'34"E, 610 feet more or less to the intersection of Market Street and Georgia Avenue; thence northerly along the Georgia Avenue west right-of-way, N24°31'26"E, 28 feet more or less; thence easterly S65°28'34"E, 50 feet more or less to a point on the Georgia Avenue east right-of-way S1°58'34"E, 50 feet more or less to a point; thence continuing along said right-of-way S22°47:19"E, 281.4 feet more or less to a point located 98 feet more or less north of the northeast corner of Market Street and Old Newby Street; thence easterly N67°07'01"E, 150 feet more or less to a point; thence southerly S22°50'29"E, 137 feet more or less to a point on the north right-of-way of Houston Street (formerly Newby Street); thence easterly along said right-of-way N59°32'12"E, 42 feet more or less to a point located 12 feet east of the centerline of a Southern Railway spur track; thence southerly running parallel and 12 feet east of the said spur track along a 300-foot radius to the left an arc distance of 43 feet more or less to a point of tangency; thence continuing along said line S47°48'E, 239.4 feet more or less to a point of curvature; thence along a curve to the left with a radius 900 feet an arc distance of 292.8 feet more or less to a point in the east right-of-way of King Street; thence southerly along said right-of-way S23°16'W, 636 feet more or less to the southeast corner of Market Street and King Street; thence westerly N84°33'W, 93 feet more or less to the southwest corner of Market Street and 13th Street; thence west along the 13th street south right-of-way, S69°46'W, 410 feet more or less to the southeast corner of 13th Street; thence continuing along the 13th Street south right-of-way N66°04'W, 1,636 feet more or less to the point of beginning.

Also, beginning at the southwest corner of the former Downtown Area Improvement Project, located at W. 13th Street and Carter Street; thence east along W. 13th Street to the intersection of King Street and S. Market Street; thence north along King Street to an alley 115 feet north of E. 11th Street; thence east along said alley 200 feet to an alley; thence north along said alley 115 feet to E. 10th Street; thence east along E. 10th Street to Magnolia Street; thence south along Magnolia Street 130 feet, more or less, to an alley; thence east, south and east along said alley to the Central Avenue; thence south along Central Avenue to the Southern Railroad Yards; thence west and south along the Southern and Alabama Great Southern railroad lines to Interstate 24; thence west along Interstate 24 to US 27; thence north along US27 to a point 180 feet, more or less, south of Main Street; thence east, paralleling Main Street to Carter Street; thence north along Carter Street to the Point Of Beginning.

Also, Beginning at the southeastern corner of the Southside Redevelopment Project Area, said point being at the intersection of the north right of way of Interstate 24 and the Alabama Great Southern railroad line; thence south and west along the Alabama Great Southern and Louisville and Nashville railroad lines and Chattanooga Creek a distance of 7,000 feet, more or less, to the intersection with an Alabama Great Southern railroad line; thence north along the Alabama Great Southern and Norfolk Southern railroad line a distance of 5,000 feet, more or less to the intersection of the north right of way of Interstate 24; thence east along the north right of way of Interstate 24 a distance of 6,000 feet, more or less, to the Point of Beginning.

C. Redevelopment Plan Objectives

Principal objectives to be achieved are:

1. Removal of structurally substandard buildings and those buildings which constitute blighting influences.
2. Elimination of unsafe, uneconomical, and outdated streets and traffic circulation facilities.
3. Provisions of land for needed public facilities and improvements.
4. Removal of impediments to land disposition and development.
5. Provide street and storm drainage improvements in the Project Area.
6. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements thereon where necessary to eliminate unhealthy, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete and other uses detrimental to the public welfare, and to otherwise remove or prevent the spread of blight or deterioration.
7. Installation, construction, and reconstruction of streets, utilities, parks, playgrounds, and other improvements.
8. Installation, construction, and reconstruction of utilities and site improvements appropriate for preparation of sites for use in accordance with the Redevelopment Plan.
9. Utilization of a tax increment district to assist in financing improvements within the Redevelopment Plan Area.

D. Types of Proposed Renewal Actions

Redevelopment action for areas of the Project designation for potential clearance and redevelopment as shown on drawing entitled "Redevelopment and Rehabilitation Sites", will include the acquisition of land and buildings; demolition or removal of buildings and improvements; installation construction and/or reconstruction of streets, utilities, site improvements and other project improvements; and making land available for redevelopment and/or rehabilitation in accordance with the Amended Redevelopment Plan.

