

RESOLUTION NO. 24149

A RESOLUTION AUTHORIZING THE ADOPTION OF THE
NORTH BRAINERD AREA PLAN.

WHEREAS, the North Brainerd Area Plan is the result of a collaborative four (4) month planning process involving representatives from various neighborhoods, businesses, City and County agencies, the Bicycle Task Force, the Chattanooga City Council, the Hamilton County Commission, the Chattanooga-Hamilton County Regional Planning Agency and other community stakeholders; and

WHEREAS, the primary objectives of the Plan are to preserve and protect the single-family residential character, sustain neighborhood commercial areas, maintain community features and promote interconnectivity in the transportation network; and

WHEREAS, the Plan proposes areas of commercial development be mostly contained to existing nodes and that appropriate development of vacant commercially zoned properties be encouraged; and

WHEREAS, the Plan recommends that existing recreation, open space and institutional uses remain unchanged; and

WHEREAS, the Plan proposes certain transportation improvements be implemented to improve pedestrian, bicycle and vehicular traffic circulation and safety through and within the study area; and

WHEREAS, the Plan represents the community's vision for the future of the area and

erves as a blueprint for future development and capital improvements in the North Brainerd area; and

WHEREAS, this Plan is a policy, and as such, does 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 North Brainerd Area Plan, a copy of which is attached hereto, is hereby adopted.

ADOPTED: July 13, 2004

/pm

North Brainerd Area Plan

LAND USE AND TRANSPORTATION RECOMMENDATIONS

This summary contains the future land use plan for North Brainerd in illustrative and narrative formats. The input received at public meetings and during interviews with various stakeholders is combined with a thorough analysis of the neighborhood. The resulting data is the base upon which this plan is built.

Many of the issues facing the North Brainerd Community are similar to those encountered by other Chattanooga neighborhoods. Maintaining North Brainerd's residential character and expanding community features, enforcing city codes and preventing stormwater damage were primary concerns voiced during public meetings.

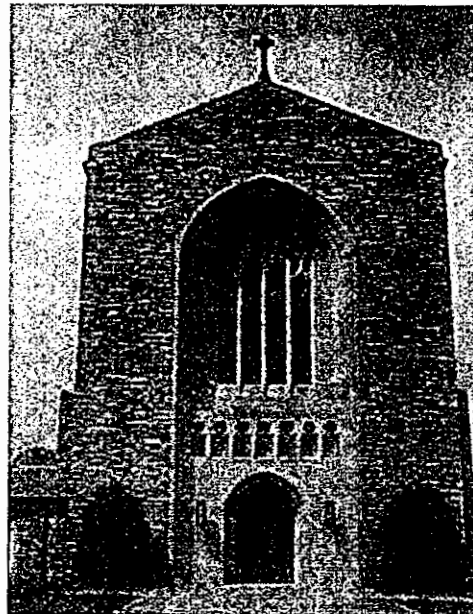
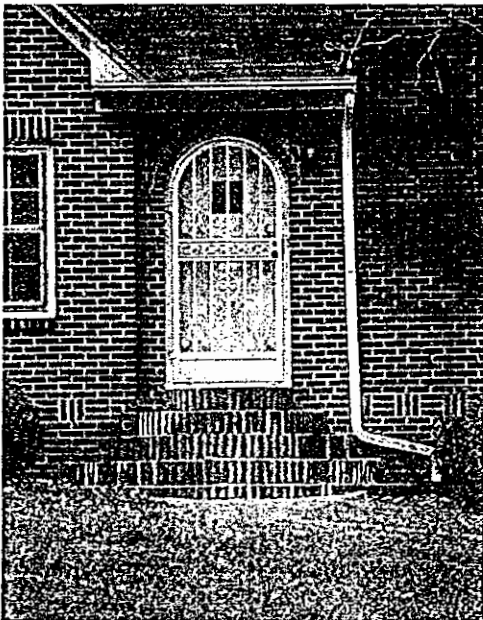
The North Brainerd Area Plan serves as a general policy guide for future community improvements and rezoning requests. Though plans make recommendations for such, they are NOT guarantees for funding or zoning. Area residents must continue working in conjunction with one another, their elected officials and government agencies to fully realize the vision and initiatives set forth by the plan. The local government must still approve funding for the recommended capital improvements.

Maintaining North Brainerd's residential character and expanding community features has been very successful in the past and should be a precedent in the years to come. The Regional Planning Agency will assist in accomplishing this mission by recommending policy that integrates land use and transportation planning in part on the recommendations in the North Brainerd Area Plan. RPA's goal is to create desirable communities by encouraging the sensible planning of our region's physical development and serves as an advisory staff to area planning commissions and organizations.



