

RESOLUTION NO. 24198

A RESOLUTION AUTHORIZING THE ADOPTION OF THE
EAST CHATTANOOGA AREA PLAN.

WHEREAS, the East Chattanooga Area Plan is the result of a collaborative, three-month planning process involving representatives from various neighborhoods, businesses, City agencies, the Chattanooga City Council, the Hamilton County Commission, the Chattanooga-Hamilton County Regional Planning Agency, and other community stakeholders; and

WHEREAS, the primary land use objective of the Plan is to maintain residential integrity while supporting appropriate residential and commercial development; and

WHEREAS, the Plan proposes to strengthen single-family residential development by recommending the majority of the study area to either remain single-family residential or low-density residential which promotes single-family residences while allowing a diversity of housing options; and

WHEREAS, the Plan proposes areas of commercial development be mostly contained to existing nodes while supporting some expansion of commercial and manufacturing land use at appropriate locations as specified; and

WHEREAS, the Plan proposes certain transportation improvements be implemented to improve pedestrian and bicycle options along with possible expansion of the Glass Street shared parking district; and

WHEREAS, other objectives of the plan include considering expansion of open/green space, improving the aesthetics of the Glass Street commercial corridor, educating the community on storm water, organizing businesses in East Chattanooga and building on existing plans; and

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 East Chattanooga 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 East Chattanooga Area Plan, a copy of which is attached hereto, be and is hereby adopted.

ADOPTED: September 14, 2004

/pm



EAST CHATTANOOGA area plan 2004

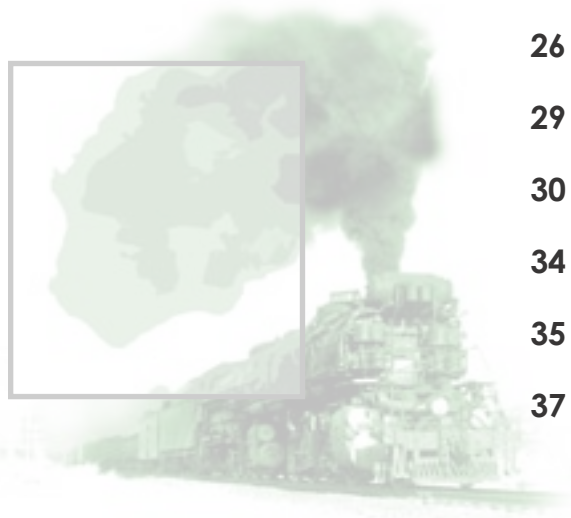


Adopted by the Chattanooga City Council
on September 14, 2004



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The Chattanooga-Hamilton County Regional Planning Agency would like to thank all of the residents, business owners and other stakeholders in the East Chattanooga community. Special thanks goes to the Glass Farm Neighborhood Association and the East Chattanooga Neighborhood Association and their presidents for their assistance in the planning process. Thanks also go to the following City of Chattanooga Departments for providing valuable expertise:

Public Works
Neighborhood Services
Storm water Management

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A special thanks goes to Councilman Yusuf A. Hakeem, Councilman John P. Franklin, Jr., Councilman Leamon Pierce and Commissioner JoAnne Favors for their continual support of the creation of this plan.

Introduction

The East Chattanooga Area Plan is a combined effort of the concerned citizens and business owners of East Chattanooga, elected officials from both Chattanooga City Council and the Hamilton County Commission, the Regional Planning Agency and many other City of Chattanooga departments.

This plan will provide community decision makers with information on their community as it exists today. Additionally, the land use plan incorporated within is a blueprint for guiding how, when, and where new growth, redevelopment and preservation should occur in a particular area.

Government officials will use an adopted plan as a general policy guide when making decisions 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.

This plan is a guide and 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.



Chattanooga City Council, 2004

Plan Development

Chattanooga City Council requested that the Regional Planning Agency (RPA) develop a community land use plan for the East Chattanooga area in May 2004. The resolution on the following page details RPA's responsibilities towards the community regarding plan input, sets the study boundary and provides a guideline for the plan regarding residential and commercial growth and protection of environmental resources.

RESOLUTION NO. 24107

A RESOLUTION AUTHORIZING THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING AGENCY TO DEVELOP A COMMUNITY LAND USE PLAN FOR THE EAST CHATTANOOGA AREA.

WHEREAS, East Chattanooga is part of the City of Chattanooga's Strategic Neighborhood Initiative (SNI); and

WHEREAS, The proposed study area will be bounded by Glass Street and Bragg Street to the south, North Crest Road and railroad tracks to the east, South Chickamauga Creek to the east and north and the CSX Rail Yards to the west; and

WHEREAS, Due to continuing and potential residential, commercial and industrial development in the proposed study area and surrounding area; and

WHEREAS, The Plan should preserve and promote improvements in residential neighborhoods and assist in the enhancement of commercial activity, particularly along Glass Street; and

WHEREAS, The Plan should also protect the environmental resources, especially the natural steep slopes and floodplain within the study area and beyond; and

WHEREAS, The Regional Planning Agency will conduct community meetings and workshops for the purpose of obtaining public input; and

WHEREAS, The Plan will provide recommendations that will help guide and advise decision makers as future developments are proposed in the study area; and

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

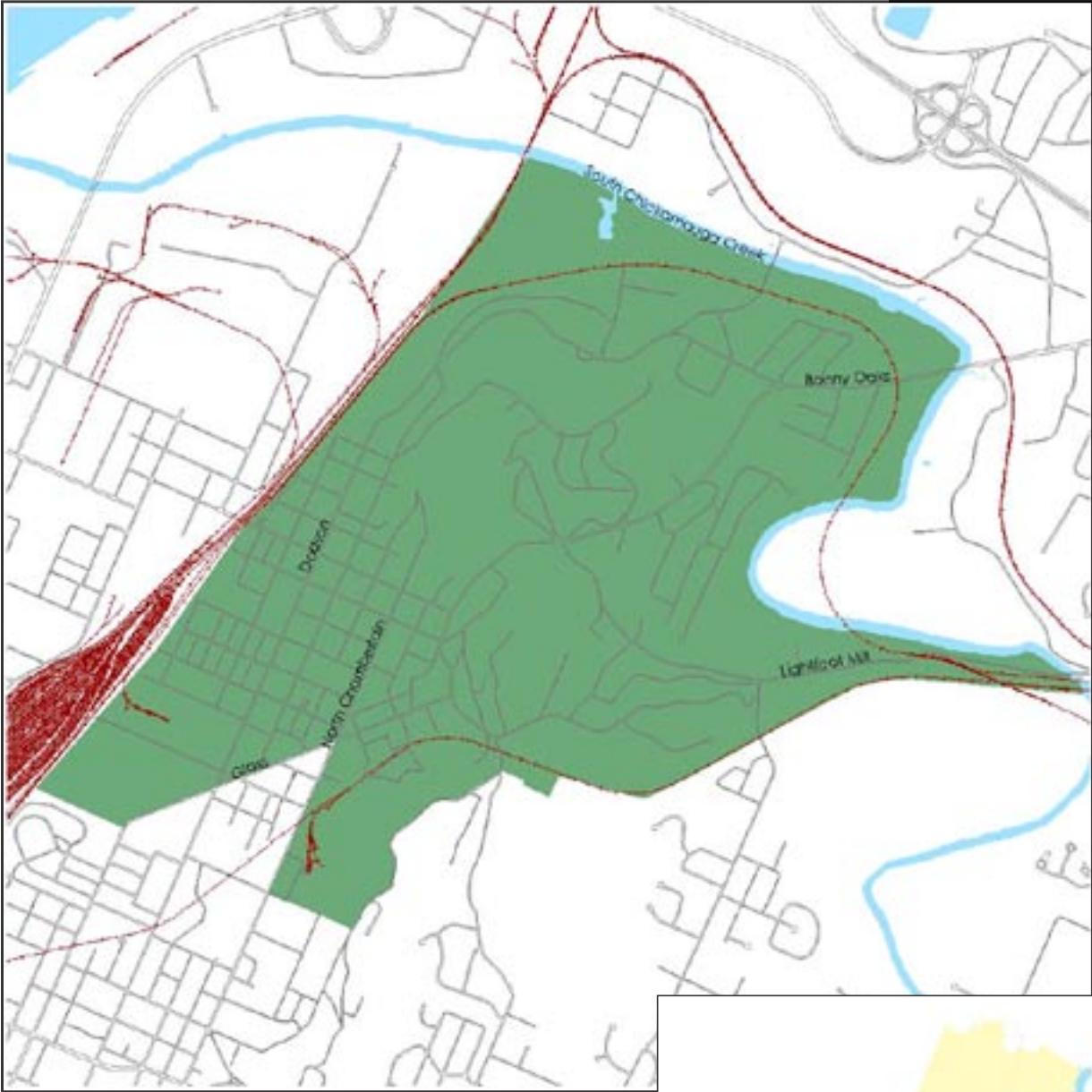
WHEREAS, A final draft of the plan will be presented to the public and the appropriate advisory and legislative bodies for review and adoption by late Summer, 2004;

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 authorized to develop a scope of work to conduct land use studies for the East Chattanooga area being bounded by Glass Street and Bragg Street to the south, North Crest Road and railroad tracks to the east, South Chickamauga Creek to the east and north and the CSX Rail Yards to the west.

