

RESOLUTION NO. 29402

A RESOLUTION ADOPTING A LAND USE PLAN FOR THE SOUTH BROAD DISTRICT STUDY, A VISION FOR REVITALIZATION, IN AN EFFORT TO ESTABLISH A PUBLIC VISION FOR THE FUTURE OF SOUTH BROAD STREET, THE WHELAND FOUNDRY/US PIPE SITE, AND SOUTHSIDE GARDENS NEIGHBORHOOD.

WHEREAS, the South Broad District Study area is bounded by the right-of-way of Interstate 24 and Highway 27 on the north, the Tennessee River to the west, and a rail line and Chattanooga Creek to the southern and eastern boundary of the district; and

WHEREAS, current and previous planning policy, current zoning regulations, and a market analysis were assessed to determine how these elements might impact new planning and design for the study area; and

WHEREAS, the South Broad Zoning Study is the result of a collaborative planning process involving residents and representatives from various neighborhoods, businesses, Chattanooga City Council and other organizations participating in steering committees, hands-on visioning sessions, stakeholder meetings, work-in-progress presentations, charrettes and other outreach methods; and

WHEREAS, the Study includes two types of plans that help establish the vision of the community; and

WHEREAS, the Framework Plan illustrates the specific policies related to land use, development character, mobility, and open space and includes 1) district-wide recommendations that are more general and intended to establish how the different policies of the Framework Plan work together to promote an inclusive and complete district and 2) area-specific

recommendations that provide more detailed information for each unique location within the district; and

WHEREAS, the Illustrative Plan illustrates how development might occur according to the vision for the district; and

WHEREAS, this document identifies a set of strategies to assist the community in implementing the ideas and recommendations from the South Broad District Study; and

WHEREAS, the Chattanooga-Hamilton County Regional Planning Agency held a public meeting to review the draft plan on February 26, 2018; and

WHEREAS, the Chattanooga-Hamilton County Regional Planning Commission, after review, recommended that the Chattanooga City Council adopt the South Broad District Study to guide the long-term redevelopment and revitalization of Chattanooga's South Broad District; 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

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby adopting a Land Use Plan for The South Broad District Study, A Vision for Revitalization, in an effort to establish a public vision for the future of South Broad Street, the Wheland Foundry/US Pipe Site, and Southside Gardens Neighborhood.

The Land Use Plan is located at <http://southbroaddistrict.org>.

ADOPTED: April 10, 2018

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