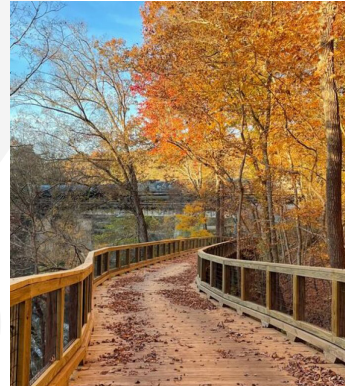




# PLAN CHATTANOOGA

*shaping quality places together*



Draft  
05/08/26

## IMPLEMENTATION COMPREHENSIVE PLAN



# HOW TO USE THE PLAN

This Comprehensive Plan is a long-term policy guide. Implementation will involve a host of departments, boards and commissions, non-profits, businesses, other jurisdictions, and citizens. This chapter includes guidance on managing and using the Plan, a list of objectives or big ideas that support the goals, and a set of action items to support each goal. The Plan is intended to be used on a regular basis as public and private decisions are made concerning development, redevelopment, capital improvements, economic incentives, and other matters affecting the City of Chattanooga. The following is a summary of how decisions and processes should align with the goals and actions of the Plan.

## **ANNUAL WORK PROGRAMS AND BUDGETS**

Individual departments, administrators, boards, and commissions should be cognizant of the recommendations of the Plan when preparing annual work programs and budgets.

## **DEVELOPMENT APPROVALS**

Administrative and legislative approvals of development proposals, including rezonings and subdivision plats, should be a central means of implementing the Plan. Land Use decisions should reference relevant Plan recommendations and policies. The zoning code and subdivision regulations should be updated in response to regulatory strategies presented in the Plan.

## **CAPITAL IMPROVEMENT PLAN**

The City's formal Capital Improvement Plan (CIP) should be consistent with the Plan's recommendations.

## **ECONOMIC INCENTIVES**

All economic incentive programs should be reviewed to ensure consistency with the recommendations of the Plan.

## **PRIVATE DEVELOPMENT DECISIONS**

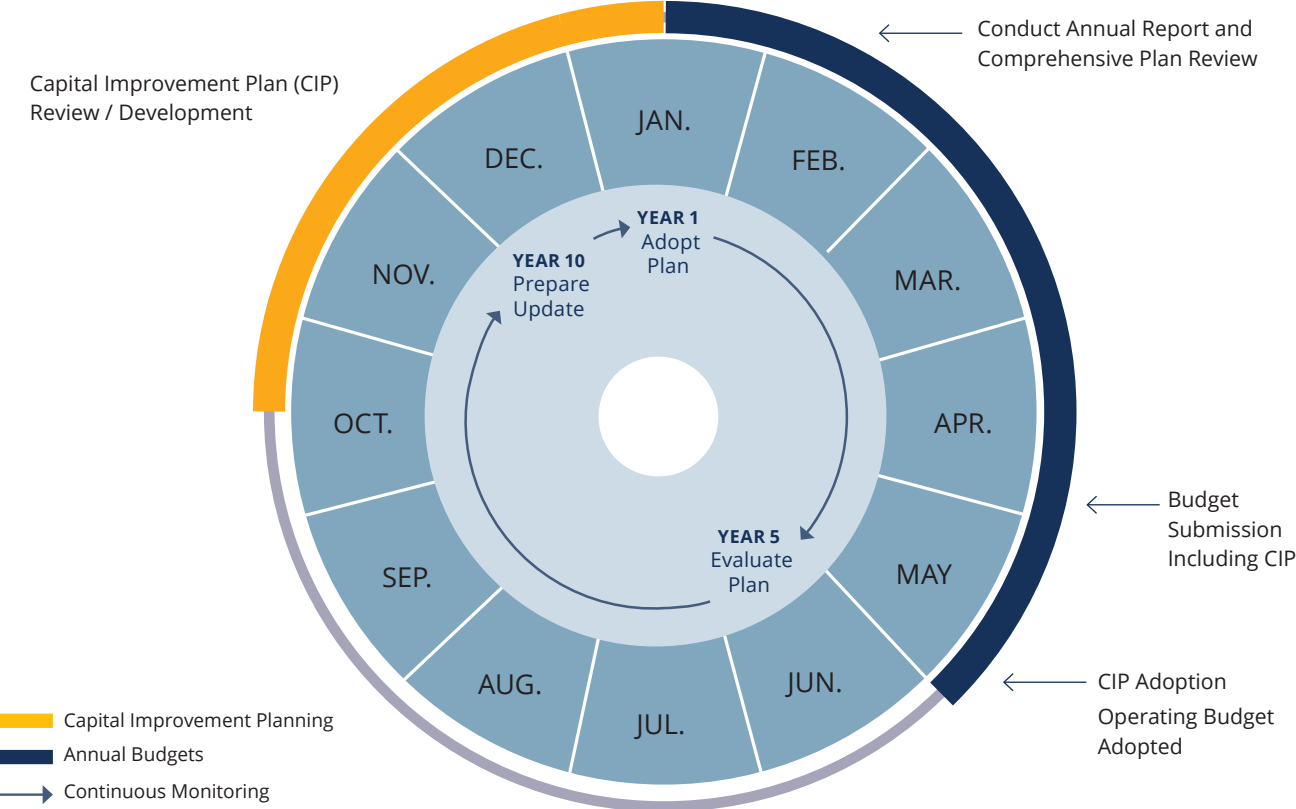
Property owners and developers should consider the goals and strategies of the Plan in their land-use planning and investment decisions. Public decision-makers will be using the Plan as a guide in their development deliberations such as zoning matters and infrastructure requests. Property owners and developers should be cognizant of and design projects that complement the Plan's recommendations.