ADOPTED: May 18, 2004



The study boundary contains the northern part of the central city and was part of an annexation by the City of Chattanooga in 1925.

The area is bordered by the DeButts Railroad Yard to the west, Glass St. and Bragg St. to the south, Missionary Ridge and South Chickamauga Creek to the east and the creek to the north.



History

A map of the Ocoee Land District, probably prepared in the 1850's shows no settlement as such in the East Chattanooga Area. However, it does show two railroads: the original Western and Atlantic Railroad generally forms the western boundary of the study area; the Chattanooga and Cleveland Railroad forms the boundary to the southeast of the area. Along the belt and trolley lines, farmland and woods became transformed into city plots in the late 1800s. The area, previously called Tunnel, was renamed Sherman Heights and later East Chattanooga. The available evidence suggests that settlement began in the north-central part of the East Chattanooga and spread southward, rather than growing northward from the development in the rest of the city.



Belt Line Trolley, 1890

The first subdivision in the area was that of the Glass farm by Mayor Dodson and the industrialist Hiram Chamberlain along with others. The larger area of East Chattanooga had been developed with its first store, schoolhouse and post office by 1884. The East Chattanooga Land Company developed during this time with a butter-dish factory, curtain pole factory, stove foundries, wheelbarrow works, sawmill, hosiery mill and shoe factory soon joining the existing businesses. By 1900, the city directory listed 1,190 residents in Sherman Heights (East Chattanooga). In 1921, East Chattanooga residents voted against annexation into the City of Chattanooga but became one of the first areas to join the city in 1925. East Chattanooga had actually voted to be annexed in 1923 but the election was contested, postponing the annexation for two years.



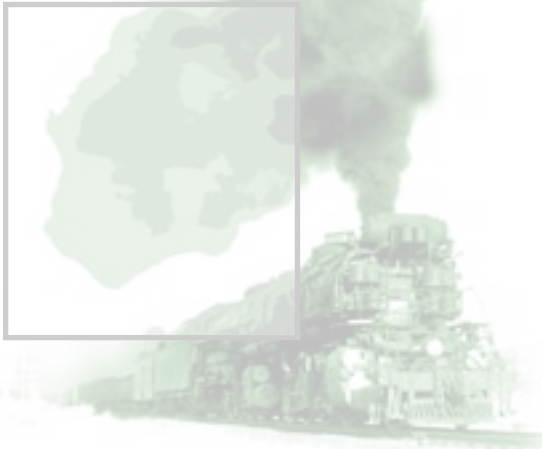
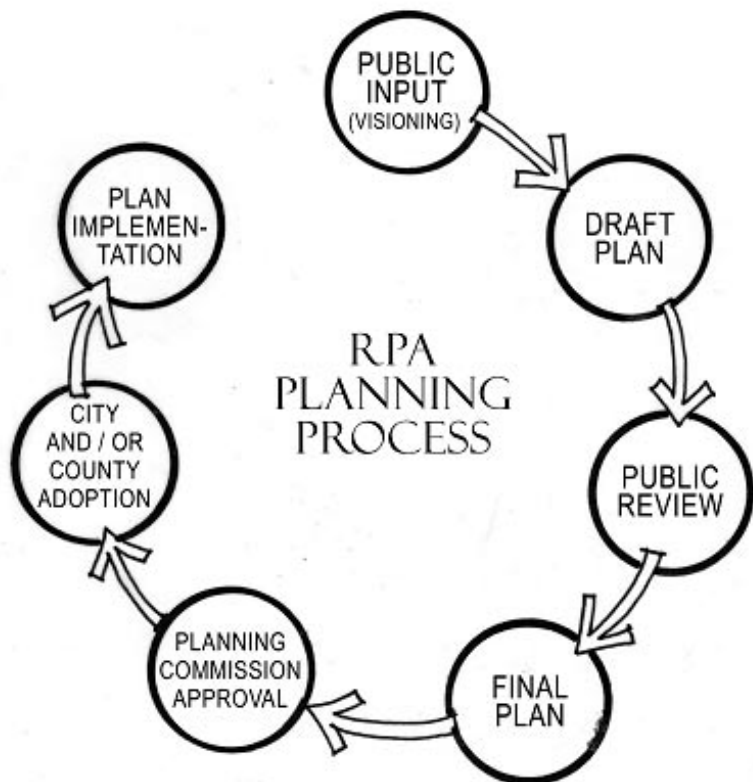
Sherman Heights Grocery, 1891

Planning Process

The RPA Planning Process begins with public input. Information was gathered from an initial public meeting conducted by the City of Chattanooga Neighborhood Services Department on May 25, 2004. RPA staff gathered additional external information to obtain an inventory of existing conditions and began drafting a plan. A second public meeting was held by RPA on June 3rd to present this information and provide an open house forum with other interested persons and city departments. On June 24th, a draft was presented for public review and further input. The community was then given over a month to provide additional comments and allow time for discussion at regularly scheduled individual neighborhood meetings. [The East Chattanooga Area Plan, after being recommended for approval by the Planning Commission, was adopted by the Chattanooga City Council in September 2004.]



Public Meeting, East Chattanooga Rec. Center



Public Participation and Input

The public participation process is integral to the development of this plan. Reasons why this input is so important 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 needs.

A SWOT- a discussion on the Strengths, Weaknesses, Opportunities, and Threats- for East Chattanooga was held at the plan's first public meeting. Following are a list of the results of this public visioning process. Under the headings of the department/organization most able to provide assistance for the concerns and opportunities presented.

SWOT Results



POLICE

Strengths:

- Low crime in some areas
- Police presence has improved
- Citizen's Police Academy
- Police check on elderly

Weaknesses:

- Loud music
- Drugs (Sandy's store)
- Speeding cars
- Running stop signs

Threats:

- Police response not timely
- Drugs
- Speeding
- Crack houses
- Noise from emergency vehicle sirens on Taylor and Elmendorf
- Cars with loud radios



NEIGHBORHOOD SERVICES

Strengths:

- Less trash on street
- Strong Neighborhood Associations
- City is trying to keep neighborhood clean

Opportunities:

- East Chattanooga Merchant's Association

Weaknesses:

- Dumping trash at night on Orchard Knob
- House falling in at 2304 Bragg St.
- Overgrown yard: 2300 block Elmendorf
- Drive-in Theater location not being maintained

Threats:

- Run down houses and businesses
- Dumping
- Grandfathered businesses (codes v. uses)



**REGIONAL
PLANNING AGENCY**

Strengths:

Little traffic congestion

Opportunities:

- Small businesses (banks, gas station, grocery, pharmacy)
- Redevelopment of vacant lots
- Availability of commercial land
- Existing business strip along Glass St.
- Parking off Glass St.
- Green Space

Weaknesses:

Need sidewalks

Threats:

- Lounges and liquor stores
- Need to strengthen single-family housing
- Where you can build a SFR
- Too many clubs/joints
- Zoning variances for duplexes



**CITY OF CHATTANOOGA
DEPARTMENTS**

Storm water:

Storm water runoff

Public Works:

- Lack of street lighting
- Ditches needs to be cleaned out
- Need building guidelines for new duplexes
- Transfer trucks driving through neighborhood

Parks and Rec:

- Need to strengthen education programs at Rec Center
- Bring elderly into programs at Rec Center
- Youth programs at Rec Center
- Improvements to Rec Center

**DISTRICT 9 COMMUNITY ECONOMIC
DEVELOPMENT / ASSORTED AGENCIES,
INDIVIDUALS AND COMMUNITY GROUPS**

Strengths:

- New businesses
- Co-op Grocery
- TN Valley RR Museum
- Churches

Opportunities:

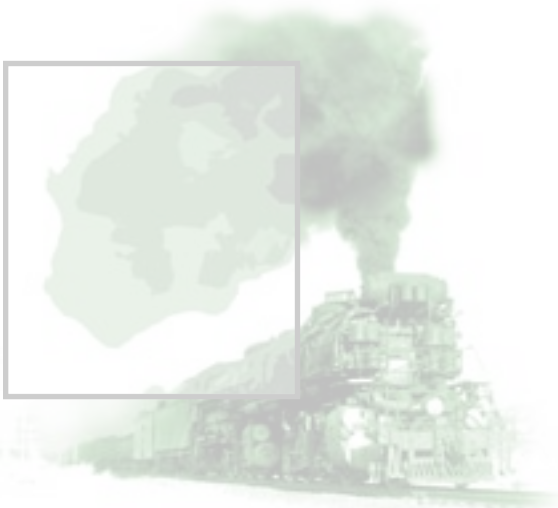
- Face-lift the commercial on Glass St.
- Shopping in the community
- Residential real estate dvlpt.
- Redevelopment of vacant lots

Weaknesses:

- Do not have adequate commercial businesses
- Not enough stores
- No dry cleaner

Threats:

- Unemployment
- Lack of commercial dvlpt.



