



**A RESOLUTION TO ADOPT PLAN CHATTANOOGA AS THE COMPREHENSIVE PLAN
FOR THE CITY OF CHATTANOOGA**

Whereas, the City of Chattanooga undertook a citywide planning effort called Plan Chattanooga;
and

Whereas, Tenn. Code Ann. § 13-3-301, states that:

13-3-301. Regional plan — Municipality adopting.

(a) It is the function and duty of a regional planning commission to make and adopt a general regional plan for the physical development of the territory of the region. Any such plan shall include the planning of municipal territory to the extent which, in the commissioner's judgment, the same is related to the planning of the region as a whole; provided, that the plan shall not be deemed an official plan or part of the official plan of any municipality having a municipal planning commission unless adopted as such by the municipal planning commission. The board of aldermen or commissioners or other chief legislative body of any municipality may designate the regional planning commission of a region in which such municipality is located as the planning commission of such municipality, and, in the event of such designation, the regional planning commission shall have such powers regarding the planning of the municipality, and the plan of the municipality made and adopted by the regional planning commission shall have the same force and

Whereas, Plan Chattanooga in its totality will function as the general regional plan for the City of Chattanooga portion of the Chattanooga-Hamilton County Regional Planning Commission's planning area per Tenn. Code Ann. § 13-3-301; and

Whereas, Plan Chattanooga is being adopted by the Chattanooga-Hamilton County Regional Planning Commission as a whole by this resolution with the direction per Tenn. Code Ann. §13-3-303. Procedure of commission in adopting plan; and

Whereas, this resolution addresses the requirement per Tenn. Code Ann. §13-3-303. Procedure of commission in adopting plan, that the resolution shall refer to the maps and descriptive matter intended by the commission to form the whole or part of the plan, and the action taken shall be recorded on the map or maps and descriptive matter by the identifying signature of the secretary of the commission; and

Whereas, the maps and text of Plan Chattanooga in its totality are adopted by the Chattanooga-Hamilton County Regional Planning Commission and this resolution, with the identifying signature of the secretary of the commission, shall be included in Plan Chattanooga; and

Whereas, Plan Chattanooga has been in final draft form on www.planchattanooga.org since May 8, 2026:

Plan Chapters

- Introduction and Citywide
- Area 1: Downtown / North Shore
- Area 2: Hixson
- Area 3: Historic River-to-Ridge
- Area 4: South Chattanooga
- Area 5: Lookout Valley
- Area 6: Brainerd / Midtown
- Area 10: Highway 58 / Tyner
- Area 11: East Brainerd
- Implementation
- Appendix A: Community Profile
- Appendix B: Public Input Summaries
- Appendix C: Scenario Planning Memo

Transit Vision

- Appendix 1: Existing Conditions
- Appendix 2: High Capacity Transit Analysis
- Appendix 3: Commuter Analysis
- Appendix 4: Microtransit Analysis
- Appendix 5: Parking Evaluation

Whereas, a copy of Plan Chattanooga’s Place Type map is also included in the adoption and attached; and

Whereas, the following changes are recommended changes to the documents with the May 08, 2026 date as more input has been provided by the community since that date; and

Whereas, these changes are as follows and, once approved, will be updated in Plan Chattanooga documents prior to their review by Chattanooga City Council; and

Whereas, this action adopts Plan Chattanooga which is Plan Chapters as noted above and attached, with the changes as shown on the following table:

Plan	Action	Location	Purpose	Specifics
Area 3	Add text	Page 168	To orient users to the pages regarding Oak Grove and Ridgedale Neighborhood Action Plans	<p>Add text to Page 168: Future Plans Area plans could suggest that further studies, or more detailed redevelopment plans, may be needed for specific sites. In the future, as each of those more specific plans are completed, they may also be adopted by the Chattanooga City Council and become an amendment to this overarching area plan chapter.</p> <p>In addition to Plan Chattanooga, other plans exist or may be created that focus on implementation, redevelopment strategies and/or priority projects. These plans are considered</p>

