October 24th, 2024 Q and A

Due to technical difficulties, the recording for the webinar did not save. Below are the questions and answers shared during the presentation.

Q. Comments are being closed on Nov 15th. Can you please extend time to get comments in? It takes the community awhile to even become aware this stuff exists.

We will remove the deadline.

Q. How will the feedback being submitted impact the designs when it is so near approval?

Previous community input was used to determine the plan's direction and big ideas in each area. Feedback gathered in this round, prior to the adoption process, will be used to help establish priorities for implementation and for potential adjustments to the Place Type policy maps in specific locations.

Plan Chattanooga is slated to be placed on the January 13th agenda of the Chattanooga-Hamilton County Regional Planning Commission for action. Should the Regional Planning Commission provide a recommendation to Chattanooga City Council at that meeting, action by Council would not occur until February.

Hopefully this schedule provides enough time for review and input.

Q. How will Monday's meeting be different than this meeting?

The in-person event on Monday, October 28 (10/28/2024) will be an open house format with stations setup for each plan area. You can review the plan in more detail, speak one-on-one with the planning team, and provide written input/feedback at your own pace.

Q. Does this link with Mayor's "One Chattanooga Plan"?

Plan Chattanooga is intentional in its connection to the One Chattanooga strategic framework. Plan Chattanooga was developed to support the goals of One Chattanooga with policies, projects, and programs about physical development and infrastructure in our city. It addresses the "where" and "how" to "ensure affordable housing choices for all Chattanoogans," to "improve local Infrastructure," and more.

Q. Where can we find recordings of these meetings? I have seniors in my community that lack digital literacy and need more support.

Recordings and transcripts will be posted and shared by 10/25/2024.

Q. Backpedaling here- how did this plan come to exist?

A countywide Comprehensive Plan, created in 2015, included broad goals and recommendations for different levels of development intensity across all of Hamilton County. Numerous other plans and studies have focused on specific neighborhoods, but most of them are now 10 to 20 years old. Additionally, many areas of the city have no plan and lack clear policy about growth, conservation, and development. Once adopted, the new plans will replace those old neighborhood plans, providing coverage for the entire city, and becoming the new policy guides for physical development, land use, and transportation. Planning is about good stewardship, and there is never a better time than now to prepare for the future.

Q. Are the place types equivalent to form based code?

Place Types are designated with future development patterns in mind. They reflect whether the community vision and adopted plan identifies an area for significant change, gradual transformation, or preservation with little change. Other factors, such as the surrounding or existing zoning, proximity to Centers, schools or parks, the location of natural resources, necessary infrastructure, and public services are considered.

Zoning, including Form-based Code zoning, is used in part to help implement the plan recommended Place Types. For some Place Types it would take a combination of multiple zones to fully implement the recommended Place Type development pattern.

Q. Does this replace the Area 3 Plan? A lot of folks in the neighborhood put effort into that plan and view it as very valid. -- This is Perrin BTW.

This plan incorporates most of the Area 3 plan from 2020 but updates some recommendations based upon policies the city has adopted since 2020. For example, the Urban Residential was redefined based on the city adopting a policy allowing accessory dwelling units (ADUs) thoughout the city.

Q. Will the new zoning categories be presented to City Council at the same time as this plan?

Plan Chattanooga and the new proposed equivalent zoning map are currently (as of October 2024) on different schedules.

As of now, the proposed equivalent zoning map is schedule for action by the Chattanooga-Hamilton County Regional Planning Commission at their November 18, 2024 meeting. Plan Chattanooga is slated for their January 13, 2025 meeting.

Just a reminder that the new zoning map will transition property from old to new zoning regulations. The intent is to apply the new zoning categories to property with the zone most similar to the zone currently in place.

More on the new zoning ordinance and proposed zoning map can be found here: https://storymaps.arcgis.com/stories/dcb5eb4843a044068f56c013e1fef9ab

Q. I'm seeing roads mapped that do not currently exist. These are on heavily sloped and wooded areas in existing neighborhoods. Please speak to these.

We will need to look into this further. The plans should only show existing streets. Concept diagrams could show new street connections but are only suggested examples. Please comment on the map, or visit us on Monday 10/28 at the Downtown Library, or call us at (423) 643-5900.

Q. What is being done to protect Chattanooga's canopy in neighborhoods that are being impacted by development and the new zoning code.

The Citywide Framework chapter includes an objective to "Protect and grow the urban tree canopy." Actions under that objective include: establishing development credits or incentive programs for preservation of existing trees, and developing a priority tree planting program in the public right-of-way. The City of Chattanooga in the process of updating its Tree Protection Ordinance.

Additionally, the objective "protect ridges and steep slopes" contains several related action items including defining a special permit process for reviewing projects in steep slopes, and preparing a set of development standards that apply to steep slopes.