EXISTING CONDITIONS



EXISTING CONDITIONS

Demographics

Total Population

Census Tract 1 provides a good demographic approximation of the East Chattanooga Area Plan study area. As seen from the population totals, from 1990 to 2000 there was a -0.2% percent change. The population is estimated to continue to decline with the Census Bureau predicting a 2003 population of 4,058 and projecting a population of 4,019 by 2008. Although population has slightly declined since 1990, the number of households has seen a slight increase from 1,587 (1990) to 1,602 (2000).

Race/Ethnicity

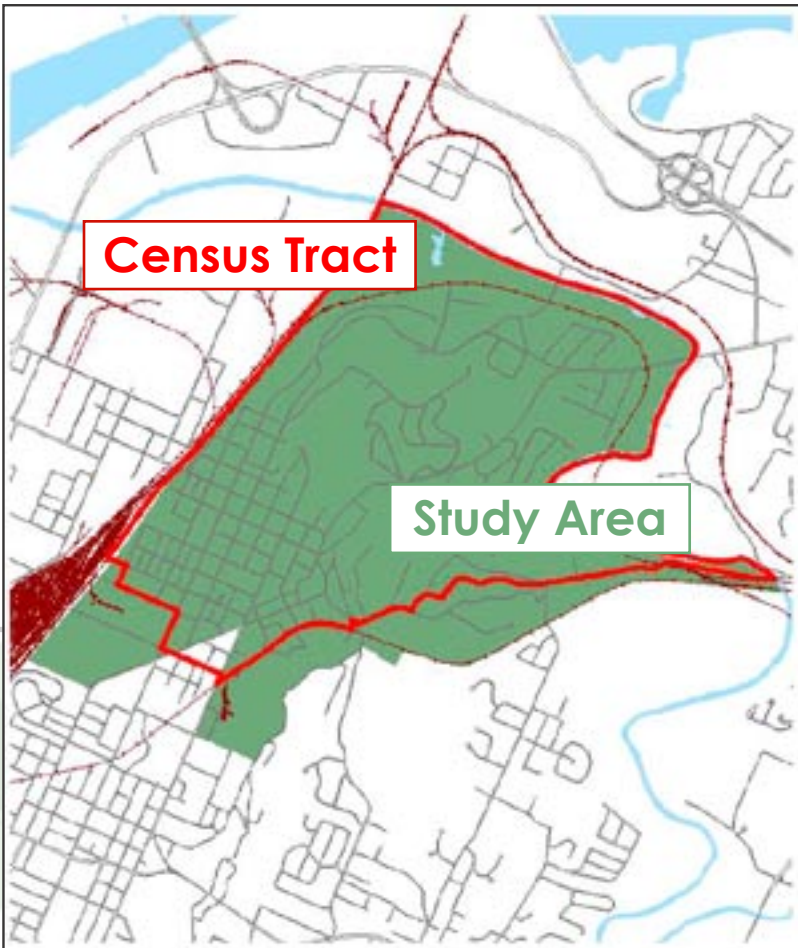
One of the most dramatic changes occurring in this area is the decline in White population and increase in Black population. In 1990, 50.0% of the population in Census Tract 1 was White and 49.8% Black. Ten years later, Whites accounted for 38.1% and Blacks 59.7%. This is a -23.9% percent change in White population and a 19.6% percent change in Black population. This change in racial composition is a continuation of a process that has been evident since the 1960 Census.

Income

According to the 2000 Census, average household income was \$39,127, up 82% from 1990. The City of Chattanooga's average household income was \$46,299 in 2000.

Housing

Of the total housing units 53% are owner-occupied, almost 35% are renter-occupied and 6.5% are vacant. This is similar to the City of Chattanooga as a whole which has 55% owner-occupied housing and 45% renter-occupied housing.



A census tract is an area the Census Bureau uses to track data.

The Census Tract shown in red approximates the boundary of the East Chattanooga Area and provides information on race, income, population and other demographic data.

Existing Development Patterns: Transportation

□ Roadway Network

East Chattanooga is served by three principal and four minor arterial roadways. They are:

Principal Arterials

- Dodson Ave
- Glass St
- Bonnie Oaks Dr

Minor Arterials

- N. Chamberlain Ave
- New York Ave
- Lightfoot Mill Rd
- Tunnel Blvd



Dodson Ave.

In addition to these roads, East Chattanooga is served by several miles of collector and local roads that vary in width and quality. The streets leading up the ridge are typically very narrow and in poor condition.

The presence of tractor-trailer trucks (semis, transfer trucks) traveling through the neighborhood is both a nuisance and safety concern for citizens. One reason is the extensive warehousing / wholesaling / industrial uses found not just in the study area but across the railroad yard along Amnicola Hwy. Another apparent reason for the travel is the lack of east-west arterial and collector streets within the study area.

□ Sidewalks

Sidewalks in East Chattanooga are primarily found along Dodson Ave. and east towards the ridge. Dodson Ave. and N. Chamberlain Ave. are the main north / south corridors with Stuart St. and Glass St. enhancing pedestrian movement east and west. Most of the sidewalks are in average condition, although in certain blocks cars have been parked on the sidewalk causing the concrete to settle and crack.

□ Shared Parking District

The Glass St. corridor is a Shared Parking District-only 1 of 6 in the city. This designation allows shared parking between land uses and is particularly useful in those commercial areas, such as Glass St., that were developed before most residents had automobiles. Upon meeting certain criteria, a business may share required parking with another business or organization. This allows a business with a limited parking area to provide adequate parking for its customers while meeting City standards.

□ Urban Overlay Zone

The southwestern portion of the study area– including the industrial areas along Wheeler St. and Crutchfield St. and the Glass St. commercial area– is part of the Urban Overlay Zone. Developed to help maintain the physical layout of the urban area, the overlay allows reduced parking for residential and non-residential uses. A reduction of up to 30% from the required parking standards may be obtained.

Existing Development Patterns: Natural Environment

□ Slope

The elevation ranges from below 660 feet along the river and South Chickamauga Creek, to above 1,000 feet on Missionary Ridge. The terrain is relatively level in the western portion of the study area with the exception of the steep slopes comprising Billy Goat Ridge north of Ridgecrest Dr. Missionary Ridge, including Sherman Reservation and N. Crest Rd., provides the rest of the steep topography for this area.



Ridgecrest Dr.

□ Flood

The low land bordering South Chickamauga Creek tends to lie in either the 100 or 500-year floodplain. A large portion of land south of the creek and north of the railroad tracks near Harrison Pike falls almost completely within the 100-year floodplain. The raised tracks provide some flood protection for the areas south of the rail line. There is also a swath of floodplain across Lightfood Mil Rd. that reaches south into Eastdale. Much of the property in all flood prone areas is currently vacant.



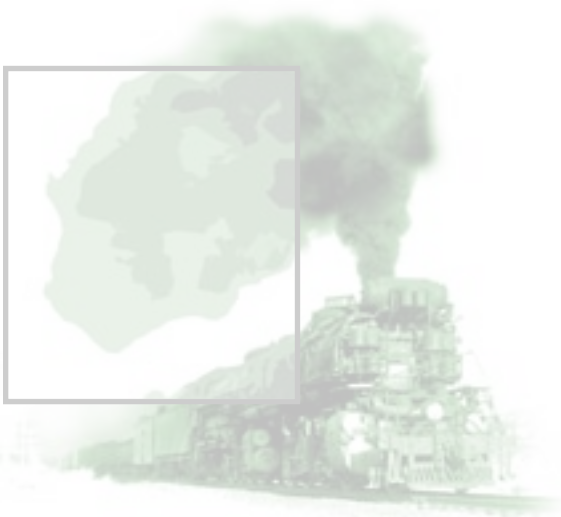
Recently Flooded Ditch

□ South Chickamauga Creek

South Chickamauga Creek gathers its waters near East Ridge and then flows through typical bottomland woods, passing the Chattanooga Metropolitan Airport, the Brainerd Levee and East Chattanooga as well as other urban, residential, and industrial areas. The creek empties its waters into the Tennessee River about two miles to the west of the study area's western-most boundary.



South Chikamauga Creek



Existing Development Patterns: Community Features

Portions of the study area along the South Chickamauga Creek are targeted for expansion of the South Chickamauga Greenway north to the Tennessee River. The expansion will become part of the City of Chattanooga Greenway Masterplan. The National Park Service maintains the Sherman Reservation at the northern tip of Missionary Ridge. The Sherman Reservation marks the area where Gen. William T. Sherman tried in vain to break through the Confederate eastern flank commanded by Gen. Patrick Cleburne in November of 1863. Monuments and plaques are presently displayed for interpretation.