## **CONSISTENT INTERPRETATION**

All partners, including staff and elected and appointed officials, will collaborate to ensure clear and consistent interpretation of the major items in the plan.

# UPDATING AND TRACKING

The diagram below illustrates the timeline that will be used for implementation and maintenance of the Plan. It also shows how major milestones are connected to annual city processes. The Plan should be assessed for progress and effectiveness according to this timeline. If changes or opportunities arise, those should be integrated into the management cycle.



## ANNUALLY

- » Prepare an assessment of what’s been done to implement the Plan (annual progress report) and an assessment of where new development is happening.
- » Evaluate all rezonings that have been approved over the past year and assess whether changes are needed to the Place Type map to reflect recent development.
- » Reference the Plan while preparing departmental work programs, budgets, and capital improvements planning.

## FIVE YEARS

- » Review the Plan for major updates at least once every five years, or as needed, based on annual reports and updates as determined by the Planning Commission.

## TEN YEARS

- » Schedule a major update to the Comprehensive Plan

# SUMMARY OF ACTIONS




The following tables summarize the Plan’s actions by area. For each action, the table indicates a status and identifies which departments or other organizations are responsible for leading and supporting that action. The purpose of this summary is to aid in regular tracking and reporting progress.

## Action Status

- » Ongoing (currently occurring on a repeating basis)
- » Future, then ongoing (yet to be initiated, but would become ongoing)
- » Initiated (begun, but not yet complete)
- » Future (to be initiated)

## Timeframe

For actions that are not ongoing.

-  Immediate: Year 1-2
-  Mid-term: Year 3-10
-  Long-term: Year 10+

*The Table Below and on the following pages will be completed following adoption of Plan Chattanooga as a year-one implementation task.*

## Citywide Framework

Actions	Timeframe	Status	Lead Entity
1. Locate development in areas served by existing or planned infrastructure.			
<b>1.1</b> Prioritize areas that have already been developed before considering locations for new publicly funded infrastructure.			
<b>1.2</b> Limit new infrastructure in areas that are prone to flooding.			
<b>1.3</b> Invest in green infrastructure where existing neighborhoods have been built in the floodplain.			
<b>1.4</b> Ensure that new development is adequately served by infrastructure upon completion of the development.			

