

RESOLUTION NO. 29748

A RESOLUTION AUTHORIZING THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING AGENCY TO DEVELOP RECOMMENDATIONS FOR AN ORDINANCE AND OTHER ZONING TOOLS THAT WOULD PROVIDE DEVELOPMENT STANDARDS THAT ADDRESS DEVELOPMENT ACTIVITY IN ENVIRONMENTALLY SENSITIVE AREAS SUCH AS STEEP HILLSIDES AND FLOODPLAINS

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WHEREAS, the City of Chattanooga is blessed with an abundance of natural resources, including ridges, mountains, streams, rivers, wildlife, and natural beauty; and,

WHEREAS, The Comprehensive Plan 2030 identifies regulations or policies for preserving natural resources as the number one issue or priority by citizens who participated in the Comprehensive Planning public process; and,

WHEREAS, many adopted land use plans including the Lookout Valley, Hixson-North River, St. Elmo, Hill City, Wolftever Creek, and East Brainerd Corridor plans recommend a steep slope ordinance or other resource conservation methods to protect the natural resources of the City; and,

WHEREAS, the existing zoning regulations and other codes are inadequate to guide development activity in steep slopes and floodplains in a manner that preserves and protects the City's scenic hillsides and floodplains; and,

WHEREAS, the Chattanooga City Council held a public hearing on Tuesday, October 30, 2018 to gauge the public's interest in developing standards to address development and construction activity in these environmentally sensitive areas; and,

WHEREAS, the comments received at the public hearing supported the need to adopt clear and consistent development standards for development occurring on steep hillsides and in

floodplains so as to protect their natural and scenic integrity, and to minimize associated impacts from storm water run-off; and,

WHEREAS, the Chattanooga City Council desires to balance protection of these natural resources with the City's economic development interests, private property rights and the provision for Chattanooga's housing needs; and,

WHEREAS, the Chattanooga City Council has directed staff of the Chattanooga-Hamilton County Regional Planning Agency to develop standards that regulate the development and construction activity on steep hillsides and floodplains that would apply to site development activities, even when no rezoning is being requested; and,

WHEREAS, the Regional Planning Agency will explore a variety of standards and incentives for regulating the location, mass grading and clearing, reforestation, impervious surface, and intensity of development and construction activities on steep hillsides and floodplains;

WHEREAS, the Regional Planning Agency will also examine existing tools and regulations, such as the R-1 Open Space Subdivision Design subdivision regulations and the Residential Planned Unit Development (PUD) for possible amendments to these regulation tools as a method to create incentives and/or density bonuses for protecting steep hillsides or floodplains; and,

WHEREAS, the Regional Planning Agency will establish an Advisory Committee and conduct a series of public meetings. This Advisory Committee should consist residents, builders, real estate professionals, landscape architects, engineers, city officials and professional staff. The Advisory Committee will serve as a sounding board to facilitate discussion across interest groups and provide feedback to staff as they develop proposed standards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, that the City Council directs RPA staff to analyze the City's steep slopes and floodplain challenges. Following this analysis RPA will develop separate recommendations for steep slopes and floodplains for Council's consideration based on best practice research and public input.

ADOPTED: December 18, 2018