An important asset to the community, and to the region as well, is the Tennessee Valley Railroad Museum. It is the largest operating railroad museum in the South. It was formed in 1959 after Chattanooga area rail fans became concerned about the disappearance of steam locomotives. In addition to maintaining a station, depot and rail yard, the facility operates several excursion trips throughout the region.

The East Chattanooga Recreation Center offers residents numerous amenities. The facility offers a full size gym, computer lab, game room, arts room, community meeting room, full kitchen, softball field, and playground. Recent renovations include the provision of space for a computer learning center, improved restrooms and an upgraded parking facility.



Churches and faith-based organizations are well represented throughout the study area. East Chattanooga is also home to two dynamic neighborhood groups. Through the years, the East Chattanooga and Glass Farms neighborhood associations have actively pushed for community improvement. They have worked hard to increase membership and boost its influence with city officials.

Existing Conditions-Land Use and Zoning:

The Regional Planning Agency maintains a county-wide record of each parcel's land use and zoning. Information about both is integral for plan development as land use descriptions detail how land is *currently being used* and zoning describes how land *may be used*.

Land use is a description of how land is occupied or utilized. However, zoning establishes regulations governing the use, placement, spacing and size of land and buildings. Zoning is a legal and enforceable part of the Chattanooga City Code and zoning regulations applicable to East Chattanooga are contained in the Chattanooga Zoning Ordinance. The document may be accessed online at www.chcrpa.org.



This church is on property zoned R-2 residential. Religious facilities may be developed in any zone.



The business shown above is a retail car sales establishment. It is zoned C-2 convenience commercial which allows almost any retail sales and service business.



The Railroad Museum is partly transportation use and partly a recreational attraction. It is zoned M-1 manufacturing- a designation appropriate for the intensity of the use.



This building is being used as a single-family residence. However, it is zoned M-1 manufacturing. This designation allows for many intensive industrial uses although no longer allows residential uses to be constructed. This house's use is "grandfathered".

Land Use Characteristics:

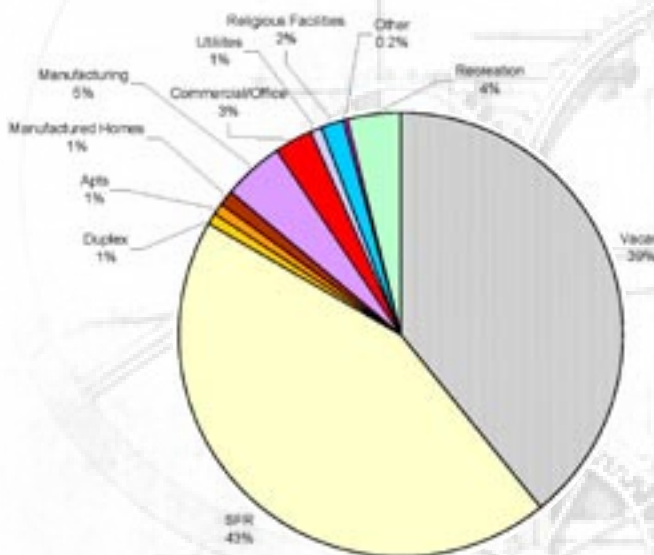
Most residential development is single-family homes

Most of the vacant land is found along the steep slopes near Ridgecrest Dr. and west of N. Crest Rd.

A concentration of Manufacturing / Industrial development is found bordering DeButts Railroad Yard, and along Wheeler Ave. Other similar uses are found along Lightfoot Mill Rd. and Dodson Ave.

Sherman Reservation is centrally located to this area and is the primary source of public open space. The East Chattanooga Recreation Center provides most of the active recreation opportunities.

There are no public schools within the study area.

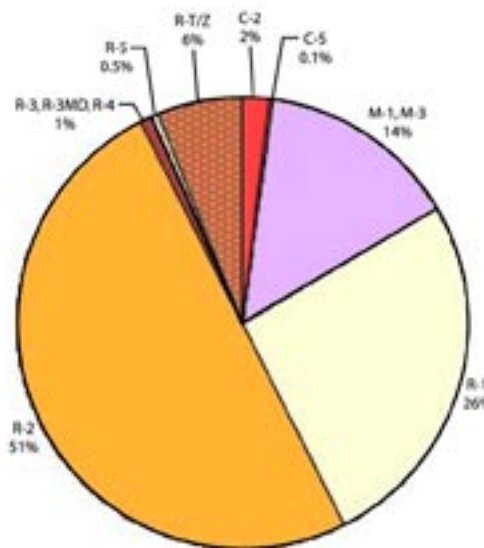


Zoning Characteristics:

Approximately 84.5% of the study area is zoned for residential development.

61% of the residential zoning allows for duplex development (R-2).

Commercial and Manufacturing zoning are scattered throughout the study area.



Existing Development Patterns: Land Use

□ **Residential**

Predominately, residential development in East Chattanooga is in the form of single-family homes with approximately 1560 houses within the area of study. While over 51% of the study area is currently zoned R-2 Residential, which allows for duplex development, there are only about 50 duplexes accounting for 100 housing units. Most of the existing duplexes are the result of the 1961 Revised Zoning Ordinance which zoned this area R-2. At that time, duplexes were permitted on lots of record which were 5,000 sq. feet or larger; currently, a duplex may be built on a lot of record that is 7,500 sq. feet or greater.

Battery Heights Apartments on Campbell St. with 144 units is the only large apartment complex. A single-wide manufactured home neighborhood- Bacon Mobile Home Park- on Boyce St. provides another 45 housing units. This park provides the majority of manufactured home development in the area.



A new single-family residential development is proposed for the pastureland west of Harrison Pike along South Chickamauga Creek. Although zoned for townhouses in June 2004, the developer plans approximately 140 homes with amenities such as boat docks and greenway connections.

One concern expressed by stakeholders was the quality and safety of recently constructed duplexes. All new construction is subject to a final inspection by the City of Chattanooga, Building Inspection Department. Each project is reviewed for satisfactory plumbing, gas, mechanical, building and electrical work. Community members also mentioned their concerns about duplexes being built with only one door accessing each unit. There is no requirement in international, national or local building codes to have more than one door for one or two-family dwellings. However, duplexes are required to have one egress window in each room used for sleeping purposes. Those windows are required to be of a certain width to allow escape during emergencies and to allow the entrance of emergency personnel. The duplexes toured by RPA staff during plan development met all of the minimum standards.



The conversion of single-family homes to duplexes is a trend in this portion of the city. These duplexes are harder to distinguish from one-family homes most likely causing land use statistics to be slightly skewed. These home conversions are often done without permits and often lack the required fire protection needed for multi-family housing.



House in Manufacturing District, Dodson Ave.

Commercial and Industrial:

Currently there are 196 parcels in this area that are partially or completely zoned for commercial or manufacturing development. Of those, 35 parcels are either vacant lots or have vacant buildings. Additionally, homes and churches are found on 45 parcels. Once again, this is an example of how land use differs from zoning.

The existing manufacturing zoning along Wheeler St. and Daisy St. is predominately being used by wholesale and warehouse uses with little vacant land. Pockets of vacant, manufacturing zoned land are located along Dodson Ave. and Roanoke Ave. near Wilder St. These pockets also contain quite a few residences.

The largest vacant land area zoned for manufacturing (M-1) is a parcel north of Bonny Oaks Dr. and south of South Chickamauga Creek. Almost 23 acres, a large portion of this parcel is slated for use as a passive park as a link in the proposed South Chickamauga Creek Greenway.

Most of the commercially-zoned parcels contain viable businesses. A variety of businesses line Bonny Oaks Dr. from Churchill Rd. to South Chickamauga Creek: a bait and tackle shop, auto and boat repair shops and some of the only offices in the study area. Further to the west along Bonny Oaks Dr, at New York Ave, exists a node of auto repair service and sales businesses. This intersection also has vacant parcels that are zoned commercial. However, the reason those parcels may not be developed is the steep slope to the south of Bonny Oaks Dr. /Campbell St.



Auto Sales, Campbell St.

Marine sales, a convenience store and bar occupy the intersection of Harrison Pike and Meadow Lane. One building there is unoccupied but there is little room at this location for much commercial expansion in the existing node.

The commercial area most important to the community is Glass St. While the study area defined for this plan only takes in the northern portion of the Glass St. commercial area, those businesses to the south will be included in this analysis. The maps on the next page show each parcel's zoning and its current land use.



Hamilton National Bank, 1955



Hamilton National Bank Building, 2004

Most of the available commercially-zoned property along Glass St. is occupied by sales and service enterprises. This includes hair salons, restaurants, furniture and resale stores and a chain rental store. There are several large vacant buildings including those at the intersections of Glass and North Chamberlain and Glass and Wheeler. The building, used until recently as a furniture store at the corner of Glass and Dodson, is slated to be occupied by a cooperative grocery and business incubator.

Several of the storefronts north of Glass and west of North Chamberlain are vacant. While a portion of the building may be occupied, there is still room available for commercial development. Additionally, several religious institutions are present in this area occupying space that may be used for commercial enterprises in the future.