## Actions

Timeframe

Status

Lead Entity

2. Build walkable, compact, mixed-use centers at various scales throughout the city as the preferred form of commercial development.			
<b>2.1</b>	<b>Create new zoning districts to implement the various centers and corridor place types.</b>		
<b>2.2</b>	<b>Proactively rezone target areas in alignment with the Place Types.</b>		
<b>2.3</b>	<b>Utilize financial incentive programs.</b>		
<b>2.4</b>	<b>Partner to create a catalytic redevelopment project.</b>		
<b>2.5</b>	<b>Use trails and greenway connections to create a focal point for development.</b>		
<b>2.6</b>	<b>Revise parking requirements in Centers to support a shared parking model.</b>		
3. Encourage redevelopment of underutilized commercial land, particularly along corridors that connect centers.			
<b>3.1</b>	<b>Limit future commercial zoning along corridors to prevent "strip development".</b>		
<b>3.2</b>	<b>Identify and revise regulatory standards that are barriers for redevelopment.</b>		
<b>3.3</b>	<b>Ensure that the zoning code encourages interim (temporary) uses.</b>		
<b>3.4</b>	<b>Meet with key property owners.</b>		
<b>3.5</b>	<b>Facilitate the reuse of large footprint commercial buildings for office, light industrial, or "maker" uses.</b>		

## Actions

Timeframe Status

Lead Entity

4. Preserve land for industrial uses in suitable locations and sites away from neighborhoods.			
<b>4.1</b>	<b>Map zoning districts within industrial Place Types to ensure protection of production and distribution lands and reduce encroachment of incompatible land uses.</b>		
5. Develop a variety of new housing that is compatible with its context, whether within a mixed-use center, corridor, or existing neighborhood.			
<b>5.1</b>	<b>Provide best practice examples and standard plans for ADUs and engage lenders to expand construction financing.</b>		
<b>5.2</b>	<b>Improve zoning to allow for missing middle housing in single-family neighborhoods, building code and related policies to increase the supply and reduce the cost of new for-sale homes.</b>		
<b>5.3</b>	<b>Align zoning with Place Type maps to increase the variety of housing options, sizes, and densities in strategic locations.</b>		
6. Create new neighborhoods with qualities of traditional neighborhoods like walkable blocks, a mix of housing, and connections to community facilities and services.			
<b>6.1</b>	<b>Ensure development standards create new neighborhoods with a well-connected street network and walkable blocks.</b>		
<b>6.2</b>	<b>Identify and fill gaps in the pedestrian and bicycle network within ½ mile of community destinations.</b>		
<b>6.3</b>	<b>Strengthen connections between new residential neighborhoods and corridors.</b>		

## Actions

Timeframe    Status    Lead Entity

7. Expand access to homeownership and support existing homeowners.

<b>7.1</b>	<b>Continue to assist with rehabilitation of older homes to maintain housing stock.</b>			
<b>7.2</b>	<b>Ensure continued viability and regulatory compliance of naturally occurring affordable housing, including manufactured housing (i.e. mobile homes).</b>			
<b>7.3</b>	<b>Coordinate and streamline existing programs that aid homeowners</b>			

8. Increase the number of affordable, quality rental homes.

<b>8.1</b>	<b>Update local tax increment financing (TIF) policy to include housing affordability requirements.</b>			
<b>8.2</b>	<b>Establish regulatory incentives (such as density bonuses) for affordable/ workforce housing.</b>			
<b>8.3</b>	<b>Offer tools to small scale developers and provide landlord training in order create, manage, and maintain rental homes.</b>			
<b>8.4</b>	<b>Encourage large companies to provide support for employer-assisted housing.</b>			
<b>8.5</b>	<b>Work with regional housing partners to ensure that City goals and policies guide implementation of affordable and workforce housing developments.</b>			
<b>8.6</b>	<b>Adopt a public land disposition policy and process that prioritizes affordable housing.</b>			
<b>8.7</b>	<b>Develop zoning and other incentives that offer no-cost incentives to developers for housing developments that enhance affordability.</b>			

## Actions

Timeframe

Status

Lead Entity

9. Make homelessness brief and non-recurring.

<b>9.1</b>	<b>Strengthen partnerships with local developers, lenders, philanthropies, and nonprofit organizations.</b>			
<b>9.2</b>	<b>Maintain quality data on who is experiencing homelessness.</b>			