Provision of Public Improvements

Obsolete or inadequate utilities or other public improvements will be removed. Proposed site improvements and public improvements which are necessary to meet Redevelopment Objectives, such as streets, sewers, gas, water, power, parks, open spaces, playgrounds, drainage improvements, sidewalks, fire alarms, trade or convention center parking facilities, pedestrian ways, public transportation facilities, and other improvements will be installed by the Chattanooga Housing Authority, redevelopers, utilities, or the City of Chattanooga.

E. Scope of Amendment

The Amended Southside Redevelopment Plan as contained herein expands the Project Area southward to Chattanooga Creek as described in Section B. The expanded area was considered for inclusion in the 1997 redevelopment plan, but was deferred pending additional

studies and community participation. With the successful redevelopment activities within the original Southside project area and the adoption of the South Broad Redevelopment Plan by the Chattanooga City Council in August, 2003, inclusion of the expanded area is appropriate.

This amendment pertains only to the expanded area. It is incorporated into the Southside Redevelopment Area because of historical and development linkages separated only by an interstate highway. The amendment is intended to reinforce those linkages.

The 1997 Southside Redevelopment Plan is unaffected by this amendment. The land use proposals, rehabilitation and redevelopment opportunities and other project proposals and controls are unchanged. Accordingly, it is determined that the amended plan proposals will have little, if any, effect on property values in the existing project area, and if so, property values would be enhanced.

Except as noted herein, the provisions of the 1997 plan will prevail. Determinations, references, exhibits and controls specific to the expanded area are amended as follows:

1. It is determined that the South Broad Street Redevelopment Plan adopted by the Chattanooga City Council on August 5, 2003 shall serve as the framework for the expanded Southside Redevelopment Project between I-24 and Chattanooga Creek. It is further determined that it be incorporated into this amendment by reference.
2. Based on the findings of the incorporated document it is determined that the expanded area is "blighted" due to a predominance of underutilized or vacant properties, fragmented ownership, substandard structures, incompatible land uses and environmental factors requiring redevelopment activities.
3. Defined local objectives are outlined in the incorporated document. Chief among them are creation of a mixed use, mixed income neighborhood with relatively high density residential development. Also included are the redevelopment of the Maurice Poss Homes public housing site, revitalization of the Broad Street corridor and adaptive reuse of the industrial land west of Broad Street.
4. The Land Use Plan (Exhibit B) sets forth a hierarchy of permitted uses of property to insure maximum flexibility within an urban environment. Seven categories of land uses are described follows:

- **Industrial**

This category permits the entire spectrum of development, with an emphasis on manufacturing job creation. Creativity is encouraged in the incorporation of commercial ventures and limited residential use. This category applies mainly west of Broad Street and south of 28th Street.

- **Mixed Use Commercial**

This category is focused on the Broad Street corridor, encouraging small business development. Residential development is encouraged in conjunction with this development.

- **Commercial**

This category permits hotels and related uses as well as neighborhood serving retail uses.

- **Mixed Use Residential**

This category allows combined commercial and housing development as a transition from the commercial fringe to the residential core of the neighborhood, primarily along W. 25th and W. 28th Streets.

- **Residential**

This category includes development ranging from single family homes to high density flats and townhouses. In general the lower density would be near the center of the neighborhood; however diversity in housing types, incomes and occupancy is encouraged.

- **Civic/Institutional**

Governmental, educational and institutional uses, including churches, are permitted within this category.

- **Parks and Open Space**

This category applies to all of the city-owned land east of Market Street and the Harris-Johnson Park area. The category also extends to greenways along W. 26th Street, Williams Street, W. 28th Street and Chattanooga Creek.

5. The Redevelopment and Rehabilitation map (Exhibit C) illustrates potential assemblages of property through public acquisition in the course of the project. In almost all instances, properties to be acquired contain one or more blighting influences, such as vacant land, substandard structures, excessive land coverage and/or incompatible use.

Although up to 150 tax parcels would be subject to acquisition in the long term, fewer than two-thirds are required for the early stages of housing development.

Any properties to be acquired directly by the Chattanooga Housing Authority will be acquired in conformity with the Uniform Relocation and Acquisition Policies Act of 1970.

6. Relocation of site occupants as a result of direct acquisition by the Chattanooga Housing Authority will be carried out in conformity with the Uniform Relocation and Acquisition Policies Act of 1970.