				<p>complementary to the comprehensive plan.</p> <p>Neighborhood Action Plans Created by the Oak Grove and Ridgedale communities and prepared by Chattanooga Neighborhood Enterprise (CNE), these plans included residents, local business owners, and community partners working together to lay out priorities for the future of their neighborhoods.</p>
Area 3	Add text	Page 187; Objectives and Action	Based on feedback from Neighborhood Association	<p>Add bolded language: 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>Transition industrial land within historic communities to Maker Districts as shown on the Place Type Map. Develop programming to ensure that local educational networks include job training and entrepreneurship programs tie local people to local jobs and opportunity.</p> <p>Support the reuse and adaptation of manufacturing sites that once operated as mills, large production facilities or tied to railroads. Many sites found throughout Area 3 are currently being redeveloped to provide loft housing (live/work), employment, creative spaces, business incubation, and warehousing that is in keeping with the plan vision for revitalized centers and activity. The City and partners should work together to identify funding assistance and develop programs focused on these sites whether as brownfield reclamation projects or economic catalysts. Example developments include:</p> <p>The Ridgedale Mill (Watkins Street and 12th Street) Mill Town (Dodds Ave and Main Street) Lucy Quarter (Highland Park) The Mill (Gulf Street @ Sculpture Fields) Buster Brown (off Chamberlain Ave near TVRRM)</p>
Area 3	Add text	Page 168i	Highlight companion planning projects completed by CNE and Ridgedale	<p>Ridgedale Neighborhood Action Plan</p> <p>How This Plan Came Together Over five months, residents, local business owners, and community partners worked together to create this roadmap for Ridgedale's future. Through workshops, surveys, and doorstep conversations, they gathered ideas and input from across the neighborhood. Every corner of Ridgedale from historic homes to growing commercial areas helped shape this plan.</p> <p>What This Plan Represents This plan captures the values, priorities, and action steps the Ridgedale community believes will strengthen Ridgedale. It reflects the belief that residents should help guide</p>

				<p>development, advocate for safety and beauty, and celebrate the neighborhood's diversity and history.</p> <p>Why a Neighborhood Action Plan? A neighborhood action plan gives Ridgedale a voice in shaping what comes next. As new growth and development reach our side of the city, this plan ensures that the people who live here today have a say in the changes that affect them tomorrow. It puts residents, not outsiders, at the center of decision-making.</p> <p>Relationship to Plan Chattanooga Area Plans provide guidance for new development, zoning considerations, capital improvements, and conservation efforts. They inform future land use decisions and public investment priorities. The Ridgedale Neighborhood Action Plan is different in scope. It focuses on community identified priorities related to safety, access, and revitalization. This Action Plan complements adopted and draft planning frameworks by identifying neighborhood level actions and implementation strategies. It provides a clear framework for collaboration between neighbors and the City of Chattanooga. It is also a statement of inclusion affirming that everyone who calls Ridgedale home has a role in its growth. No part of the Ridgedale Neighborhood Action Plan supports displacement or exclusion.</p> <p>The following priorities define the work Ridgedale commits to addressing:</p> <ol style="list-style-type: none"> 1 . Dangerous Intersections & Speeding 2. Storm Water Flooding 3. Lead and Environmental Issues 4. Lack of Shade Cover 5. Pedestrian Friendly Road Design & Green Ways 6. Expanding Watkins Park and addressing the broader need for more accessible public green spaces in the neighborhood 7. Business Rehabilitation of Old Buildings 8. Lack of City Investment and Partnership 9. Homes Outpricing Locals 1 0. Out of Character Homes and Oversized Development 11. Vacant Lots and Homes 1 2. Litter and unkept properties
Area 3	Add text	Page 168i	Highlight companion planning projects completed by CNE and Ridgedale	<p>Oak Grove Neighborhood Plan Project</p> <p>In 2023, after a series of neighborhood planning sessions, a plan was drafted to reflect where the Oak Grove community is today and to create an achievable vision for the future. The plan highlights action steps that were determined by the community to prioritize efforts to enhance their neighborhood.</p>