10. Close racial gaps in housing.

<b>10.1</b>	<b>Coordinate with the Department of Equity and Community Engagement to develop a common definition of 'equity' shared across the City.</b>			
<b>10.2</b>	<b>Increase available down payment assistance (DPA) provided to potential homebuyers.</b>			
<b>10.3</b>	<b>Consolidate and streamline owner-occupied repair (OOR) programs to increase impact.</b>			
<b>10.4</b>	<b>Revise Development Approval Process to reward the provision of affordable housing, Streamline approval process for LIHTC Projects.</b>			
<b>10.5</b>	<b>Fully fund and strategically use Chattanooga's Housing Trust Fund (HTF).</b>			
<b>10.6</b>	<b>Expand the availability of home improvement and purchase mortgages from traditional lenders.</b>			
<b>10.7</b>	<b>Engage lenders to adapt their mortgage products to address barriers for households facing systemic barriers.</b>			
<b>10.8</b>	<b>Launch Revolving Loan Fund (RLF) to provide acquisition and long-term financing to preserve existing affordable rental homes.</b>			

Actions	Timeframe	Status	Lead Entity
11. Improve safety for all users of the transportation system.			
<b>11.1 Adopt a Safe System Approach to address and mitigate the inherent risks in a complex transportation system</b>			
<b>11.2 Complete a Safety Action Plan.</b>			
12. Make walking and biking attractive and viable transportation options throughout the city.			
<b>12.1 Introduce traffic calming measures in strategic locations to reduce traffic speeds and encourage walkability.</b>			
<b>12.2 Integrate "complete streets" designs to better connect people to centers and corridors.</b>			
<b>12.3 Update Chattanooga's Major Streets Plan.</b>			
13. Create more opportunities for future transit/public transportation.			
<b>13.1 Create a system level vision and long-term plan for transit.</b>			
<b>13.2 Explore intercity passenger rail.</b>			
14. Increase street connectivity.			
<b>14.1 Limit the use of cul-de-sacs in future development.</b>			
<b>14.2 Create sidewalk standards according to place types.</b>			
15. Celebrate and protect Chattanooga's natural and cultural resources.			
<b>15.1 Adopt an agreed upon Natural Resources Ordinance or Policy clarifying a balance between development and natural resources preservation including establishing development standards for the Natural Resources Overlay.</b>			

<b>Actions</b>	<b>Timeframe</b>	<b>Status</b>	<b>Lead Entity</b>
<b>15.2</b> Establish a density bonus for development that preserves natural resources.			
<b>15.3</b> Allow property owners in environmentally sensitive areas to sell the development rights from their land for use on another site and protect the original property through a conservation easement.			
<b>15.4</b> Direct developers to utilize the Planned Unit Development zoning tool when developing in areas of potentially important natural resources.			
<b>15.3</b> Allow property owners in environmentally sensitive areas to sell the development rights from their land for use on another site and protect the original property through a conservation easement.			
<b>15.4</b> Direct developers to utilize the Planned Unit Development zoning tool when developing in areas of potentially important natural resources.			
16. Protect ridges and steep slopes.			
<b>16.1</b> Develop an agreed upon definition for what constitutes steep slopes.			
<b>16.2</b> Establish land use restrictions for intensive uses such as hospitals, large public assembly spaces, and other intensive non-residential uses on steep slopes.			
<b>16.3</b> Establish development standards that apply on steep slopes, hillsides, and ridgetops.			
<b>16.4</b> Establish Fire Wise building and land management standards on steep slopes.			

<b>Actions</b>	<b>Timeframe</b>	<b>Status</b>	<b>Lead Entity</b>
<b>16.5</b> Develop clear requirements for development on steep slopes and develop a special permit process for reviewing projects on steep slopes.			
17. Protect floodplains and wetlands.			
<b>17.1</b> Establish land use restrictions for intensive uses such as hospitals, large public assembly spaces, and other intensive non-residential uses in floodplains.			
<b>17.2</b> Establish development standards that limit development in floodplains.			
<b>17.3</b> Assess, and update if feasible, stormwater fees based on cost of service, density, etc.			
<b>17.4</b> Establish development standards that regulate development of land with karst limestone features.			
<b>17.5</b> Establish policies and programs to encourage the establishment of Low Impact Development (LID) green infrastructure practices.			
<b>17.6</b> Green stormwater infrastructure (GSI) is defined as nature-based solutions that mitigate water quality issues created by urban stormwater runoff.			
<b>17.7</b> Develop residential buy-out, and home modification and repair programs in flood prone areas.			
<b>17.8</b> Develop clear requirements for development in floodplains and develop a special permit process for reviewing projects in floodplains.			