Also evident on the maps are the residences scattered throughout the Glass St. area that are zoned for commercial uses.



ZONING



Residences along Glass Street

Glass Street Business District



LAND USE

Plan Recommendations

This section contains recommendations and the future land use plan for East Chattanooga 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.

Neighborhood Relations and Code Enforcement

East Chattanooga residents have voiced a variety of issues concerning community and codes enforcement. Illegal dumping, litter, and poor housing conditions are the top priorities.

◆ **Goal: Maintain community pride and improve aesthetics.**

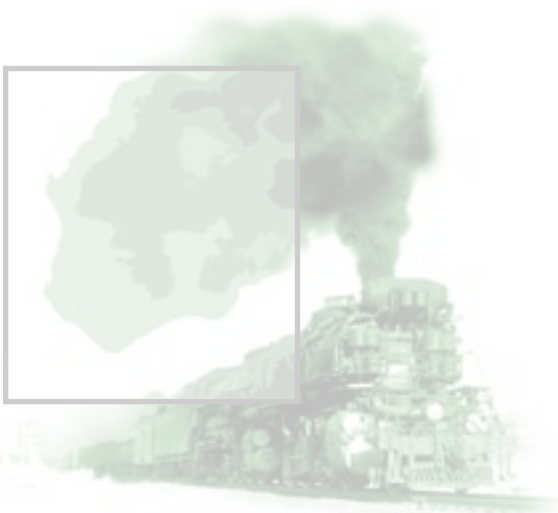
▶ **Recommendation:**

- ❑ Continue involvement with Neighborhood Relations and Support Services.
- ❑ Encourage residents to be proactive in enforcing the Minimum Housing Code, Anti-Litter Code and Abandoned or Discarded Vehicle Code.
- ❑ Residents can report violations to 311 or fill out a complaint form at <http://www.chattanooga.gov/neighserv/online-form/inquiry.htm>

◆ **Goal: Organize and strengthen businesses in East Chattanooga**

▶ **Recommendation:**

- ❑ Pursue development of an East Chattanooga Merchant's Association



Stormwater

With its close proximity to South Chickamauga Creek, the East Chattanooga area is within the South Chickamauga Creek watershed and is prone to both storm water and back water issues. Storm water management was mentioned as a concern of the residents.

These concerns were often expressed in conjunction with ditch maintenance with many residents expressing their frustration with the frequency of such maintenance. The City of Chattanooga's Public Works Department has the following policy regarding ditches:



WPA Ditch

1. Roadside ditches are on the City right-of-way (ROW) and are taken care of by City Wide Services. When a problem has been called in to 311, a work order is issued by Storm Water Management, and then placed in scheduling for the work to be completed.

2. Any ditch that flows across private property is the responsibility of the property owner to maintain. The City will remove any blockages in a ditch on private property, but any cutting and clearing for example is the responsibility of the property owner.

3. WPA ditches are maintained on a routine basis and the East Chattanooga area is scheduled for work to begin in October of this year. The WPA ditches in that area are cleaned once a year.

◆ **Goal: Educate community on storm water infrastructure and programs.**

▶ **Recommendation:**

- ❑ Encourage citizens to follow the guidelines set forth by the Residential Refuse Collection Policy.
- ❑ Promote residents to be proactive in keeping streets and drains clean.
- ❑ Have neighborhood organizations participate in Stormwater Management's community outreach education programs.

Planning Efforts

The residents of East Chattanooga have been involved in several planning projects over the past years. The two graphics below are examples of work that is a result of both their endeavors and public and private efforts.

◆ **Goal: Where appropriate, build upon existing plans.**

▶ **Recommendation:**

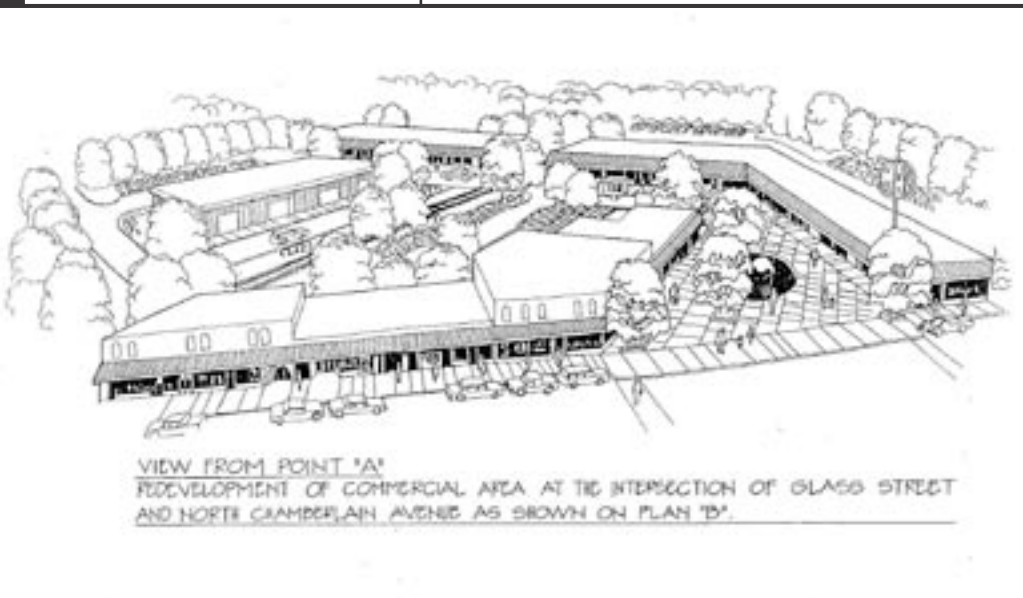
- Support appropriate land use recommendations in existing plans.

The land use plan contained in this document seeks to address some of the opportunities addressed in the District 9 Community Economic Development Planning Project particularly regarding enhancement of the Glass St. commercial corridor and greater control over duplexes. If needed, the Regional Planning Agency will provide assistance in District 9 efforts addressed at land use.



District 9 Planning Project (2002)

Glass Street Development /
Redevelopment Plan



Community Features

- ◆ **Goal: Improve aesthetics of Glass St. commercial corridor**
- ▶ **Recommendation:**
 - Encourage property owners to undertake façade improvements and improve general upkeep.

Much of the aesthetic improvements of the Glass St. business corridor are the responsibility of individual property owners. Building appearance, parking lot upkeep, and sidewalk cleanliness in front of the individual businesses are all tasks that need to be undertaken by the property owner.

While some form of public realm improvement may need to be considered in the future, most of the responsibility now lies with the Glass St. businesses themselves. As mentioned in the Neighborhood Relations and Code Enforcement section, the establishment of an East Chattanooga Merchant's Association may be the impetus needed to encourage improved appearance of the corridor.

Transportation

◆ **Goal: Strengthen existing sidewalk network**

▶ **Recommendation:**

- Fill “gaps” in the existing sidewalk network

RPA will provide this list of needed improvements identified in a field survey and by public input to the Department of Public Works:

Improvements are needed at:

Dodson Ave: south of Stuart St.

Dodson Ave: south of Wilder St.

Awtry St.: north of Glass St.

- Build upon existing network as needed

Public input was received that stressed the need for additional sidewalks in the East Chattanooga area. Several citizens responded to those remarks by commenting that most of the streets were wide enough to walk safely and often people parked on the existing sidewalks. As the need for sidewalks city-wide far outweighs the available funding for such, certain factors are examined when considering new sidewalk development. Certain criteria such as existing pedestrian use, proximity of schools and recreation opportunities, connectivity to existing sidewalks and / or greenways and availability of right-of-way are all considered.

The need expressed by the community as a whole was a connection from Battery Heights Apartments on Campbell St. to Dodson Ave. Their request and neighborhood petition desires safe access for primarily the children and elderly that walk from the apartments to catch the CARTA or school bus or to the shopping facilities on Glass St. and Dodson Ave.



This plan recommends an alternative to the neighborhood's plan and petition. Rather than construction of five blocks of sidewalks along Wilder St., the alternative is to get pedestrians along Campbell St. south to Stuart St. An additional block of new sidewalks between Noa St. and Campbell St. will provide a seamless connection to N. Chamberlain Ave. and Dodson Ave. This limits the need for an additional four blocks of new sidewalk construction which could make the project cost prohibitive.

Stakeholders' main interest in sidewalk construction on Wilder St. was that school buses used this location to pick up students. The neighborhood organizations could consider asking the school service providers to run their route along Stuart St. to take advantage of the existing sidewalks as the CARTA buses do.

It is imperative that any new sidewalks locations be safe for pedestrians. While the Regional Planning Agency provides recommendations for suitability, it is appropriate that the Public Works Department give another level of review for safety—particularly along the narrow curve on Campbell St.