The complete document may be downloaded from www.chcrpa.org or a copy may be obtained by calling the Regional Planning Agency at (423) 757-5216.

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❖ Land Use

➤ Recommendation:

- The City of Chattanooga has installed streetscaping along Shallowford Rd and Wilcox Blvd. It has also aesthetically improved the intersection of Shallowford Rd and Tunnel Blvd. Existing and future businesses should capitalize on these public initiatives with private investments.
- Encourage appropriate development of existing commercially zoned vacant properties.
- Contain commercial uses to existing nodes. Currently, there is no commercial zoning along N. Moore Rd and this plan recommends no change to that condition. There should also be no expansion of the existing C-5 Neighborhood Commercial zoning west of Tunnel Blvd. and south of Shallowford Rd. Restricting the growth of that commercial node affirms the recommendations of both the 1998 Eastdale Plan and the 1991 Tunnel Boulevard Zoning Study. Public input for this plan and negative reaction to a recent rezoning request for residential to commercial emphasizes the desire of the community that the commercial uses do not expand outward.

The only recommendation for expanded commercial land use is along Shallowford Rd. As seen on the Land Use map, Heavy Business Mix has been expanded, and is restricted, to the parcels fronting Shallowford Rd.

The Medium Business Mix category does not allow Industrial uses and is more appropriate for the intersections of Shallowford, N. Moore and Wilcox Blvd. due to its close proximity to residential development. This commercial designation includes the former Red Food Store (now a vacant parcel), properties east of Eastwood Manor and west of the driving range and properties south of Shallowford Rd and east of N. Moore Rd.

- Strengthen single-family residential development while allowing a diversity of residential uses.

The Land Use Plan encourages protection of existing single-family neighborhoods by recommending the vast majority of the study area remain single-family residential. Existing R-2 zoned parcels in the Parkdale, Midvale, N. Moore area and along N. Germantown Rd. are designated as Medium Residential Mix allowing townhouse, duplex and patio home development and redevelopment to continue to occur in those areas.

The Low Residential Mix category includes larger, undeveloped property along N. Moore Rd. While this designation allows townhomes, patio homes and two-family dwellings, it is intended to be used predominately for single-family residential. The properties receiving this designation are currently zoned for single-family development yet is in close proximity to Institutional uses or property currently zoned for a higher-density residential use. N. Moore Rd., as a minor arterial and a four-lane roadway, has the capacity to carry a relatively higher volume of traffic than local residential streets. Any rezoning request as a Low Residential Mix, other than single-family residential, needs to reflect a density and character appropriate to the surrounding development. Furthermore, access should be allowed only onto N. Moore Rd.

- Explore the use of covenants, or other protective methods, to preserve the scale and character of established streetscapes in the older residential communities.

Residents are becoming increasingly aware and concerned about houses being relocated to vacant lots in established neighborhoods. These structures often come from areas that have become unsuitable for residential use. If not monitored, they can compromise the aesthetic fabric of a neighborhood and can present code concerns.

- Maintain and expand Community Features










As seen on the Recommended Land Use Plan map, existing Recreation, Open Space and Institutional Uses are recommended to remain unchanged. One exception is a portion of the Vulcan Materials Company recreation complex. This property currently has a commercial zoning and may be developed as such in the future.

❖ **Transportation**

The residents of North Brainerd have a variety of transportation options. Whether in a car, on foot or riding a bike, the transportation network should link residential areas and community features.

➤ **Recommendation:**

- Investigate traffic calming measures and improvements on Midland Pike, N. Moore Rd and Gillespie Road
- Study the need for a traffic signal at the intersection of N Moore Road and Midland Pike.
- Promote trailhead improvements at the South Chickamauga Creek Greenway and greenway connector from the Brainerd Recreation Complex.
- Fill "gaps" in sidewalk infrastructure along N Moore Rd.
- Examine adding sidewalks to Midland Pike from Woodmore Lane to N. Moore Rd.
- Encourage Chattanooga Urban Area Bicycle Facilities Master Plan implementation.

-  Existing Sidewalks
-  Proposed / Potential Sidewalks
-  South Chickamauga Creek Greenway Trail
-  Potential Connection to South Chickamauga Creek Greenway Trail
-  Proposed Trailhead Enhancement
-  Explore Potential Traffic Light
- Bicycle Facilities Master Plan Recommendations:**
-  Bike Lane
-  Bike Route
-  Multi-use Path
- Proposed Revision to Bicycle Plan**

Transportation Recommendations