## Actions

Timeframe

Status

Lead Entity

18. Protect and grow the urban tree canopy.

<p><b>18.1 Strengthen and clarify the existing protective tree ordinance for City-owned trees.</b></p>			
<p><b>18.2 Establish codified protections and incentives for preservation of privately-owned trees.</b></p>			
<p><b>18.3 Establish a development credit program or other incentives for conserving open space and tree canopy that could go towards other landscape requirements.</b></p>			
<p><b>18.4 Develop priority tree planting in the public right-of-way and work with city departments and developers to implement pedestrian comfort improvements.</b></p>			

19. Ensure residents in all areas of the city have access to high quality parks and greenways.

<p><b>19.1 Establish a Parkland Dedication or Open Space Set Aside Ordinance that requires a certain portion of new development to be dedicated for parks or greenways, or a fee-in-lieu.</b></p>			
<p><b>19.2 Ensure all future planning projects emphasize parks, public space, tree plantings, etc.</b></p>			
<p><b>19.3 Provide incentives or allow developers to bypass certain zoning limitations in exchange for incorporating parkland into their development or contributing to a parks fund.</b></p>			
<p><b>19.4 Establish accessibility standards for parks and greenways.</b></p>			
<p><b>19.5 Update park rules and ordinances to ensure they promote activation, like local vendors and events.</b></p>			

<b>Actions</b>	<b>Timeframe</b>	<b>Status</b>	<b>Lead Entity</b>
<b>19.6 Acquire former industrial properties and brownfields for preservation or future park land.</b>			
<b>19.7 Prioritize system improvements in areas of the city with a history of underinvestment in parks and other public services.</b>			
<b>19.8 Establish design and management guidelines to ensure all parks meet minimum standards for quality, amenities, programming, and maintenance.</b>			
<b>19.9 Launch a ‘Safe Routes to Parks’ program that creates equitable sidewalk, bike lane, and transit connections to parks.</b>			
<b>19.10 Advance greenway development and public access within easement corridors.</b>			
<b>19.11 Collaborate with CARTA, other city departments and Regional Planning Agency to continually identify new opportunities to connect parks and greenways to active and public transportation networks.</b>			
<b>19.12 Develop a Shared Use Agreement template to encourage public and private entities to permit public access to their park and outdoor amenities.</b>			
<b>19.13 Work with homeowners associations to allow for the construction and maintenance of public trail facilities on private homeowners association (HOA) land.</b>			
<b>19.14 Create a system-wide plan for parks historical and cultural features.</b>			
<b>19.15 Establish a policy for urban agriculture on city parks and other city-owned lands.</b>			

## Area 1: Downtown / North Shore

### Actions

Timeframe    Status    Lead Entity

1. Continue to implement the visions for the South Broad District, One Riverfront Chattanooga, and other plans.			
<b>1:1.1 Reinforce Broad Street as a primary connection into and through Downtown.</b>			
<b>1:1.2 Undertake additional district design plans for portions of Area 1.</b>			
<b>1:1.3 Assess and undertake an update to the Downtown Form Based Code (FBC) district area.</b>			
2. Transition industrial land along the riverfront to Mixed-Use Center or Maker District, while preserving industrial uses along rail and highway infrastructure.			
3. Evolve corridors within the Downtown Core and other centers to fill in surface parking with buildings that better frame streets, and provide improved pedestrian facilities.			
<b>1:3.1 Prioritize infill development on surface parking lots to better frame streets.</b>			
<b>1:3.2 Expand programs and policies that enhance and support the development of strong centers.</b>			
4. Expand housing options in the area by between 500 to 1,000 units per year.			
<b>1:4.1 Align zoning with Place Type maps to increase the variety of housing options.</b>			
<b>1:4.2 Accommodate additional student housing.</b>			
5. Protect existing affordable housing stock that contributes to neighborhood character.			