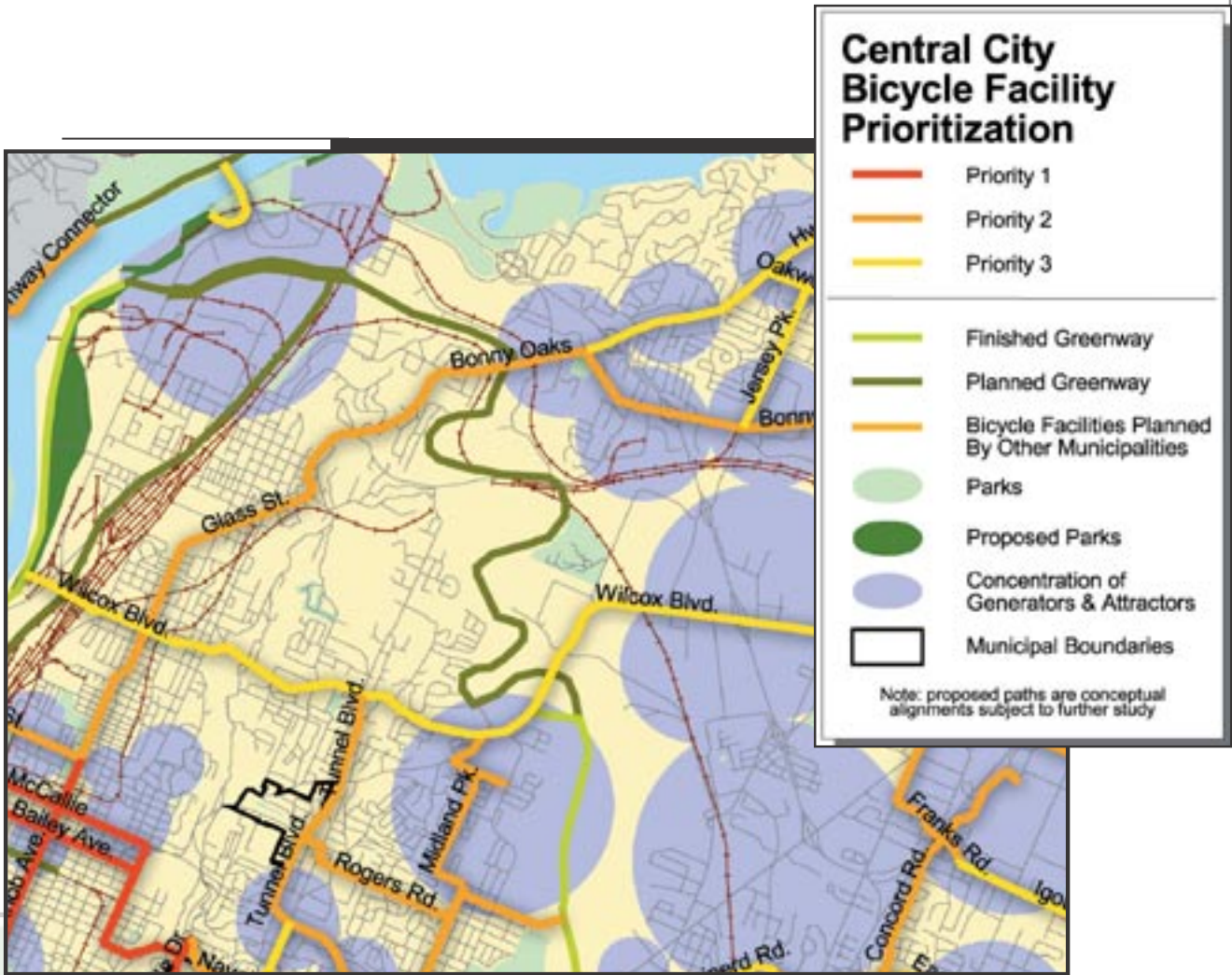


□ Expand Glass St. Shared Parking District

As additional commercial businesses are developed along Glass St., the Regional Planning Agency will seek to expand the Shared Parking District. This will assist new businesses with limited on-site parking.

- Encourage Chattanooga Urban Area Bicycle Facilities Master Plan implementation

The East Chattanooga Area Plan, in conjunction with the Chattanooga Urban Area Bicycle Task Force, recommends long-term implementation of the Bicycle Master Plan in regards to the facilities along Glass St., Bonny Oaks Dr. and the South Chickamauga Creek Greenway. As noted in the plan, proposed paths are subject to further study. Any commercial, residential or recreation development should be taken into account and facilities realigned if needed.



The Land Use Plan shall use the following categories:

Land Use Plan Categories

These categories are used to generally describe appropriate land use for designated areas. Many of the residential categories are tied to density. Density is the number of dwelling units per acre and is a measure of the appropriate number of residences based on their impact on the surrounding community.

Single Family Residential
Detached single-family dwellings.

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.

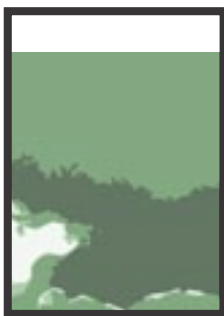
High-Density Residential
Single family dwellings, townhouses, patio homes, two, three, four and multi-family dwellings.

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.

Recreation / Open Space
Parks, Recreation, Greenway



❖ **Land Use Plan Recommendations**

- ◆ **Goal: Maintain residential integrity while supporting appropriate residential and commercial development.**

Recommendation:

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

The Land Use Plan recommends Low-density Residential for the area currently zoned R-2 Residential. Although most of the residential area allows for duplex development, there are approximately 1560 detached single-family residences with about 50 duplexes scattered throughout. There are approximately 356 parcels in the study area that are able to have duplexes constructed on them. Of these lots, 79 can be subdivided, meet the current standard of 9,500 sq. feet lot size, and be developed with two or more duplexes. If, over time, the vacant parcels were developed, this would allow an additional 712 residential units at a minimum.

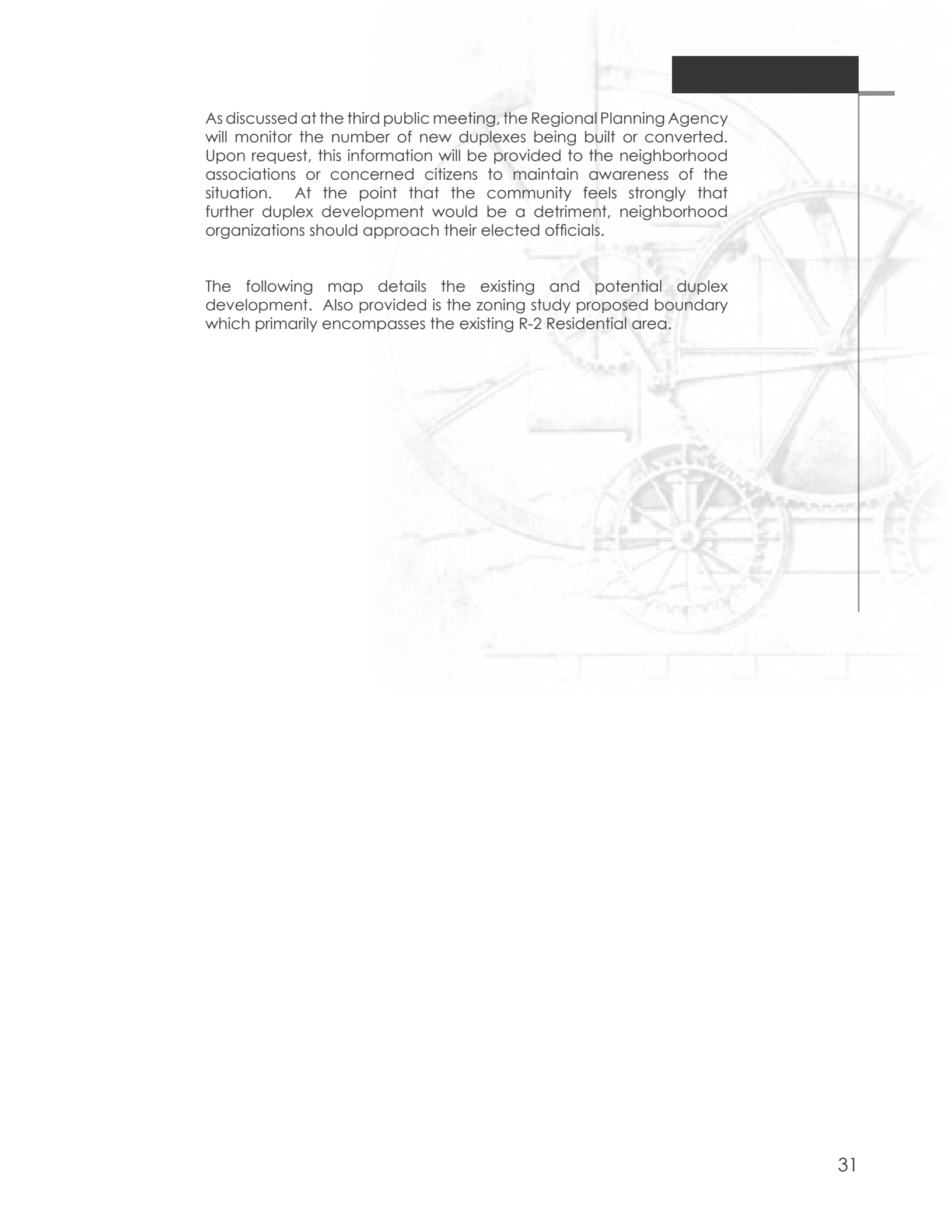
There is not a “magic number” or “threshold” at which the number of duplexes to single-family residential causes an imbalance in an area. As seen by the opposition to continuing duplex development in the recently completed Avondale plan, there is a level at which residents feel any further duplex development is considered a disservice to the community. Based on stakeholder input and RPA's own field surveys and statistics, East Chattanooga has not seen the past and current level of duplex construction that its neighbors south of Glass St. have. However, discussion held at both the plan public meetings and with individual neighborhood organization representatives, point to the fact that there is a concern about the prevalence of two-family dwellings and a desire to prevent the saturation seen in Avondale.