			<p>CNE helped facilitate the project and published the plan linked below on behalf of the community.</p> <p>Relationship to Plan Chattanooga Area Plans provide guidance for new development, zoning considerations, capital improvements, and conservation efforts. They inform future land use decisions and public investment priorities. The Ridgedale Neighborhood Action Plan is different in scope. It focuses on community identified priorities related to safety, access, and revitalization. This Action Plan complements adopted and draft planning frameworks by identifying neighborhood level actions and implementation strategies. It provides a clear framework for collaboration between neighbors and the City of Chattanooga. It is also a statement of inclusion affirming that everyone who calls Ridgedale home has a role in its growth. No part of the Ridgedale Neighborhood Action Plan supports displacement or exclusion.</p> <p>Current progress and actions since adoption The Trust for Public Land has worked with the City and HCDE (Hamilton County Department of Education) to update the Eastside Elementary schoolyard as a multi-purpose community park. Transit improvements to the Dodds Avenue and Main Street routes are being studied for improved service and to better connect Oak Grove to the broader community. Additional activity includes the newly developed Lynnbook Park and businesses added to Main Street between Willow Street and Dodds Avenue.</p> <p>The following priorities define the work Oak Grove commits to addressing:</p> <p>THE WORK TO BE DONE</p> <ol style="list-style-type: none"> 1. Reduce speeding in the neighborhood. 2. Repair roadways and sidewalks. 3. Address crime and prostitution in the neighborhood. 4. Create safer ways to walk in the neighborhood. 5. Provide more adult education opportunities. 6. Deal with stray animals. 7. Address lack of street lighting. 8. Address drunk driving in the neighborhood. 9. Make the neighborhood nicer. 10. Reduce drug abuse in the neighborhood. 11. Provide more jobs in the area. 12. Create more parks. 13. Manage flooding in the neighborhood.
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Area 3	Map edit	Area 3 Page 189; Citywide Introducti on Page 48	Correction	Change Ridgcrest Road in its entirety to a Suburban street typology
Area 1	Add text	Page 89	Highlight history of Lincoln Park	<p>Lincoln Park is a downtown neighborhood found east of Central Avenue off 3rd Street that is made up of residences and a well established park. The importance of Lincoln Park’s history to the African American community and the City of Chattanooga cannot be overstated. The Lincoln Park neighborhood evolved in a manner similar to workforce housing developments that spread across the country during the industrialization of U.S. cities. However, with the development of the private amusement park in the neighborhood by African American businessman Ellis Thornhill, and additional recreational facilities provided by the City, Lincoln Park became a premier park attraction in the southeastern United States. Lincoln Park helped foster black baseball and black baseball players, such as Willie Mays and Satchel Paige.</p> <p>Source: The Historical Marker Database https://www.hmdb.org/m.asp?m=153767, https://www.timesfreepress.com/news/2019/dec/28/thompson-collyer-lincoln-park-and-black-baseb/</p>
Area 3	Add text	Page 76	Received input from the Neighborhood Association regarding their location outside of the rest of Plan 3's urban footprint	<p>DRAFT TEXT UNDER REVIEW: 3:3.5 The Battery Heights neighborhood is just north of East Chattanooga where the topology transitions at the base of Missionary Ridge. This neighborhood has minimal connections to neighboring streets and has a series of winding roadways that traverse the slopes. Unlike the urban street grid and a sidewalk network found elsewhere in Area 3, Battery Heights does not have this walkability component. Objective 8, “Protect areas of steep slopes, particularly Missionary Ridge, to maintain the scenic character of the neighborhoods,” is also applicable to this neighborhood. While future home construction could occur in Battery Heights on existing platted lots, a developer would need to construct new roads to city street standards. In order to align with the plan policy of maintaining the existing residential (in this case suburban) development pattern through new development and protecting steep slopes along Missionary Ridge, the recommendation is to maintain the single-unit residential detached uses and character of this neighborhood.</p>
Area 3	Edit map	Page 176	Received input from Neighborhood Association(s)	<p>DRAFT EDIT UNDER REVIEW: Edit Places to Protect, Grow and Change map: Remove all neighborhood names and comments and add new text to clarify comments and comment summary.</p>

NOW, THEREFORE IT BE RESOLVED, that the Chattanooga-Hamilton County Regional Planning Commission on June 8, 2026 does hereby adopt Plan Chattanooga with the detailed changes as the regional plan for the City of Chattanooga and does hereby recommend adoption of Plan Chattanooga to Chattanooga City Council.

Respectfully submitted

Karen Rennich, Secretary
Executive Director

Date of Adoption: June 8, 2026
Plan Chattanooga

DRAFT

Planning Commission resolution includes a hardcopy printout of the following chapters of Plan Chattanooga and a citywide Place Type map:

Introduction and Citywide
Area 1: Downtown / North Shore
Area 2: Hixson
Area 3: Historic River-to-Ridge
Area 4: South Chattanooga
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Plan Chattanooga

Place Types

- Area Plan Boundaries
- Council Districts
- CR Countryside Residential
- SR Suburban Residential
- MR Mixed Residential
- UR Urban Residential
- SC Suburban Corridor
- TRC Transit Corridor
- MC Mixed-Use Corridor
- NN Neighborhood Node
- NC Neighborhood Center
- VC Village Center
- TC Town Center
- DT Downtown
- AG Agriculture
- PR Preserve
- CA Campus
- MD Maker District
- IN Industrial
- RF Regional Facilities
- RR Resort and Recreation