## Actions

Timeframe Status Lead Entity

<b>1:5.1 Pursue the various affordability programs and initiatives highlighted in the Economic &amp; Community Development Department's Consolidated Plan.</b>			
<b>1:5.2 Offer density bonuses to improve affordability in the North Shore.</b>			
6. Protect the character of historic neighborhoods.			
<b>1:6.1 Evaluate the feasibility of creating new historic districts.</b>			
<b>1:6.2 Utilize the upcoming Preservation Plan to identify next steps for the City's historic assets.</b>			
7. Improve the efficiency of the transportation network through infrastructure and programs that broaden the modal options.			
<b>1:7.1 Expand agency coordination to ensure transportation needs are identified, prioritized, and funded to build and maintain needed infrastructure.</b>			
<b>1:7.2 Support programs that encourage mobility options beyond the use of personal vehicles.</b>			
8. Create a transit center in Downtown.			
<b>1:8.1 Support and fund a new CARTA transit center location, if possible, on existing public land sites.</b>			
9. Expand new multi-use greenway corridors into Area 1 from all adjacent communities including Lookout Valley.			
<b>1:9.1 Continue and expand development of the Riverwalk.</b>			
<b>1:9.2 Develop secondary connections to Stringer's Ridge via neighborhood streets and integrate green infrastructure into the network of connections.</b>			

## Actions

Timeframe    Status    Lead Entity

<b>1:9.3</b> <b>Support the expansion of the Moccasin Bend National Archeological District through trail connections, street improvements, and water access points.</b>			
<b>1:9.4</b> <b>Use trail connections to create catalyst areas for redevelopment.</b>			
10. Re-green the city.			

## Area 2: Hixson

Actions	Timeframe	Status	Lead Entity
1. Facilitate redevelopment of Northgate Mall and surrounding areas into a compact, walkable Town Center.			
<b>2:1.1 Facilitate redevelopment of the Northgate Mall in line with the focus subarea recommendations.</b>			
<b>2:1.2 Update zoning for mixed-use and suburban corridors to require pedestrian and bike facilities and connections between properties for new development.</b>			
2. Concentrate commercial and mixed-use development within walkable nodes at significant intersections that offer a mix of retail and services for adjacent neighborhoods.			
<b>2:2.1 Development Policy Area: Hamill Road at Godsey Drive.</b>			
<b>2:2.2 Development Policy Area: Ashland Terrace.</b>			
<b>2:2.3 Development Policy Area: North Dayton Boulevard.</b>			
3. Maintain existing industrial areas to support a regionally significant concentration of non-retail employment, including industrial manufacturing and supporting uses.			
4. Transform major streets to provide safe, connected, and comfortable transportation choices for residents.			
<b>2:4.1 Transform major corridors surrounding Northgate Mall.</b>			
<b>2:7.1 Development Policy Area: Mountain Creek Corridor.</b>			

## Actions

Timeframe    Status    Lead Entity

5. Preserve green spaces as development occurs and create more public parks in underserved areas.			
6. Expand the greenway network to create additional connections between centers and other major destinations.			
<b>2:6.1 Create a safe routes to school program and designated walking and bike routes to the Red Bank Middle/ High School Campus.</b>			
<b>2:6.2 Pursue development of a Mountain Creek Community Greenway.</b>			
7. Ensure higher density development is not occurring on steep slope or in areas with limited access.			

## Area 3: Historic River-to-Ridge

Actions	Timeframe	Status	Lead Entity
<p>1. Create walkable concentrated centers and neighborhood nodes at significant intersections that offer a mix of retail and services. Larger (village-scale) centers, should include a new park, park connection or significant public space.</p>			
<p><b>3:1.1 Focus development "energy" to create catalyst areas.</b></p>			
<p><b>3:1.2 Establish grant or loan programs to help property owners in centers renovate their buildings.</b></p>			
<p>2. Evolve the area's corridors into walkable, urban places with a mix of uses, including multifamily housing that supports transit and provides more housing options without encroaching on the core traditional neighborhoods.</p>			
<p>3. Maintain the existing urban residential development pattern of the area through new development, while reutilizing existing residential and commercial properties that contribute to the area's character.</p>			
<p><b>3:3.1 Redevelop vacant properties in partnership with community development organizations, residents, and developers.</b></p>			
<p><b>3:3.2 Identify and inventory buildings that are candidates for historic designation.</b></p>			
<p><b>3:3.3 Ensure properties that contribute to the character of the area are preserved and reutilized.</b></p>			
<p><b>3:3.4 Provide opportunities to share the area's history and highlight culturally significant places within centers and corridors.</b></p>			
<p>4. Add programs to prevent displacement and gentrification and to ensure cultural preservation, and wealth building opportunities for residents.</p>			