In response to this feedback, the East Chattanooga Land Use Plan recommends that the existing R-2 Residential Zone be considered for Low-density Residential. This category reflects the current condition of primarily single-family detached residences with two, three and four family dwellings and apartments scattered throughout the area.

- Conduct zoning study at the appropriate time if needed.

A zoning study can rezone appropriate properties or areas from R-2 Residential to R-1 Residential although analysis may reveal that certain areas are most appropriate for R-2 Residential zoning and potentially further duplex development. Should some properties be rezoned to R-1 through the zoning study process, applicants may still seek R-2 rezoning requests in order to construct new duplexes or convert existing single-family homes. However, upon seeking a rezoning, RPA staff and the Planning Commission are able to give a tighter review to the proposed development and the neighborhood has the opportunity to provide public input.





As discussed at the third public meeting, the Regional Planning Agency will monitor the number of new duplexes being built or converted. Upon request, this information will be provided to the neighborhood associations or concerned citizens to maintain awareness of the situation. At the point that the community feels strongly that further duplex development would be a detriment, neighborhood organizations should approach their elected officials.

The following map details the existing and potential duplex development. Also provided is the zoning study proposed boundary which primarily encompasses the existing R-2 Residential area.

- Contain commercial uses to existing nodes.

Appropriate commercial uses should remain confined to existing nodes. This plan does not recommend new locations for commercial development although an expansion of commercial uses at certain locations is appropriate.

Expansion of commercial uses at nodes is not encouraged at Harrison Pike and Meadow Lane, Lightfoot Mill Rd. and Bonny Oaks Dr. / Campbell St. or at Bonny Oaks Dr. east of Churchill Rd.

Focus Area 1, Dodson Ave:

Currently, a portion of Dodson Ave. south of Elmendorf and north of Bachman is zoned for high-intensity manufacturing uses (M-1 Manufacturing). There are three manufacturing operations in this area with the rest of the parcels containing homes or a variety of commercial uses. This corridor is recommended for expansion to allow for commercial development on three parcels west of Dodson Ave. between Cushman St. and Bachman St. Additionally, this land use plan recommends that the Dodson Ave. area is more appropriate for commercial development and any additional rezonings in this area should conform to the plan's intent.



Convenience Store, Dodson Ave.

Focus Area 2, Glass St.:

The commercial area of Glass St. is recommended to extend no further than Awtry St. to the east. Currently, there is a parcel zoned for and being used for a commercial business, but any further encroachment of commercial east along Glass St. in this direction will begin to negatively impact the residential portion of that corridor.

However, the land use plan recommends that all properties facing Glass St. between Awtry St. and Dodson Ave. be part of the existing Medium Business Mix. This includes seven parcels north of Glass St. between Taylor St. and Wheeler St. currently zoned R-2. Additionally, the properties facing N. Chamberlain Ave. to the east and north of Latta St. are recommended to be part of the Medium Business Mix.

Any new development along Glass St. should maintain the existing urban form: including buildings close to the street and parking to the rear.

Focus Area 3, Lightfoot Mill Rd:

The East Chattanooga Land Use Plan also recommends an expansion of Heavy Business Mix—allowing such uses as retail, warehousing and wholesaling and other similar businesses—along Lightfoot Mill Rd. near the existing junkyard and auto repair shop. This is the only expansion of light industry recommended for the East Chattanooga area.



◆ **Goal: Maintain existing and consider expansion of existing open / green space**

▶ **Recommendation:**

- Explore opportunities for connections to the South Chickamauga Creek Greenway

The East Chattanooga Area Plan does not seek to identify specific parcels for preservation of open space. However, a location between the National Park Service's Sherman Reservation and the South Chickamauga Creek Greenway would be ideal. If an additional open space area were established, it could eventually provide an extra anchor for a pedestrian corridor through the area. It could also allow for the much-needed protection of slope and tree canopy that would curb negative impacts to the residential community

- Protect the steep slope north of Sherman Reservation.

Though currently zoned C-2 Commercial, several properties north of Sherman Reservation should be considered for preservation. Sherman Reservation is at the top of this ridge and erosion is causing degradation of the slope. The National Park Service has obtained ownership of one parcel along Campbell St. and should consider purchasing another parcel on the same slope if the erosion does continue. This area could also be considered as a connection from Sherman Reservation north towards the South Chickamauga Creek Greenway.



Complete SWOT
Feedback

2000 Census
Information

APPENDIX

SWOT Comments

Below is a list of all comments received at the May 25th Public Meeting

Strengths

Close Proximity:

- Good location
- Close proximity (to shopping/work locations)
- Good location (center point)
- Close to police department & many hospitals
- Riverpark is close by
- Close to hospital

Neighborhood:

- Less empty houses
- Home repairs
- Less trash on the streets
- More community involvement
- Home ownership
- New homes going up
- Strong Neighborhood Associations
- Close/helpful neighbors/community
- Growing number of concerned citizens
- Good racial balance/relations ("melting pot"); includes Hispanic population
- New homes and businesses
- Coop. Grocery
- Little traffic congestion
- City is trying to keep neighborhood clean (code enforcement)

Police:

- Low crime in some areas
- Police presence (improved)
- Citizens Police Academy
- Police check on elderly (Oasis Program)/Officer Larry Guthrie

Weaknesses

Nuisances:

- Loud music
- Barking dogs
- Problems with auto repair in yards- too many vehicles

Traffic:

- Fast driving
- Running stop signs
- Transfer trucks driving through the neighborhood and almost hitting homes
- Wilder, Campbell and Glass Streets

Crime:

- Drugs / Sandy's store
- Gangs standing on the corner

Sidewalks:

- Need sidewalks: Elmendorf & Taylor St.
- Need sidewalks – 2700 block Orchard Knob; Curtis St.
- Need curbs

Opportunities

Commercial:

Small business
(banks, gas station, grocery store, deli, pharmacy)
Face-lift the strip on Glass Street
Existing business strip
Redevelopment of vacant lots

E. Chatt. Merchant's Association (Pam Bowman will assist) job/mentoring program
Commercial land available ; vacant for small businesses
Co-op. will allow residents to shop in community
Parking off Glass Street
Business redevelopment along Dodson between Stuart St. and Elmendorf St.

Residential:

Real estate development – slow but happening
Vacant lot – new homes; affordable homes

Other:

Green space
Police support
Bring elderly into different programs at Rec. Center
(home base); new co-op could have meetings here
Need community clean-up- maybe have a central "collection point" for waste

Threats

Codes:

Run down houses & businesses
Dumping

Police:

Polices response not timely
Drugs!!!
Speeding in the neighborhood
Crack houses & noise from emergency vehicle sirens on Taylor & Elmendorf
Cars with loud radios

Commercial/Residential:

Multi-family housing – investors
Lounges & liquor
Need to strengthen single family housing; Need to mirror N. Chattanooga
Where you can build a SFR
Section 8 homes (see them in flood plains)
To many clubs/joints
Zoning variance for duplexes
Grandfathered in businesses (codes vs. uses)
Lack of commercial development

Other:

Unemployment
Lack of street lighting (too old or burnt out)
Need to strengthen education programs at the Rec. Center
Need standard process for commercial properties (example: Lockwood)
Storm water runoff
Noa/Wilder St. ditch- City needs to clean out