In the course of the project it is estimated that 40 to 60 households will be displaced, primarily renters. Due to the likelihood of phased development, it is unlikely that more than 20 households will be displaced at any given time. For eligible renters, the Chattanooga Housing Authority will make every effort to provide housing choice vouchers or a preference for available public housing. Alternatively, lower income renters may receive cash rental assistance payments. Owner occupants may receive replacement housing payments to enable them to purchase a comparable standard replacement dwelling. Both renters and homeowners will be provided moving expenses as well.

Adequate replacement housing will be available both in the general neighborhood and the community at large. 275 affordable rentals and 120 homes for purchase are being developed in nearby Alton Park, and the redevelopment of the immediate neighborhood will produce more than 360 housing units in a variety of price ranges.

F. Review of Development Plans

The Chattanooga Housing Authority, based on the design concepts of the South Broad Street Redevelopment Plan, will retain the Planning and Design Studio to review redevelopment proposals within the project area, including development by the Chattanooga Housing Authority

Exhibit C: Redevelopment and Rehabilitation
Potential Acquisition

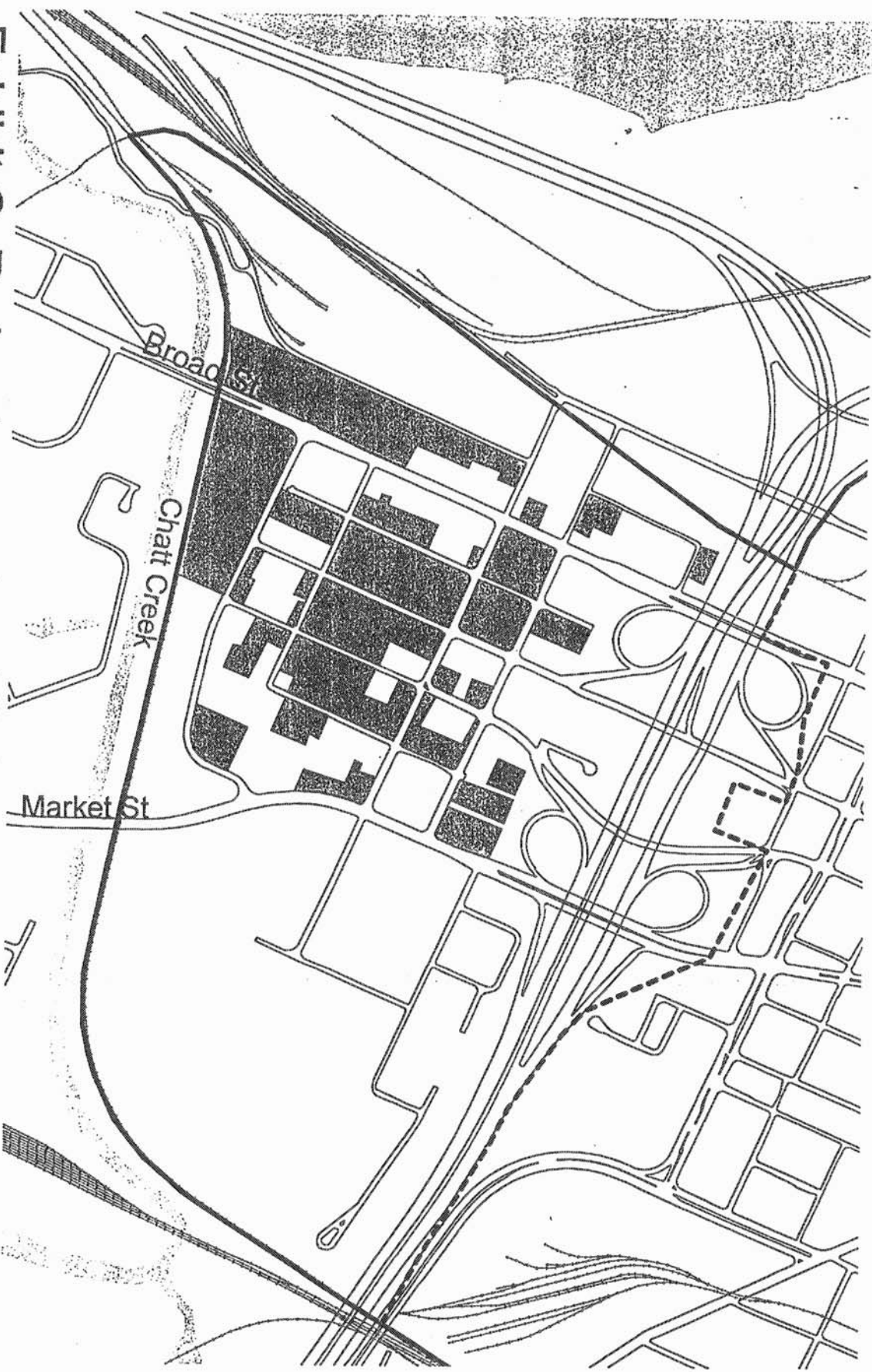
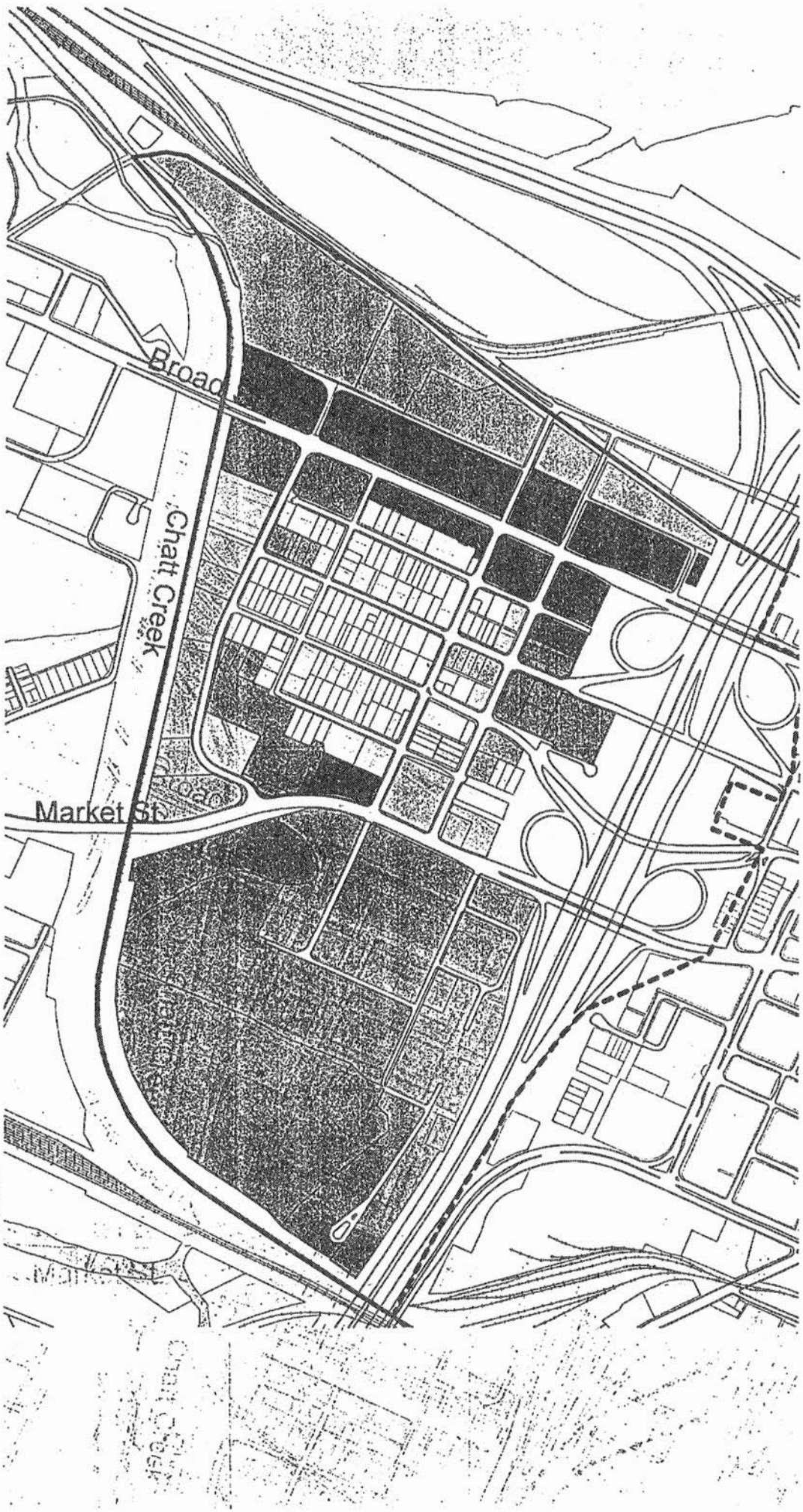


Exhibit B: Land Use Plan



-  Residential
-  Mixed-Use Residential
-  Commercial
-  Mixed-Use Commercial
-  Industrial
-  Civic/Institutional
-  Parks and Open Space