## Actions

Timeframe    Status    Lead Entity

<p>5. Evolve industrial areas so that their use poses no negative impacts to surrounding properties or residents, while supporting employment opportunities for area residents. Heavy industrial that remains should be buffered from residential and mixed-use areas.</p>			
<p><b>3:5.1 Development Policy Area: Former Tubman Site.</b></p>			
<p>6. Transform major streets to provide safe transportation choices for residents, but also complement the urban character of the residential neighborhoods in the Historic River to-Ridge Area.</p>			
<p><b>3:6.1 Implement traffic calming measures such as road diets, raised medians, and landscaping along corridors.</b></p>			
<p>7. Connect all parks, schools, centers, and other community destinations with greenways and safe pedestrian facilities.</p>			
<p><b>3:7.1 Promote the accessibility of schoolyards for public use, especially during the weekends and after school hours.</b></p>			
<p>8. Protect areas of steep slopes, particularly Missionary Ridge, to maintain the scenic character of the neighborhoods.</p>			
<p>9. Limit new development within floodplains.</p>			
<p><b>3:9.1 Explore buy-out opportunities or land acquisition along the Tennessee River.</b></p>			

## Area 4: South Chattanooga

Actions	Timeframe	Status	Lead Entity
1. Allow for a modest increase in residential density, particularly around schools, parks, and neighborhood nodes.			
2. Focus redevelopment to create concentrated nodes at significant intersections along Dodds Avenue and Rossville Boulevard. Include multifamily housing that supports transit and provides more housing options without encroaching on the surrounding traditional neighborhoods.			
<b>4:2.1 Build on efforts of the Rossville Gateway community group.</b>			
3. Evolve industrial areas into maker districts to better provide residents access to opportunity and connect to surrounding neighborhoods. Heavy industrial that remains should be buffered from residential and mixed-use areas.			
<b>4:3.1 Redevelop vacant and former industrial sites for non-industrial uses.</b>			
<b>4:3.2 Acquire former industrial land within flood-prone areas to preserve as open space.</b>			
<b>4:3.3 Expand workforce development as industrial employment evolves.</b>			
4. Maintain boundaries of the historic district from encroachment by growth in the St Elmo Village Center and support commercial and mixed-use infill within the Village Center.			
<b>4:4.1 Evaluate whether existing zoning provisions will create the desired character.</b>			
<b>4:4.2 Connect property and business owners with façade improvement loan opportunities or other programs at the state and local levels.</b>			

## Actions

Timeframe Status Lead Entity

5. Connect parks, schools, centers, and other community destinations with greenways and safe pedestrian facilities.			
<b>4:5.1 Create a greenway connection between Rossville Boulevard &amp; Dodds Avenue along 34th Street.</b>			
6. Add programs to prevent displacement and gentrification and to ensure cultural preservation, and wealth building opportunities for residents.			
7. Expand historic preservation efforts to include more places that are significant to African-American historic storytelling in the community.			
<b>4:7.1 Provide opportunities to share the area's history and highlight culturally significant places within centers and corridors.</b>			
8. Mitigate the impact of hazardous conditions for existing housing in the floodplain.			
<b>4:8.1 Add green infrastructure within the floodplain.</b>			

## Area 5: Lookout Valley

Actions	Timeframe	Status	Lead Entity
1. Establish a Village Center and Neighborhood Center to better provide neighborhood services to residents of the Lookout Valley.			
<b>5:1.1 Facilitate redevelopment of a Village Center at Cummings Highway and Browns Ferry Road.</b>			
<b>5:1.2 Facilitate redevelopment of a neighborhood node/center at Browns Ferry Road and Mountain View Road.</b>			
2. Develop more housing types and expand the availability of affordable housing.			
3. Utilize the local tourism sites as an economic development opportunity, expanding services for tourists in the Valley.			
<b>5:3.1 Create a connection between significant historic sites throughout Lookout Valley.</b>			
4. Protect views of ridges and prevent development on steep slopes.			