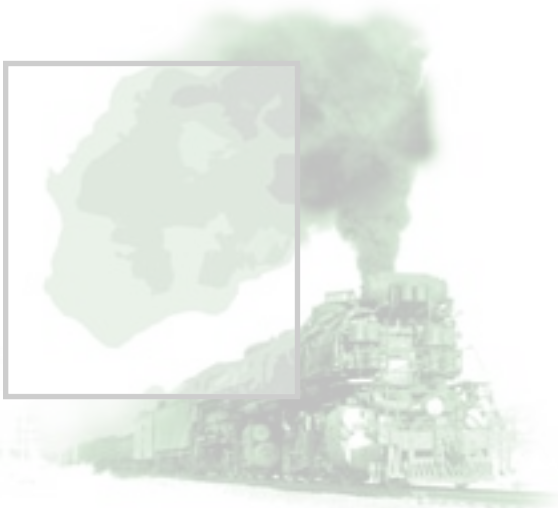


Population Demographics										
									Percent Change	
	1990 Census		2000 Census		2003 Estimate		2008 Projection		1990 to 2000	2003 to 2008
Total Population	4,099		4,092		4,058		4,019		-0.20%	-1.00%
Population Density (Pop/ Sq Mi)	1,804.00		1,801.00		1,786.00		1,768.80		-0.20%	-1.00%
Total Households	1,587		1,602		1,605		1,613		0.90%	0.50%
Population by Gender:										
Male	1,929	47.10%	1,934	47.30%	1,928	47.50%	1,921	47.80%	0.30%	-0.40%
Female	2,170	52.90%	2,158	52.70%	2,130	52.50%	2,098	52.20%	-0.60%	-1.50%
Population by Race/Ethnicity										
									Percent Change	
	1990 Census		2000 Census		2003 Estimate		2008 Projection		1990 to 2000	2003 to 2008
White	2,049	50.00%	1,560	38.10%	1,550	38.20%	1,537	38.20%	-23.90%	-0.80%
Black	2,041	49.80%	2,441	59.70%	2,417	59.60%	2,390	59.50%	19.60%	-1.10%
American Indian or Alaska Native	3	0.10%	15	0.40%	15	0.40%	15	0.40%	400.00%	0.00%
Asian	5	0.10%	9	0.20%	9	0.20%	9	0.20%	80.00%	0.00%
Some Other Race	1	0.00%	22	0.50%	22	0.50%	22	0.50%	2100.00%	0.00%
Two or More Races			45	1.10%	45	1.10%	46	1.10%		2.20%
Hispanic Ethnicity	10	0.20%	43	1.10%	51	1.30%	67	1.70%	330.00%	31.40%
Not Hispanic or Latino	4,089	99.80%	4,049	98.90%	4,007	98.70%	3,952	98.30%	-1.00%	-1.40%

Population by Age										
									Percent Change	
	1990 Census		2000 Census		2003 Estimate		2008 Projection		1990 to 2000	2003 to 2008
0 to 4	255	6.20%	244	6.00%	266	6.60%	273	6.80%	-4.30%	2.60%
5 to 13	537	13.10%	595	14.50%	555	13.70%	537	13.40%	10.80%	-3.20%
14 to 17	246	6.00%	273	6.70%	243	6.00%	225	5.60%	11.00%	-7.40%
18 to 24	384	9.40%	345	8.40%	361	8.90%	351	8.70%	-10.20%	-2.80%
25 to 34	586	14.30%	538	13.10%	526	13.00%	513	12.80%	-8.20%	-2.50%
35 to 44	620	15.10%	631	15.40%	585	14.40%	527	13.10%	-5.60%	-9.90%
45 to 54	415	10.10%	591	14.40%	592	14.60%	573	14.30%	42.70%	-3.20%
55 to 64	417	10.20%	378	9.20%	430	10.60%	502	12.50%	3.10%	16.70%
65 to 74	388	9.50%	286	7.00%	283	7.00%	300	7.50%	-27.10%	6.00%
75 to 84	195	4.80%	166	4.10%	170	4.20%	171	4.30%	-12.80%	0.60%
85+	57	1.40%	45	1.10%	47	1.20%	47	1.20%	-21.10%	0.00%
Median Age:										
Total Population	35.6		35.9		36.5		37.2			
Households by Income										
									Percent Change	
	1990 Census		2000 Census		2003 Estimate		2008 Projection		1990 to 2000	2003 to 2008
\$0 - \$15,000	680	42.80%	476	29.70%	458	28.50%	410	25.40%	-32.60%	-10.50%
\$15,000 - \$24,999	351	22.10%	286	17.90%	260	16.20%	223	13.80%	-25.90%	-14.20%
\$25,000 - \$34,999	215	13.50%	229	14.30%	244	15.20%	272	16.90%	13.50%	11.50%
\$35,000 - \$49,999	230	14.50%	225	14.00%	212	13.20%	200	12.40%	-7.80%	-0.50%
\$50,000 - \$74,999	91	5.70%	279	17.40%	291	18.10%	302	18.70%	219.80%	3.80%
\$75,000 - \$99,999	22	1.40%	34	2.10%	59	3.70%	107	6.60%	168.20%	81.40%
\$100,000 - \$149,999	0	0.00%	42	2.60%	46	2.90%	51	3.20%	N/A	10.90%
\$150,000 +	0	0.00%	31	1.90%	35	2.20%	48	3.00%	N/A	37.10%
Average Hhld Income	\$21,452		\$39,127		\$41,519		\$46,636		82.40%	12.30%
Median Hhld Income	\$18,154		\$26,107		\$27,739		\$31,293		43.80%	12.80%
Per Capita Income	\$8,306		\$15,307		\$16,421		\$18,717		84.30%	14.00%

Employment and Business										
									Percent Change	
	1990 Census		2000 Census		2003 Estimate		2008 Projection		1990 to 2000	2003 to 2008
Age 16 + Population	3,206		3,109		3,093		3,075		-3.00%	-0.60%
Employed	1,633	50.90%	1,686	54.20%	1,677	54.20%	1,669	54.30%	3.20%	-0.50%
Unemployed	208	6.50%	118	3.80%	119	3.90%	120	3.90%	-43.30%	0.80%
In Armed Forces	0	0.00%	0	0.00%	0	0.00%	0	0.00%	N/A	N/A
Not In Labor Force	1,365	42.60%	1,305	42.00%	1,297	41.90%	1,286	41.80%	-4.40%	-0.80%
Number of Employees (Daytime Pop)					600					
Number of Establishments					105					
Emp in Blue Collar Occupations			1,005	60.60%						
Emp in White Collar Occupations			654	39.40%						
Housing Units										
									Percent Change	
	1990 Census		2000 Census		2003 Estimate		2008 Projection		1990 to 2000	2003 to 2008
Total Housing Units	1,783		1,823		1,825		1,836		2.20%	0.60%
Owner Occupied	979	54.90%	970	53.20%	979	53.60%	994	54.10%	-0.90%	1.50%
Renter Occupied	608	34.10%	632	34.70%	626	34.30%	619	33.70%	3.90%	-1.10%
Vacant	194	10.90%	221	6.50%	220	12.10%	223	12.20%	13.90%	1.40%

Vehicles Available										
									Percent Change	
	1990 Census		2000 Census		2003 Estimate		2008 Projection		1990 to 2000	2003 to 2008
Average Vehicles Per Household	1.41		1.67		1.65		1.66		18.80%	0.80%
0 Vehicles Available	302	19.00%	206	12.90%	199	12.40%	199	12.30%	-31.80%	0.00%
1 Vehicle Available	599	37.70%	602	37.60%	603	37.60%	604	37.40%	0.50%	0.20%
2+ Vehicles Available	688	43.40%	794	49.60%	796	49.60%	810	50.20%	15.40%	1.80%
Marital Status										
									Percent Change	
	1990 Census		2000 Census		2003 Estimate		2008 Projection		1990 to 2000	2003 to 2008
Age 15+ Population	3,263		3,191		3,361		3,129		-2.20%	-6.90%
Married, Spouse Present	1,479	45.30%	1,291	40.50%	1,316	39.20%	1,200	38.40%	-12.70%	-8.80%
Married, Spouse Absent	100	3.10%	140	4.40%	186	5.50%	164	5.20%	40.00%	-11.80%
Divorced	485	14.90%	574	18.00%	274	8.20%	248	7.90%	18.40%	-9.50%
Widowed	360	11.00%	266	8.30%	610	18.10%	600	19.20%	-26.10%	-1.60%
Never Married	838	25.70%	920	28.80%	975	29.00%	917	29.30%	9.80%	-5.90%



Educational Attainment										
									Percent Change	
	1990 Census		2000 Census		2003 Estimate		2008 Projection		1990 to 2000	2003 to 2008
Age 25+ Population	2,678		2,527		2,633		2,631		-5.60%	-0.10%
Grade K - 8	539	20.10%	295	11.70%	300	11.40%	303	11.50%	-45.30%	1.00%
Grade 9 - 12	695	26.00%	670	26.50%	784	29.80%	781	29.70%	-3.60%	-0.40%
High School Graduate	774	28.90%	777	30.70%	789	30.00%	786	29.90%	0.40%	-0.40%
Some College, No Degree	435	16.20%	472	18.70%	457	17.40%	456	17.30%	8.50%	-0.20%
Associates Degree	95	3.50%	130	5.10%	126	4.80%	126	4.80%	36.80%	0.00%
Bachelor's Degree	91	3.40%	129	5.10%	126	4.80%	127	4.80%	41.80%	0.80%
Graduate Degree	49	1.80%	54	2.10%	51	1.90%	52	2.00%	10.20%	2.00%