## Area 6: Brainerd / Midtown

Actions	Timeframe	Status	Lead Entity
1. Evolve Brainerd Road, Lee Highway, and the area's other commercial corridors into walkable, urban places with a mix of uses, including multifamily housing that supports transit and provides more housing options.			
<b>6:1.1 Conduct corridor studies to understand Transit-Oriented Development opportunities.</b>			
2. Create walkable concentrated centers and neighborhood nodes at significant intersections that offer a mix of retail and services.			
<b>6:2.1 Development Policy Area: East Brainerd Road.</b>			
3. Enhance the existing residential development pattern of the area through new development, emphasizing new connections from neighborhoods to centers and corridors.			
4. Implement the vision of the CHA Airport District Master Plan Study.			
<b>6:4.1 Create a unique gateway to the Airport District at Jubilee Crossing.</b>			
<b>6:4.2 Make improvements to the Village Center at Chickamauga Triangle.</b>			
<b>6:4.3 Induce more compact growth at the Lovell Field Gateway.</b>			
<b>6:4.4 Maintain intact residential neighborhoods within the Airport district.</b>			
<b>6:4.5 Support a mix of airport-supporting light industrial uses in the Maker District.</b>			
5. Facilitate housing renewal throughout neighborhoods developed in the 60s, 70s and 80s.			
<b>6:5.1 Create a set of homeowner assistance finance programs.</b>			

## Area 10: Hwy 58 / Tyner

Actions	Timeframe	Status	Lead Entity
1. Provide affordable, higher density housing options to serve major employment centers.			
2. Evolve strip commercial development into walkable concentrated centers and neighborhood nodes at significant intersections that offer a mix of retail and services.			
3. Limit the expansion of commercial development beyond designated centers and corridors, particularly along Bonny Oaks Drive and Shallowford Road.			
4. Transform major corridors to provide safe transportation options along and comfortable crossing points across for all road users.			
<b>10:4.1 Implement traffic calming measures (such as road diets, raised medians, and landscaping) and intersection safety improvements along Corridors.</b>			
5. Create a system of greenways that improve access between neighborhoods, commercial areas, park spaces, and other community destinations.			

## Area 11: East Brainerd

Actions	Timeframe	Status	Lead Entity
1. Redevelop Hamilton Place as a walkable Town Center that promotes a mix of uses, including housing.			
<b>11:1.1 Initiate a redevelopment plan for the Hamilton Place Town Center that includes the Hamilton Place Mall.</b>			
<b>11:1.2 Rezone Goodwin Road.</b>			
<b>11:1.3 Create new street connections through the development process.</b>			
<b>11:1.4 Add pedestrian facilities and landscaping.</b>			
2. Develop a Neighborhood Center at Brainerd and Graysville Roads to cluster new retail, offices, services and higher-density residential uses within a walkable environment.			
<b>11:2.1 Create new block length and connection standards within the Neighborhood Center at Graysville Road.</b>			
3. Promote the redevelopment of underutilized commercial properties in designated Centers and Corridors to condos, townhomes, and apartments, in order to increase housing options.			
4. Increase connectivity and expand transportation options throughout the area.			
<b>11:4.1 Connect the centers.</b>			
<b>11:4.2 Work with CARTA to boost transit service in the area.</b>			
<b>11:4.3 Create a Pathways program.</b>			

**Actions**

**Timeframe    Status    Lead Entity**

5. Capitalize on opportunities to create and enhance neighborhood scale parks to promote environmental restoration.			
<b>11:5.1 Redevelop City-owned land for housing and open space.</b>			
<b>11:5.2 Reinvest in Heritage Park in line with the Parks and Outdoors Plan.</b>			
6. Prioritize trail system connections and improvements along streams and floodways.			
<b>11:6.1 Develop partnerships to continue the City's efforts on the East Brainerd Greenway.</b>			

