

# **SOUTHSIDE REDEVELOPMENT PLAN**

(Amendment to the Downtown Area Improvement Plan)

**May 26, 1997**

Prepared by:

Chattanooga Housing Authority (752-4850)  
Chattanooga Neighborhood Enterprises (265-4114)  
Regional Planning Agency (757-5216)  
RiverCity Company (265-3700)

SOUTHSIDE REDEVELOPMENT PLAN  
(FORMERLY DOWNTOWN AREA IMPROVEMENT PROJECT, AMENDED)

CHATTANOOGA, TENNESSEE

APPROVED DECEMBER 14, 1976

AMENDED JANUARY 25, 1982

INTRODUCTION

The Redevelopment Plan for the Southside Redevelopment Area is a document to be approved by the City Council of Chattanooga and serves as a plan for acquisition of properties, relocation of the displaces, removal of existing improvements, installation of new site improvements, resale of improved land, and designation of uses permitted in redevelopment of new sites. Authority for such an undertaking is provided by Chapter 20 of Title 13 of the Tennessee Code Annotated.

The Redevelopment Plan, as required by law and as approved by the City Council of Chattanooga,  
“ . . . is sufficiently complete:

- (1) To indicate its relationship to definite local objectives as to appropriate land uses and improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements; and
- (2) To indicate proposed land uses and building requirements in the Project Area; and
- (3) To indicate the method of relocation of residents and businesses in such areas.”

DEFINITIONS:

Terms and words defined below will be made applicable to regulations and controls established for the redevelopment of the Project Area. Words used in the present tense shall include the future; the singular number shall include the plural and the plural shall include the singular; the word “building” includes the word “structure”; and the word “shall” is mandatory and not directory. Any words not herein defined shall be construed as defined in the Building Code, and where definitions in the Building Code are in conflict therewith, definitions herewith shall prevail as to the use of the premises

- 1) Accessory Use or Building: A use or building subordinate to the main building on the lot and used for purposes customarily incidental to those of the main building.
- 2) Building: Any structure used or built for shelter or enclosure of persons, animals, or chattels.
- 3) Building, Height of: The vertical distance between the level and the highest point of the roof, surface of a flat roof, the deck line of a mansard roof, and to a point two-thirds (2/3) the height of a gable, hip or gambrel roof. If the building is set back from a street line, the height may be measured from the average elevation of a finished grade at the front of the building, provided the distance from the street line to the front of the building is not less than the height of such finished grade above the established curb level.
- 4) Coverage: The percentage of the lot area covered by the building. The building area shall include all overhanging roofs.
- 5) District: Any section of the City of Chattanooga, for which the zoning regulations governing the use of buildings and premises, the height of buildings, the size of yards, and the intensity of use are uniform.
- 6) Frontage: All the property on one side of a street between two intersecting streets (crossing or terminating) , measured along the line of the street, or if the street is dead ended, then all the property abutting on one side between an intersecting street and the dead end of the street.
- 7) Loading Space: A space within the main building or on the same lot providing for the standing, loading or unloading of trucks, having a minimum dimension of twelve (12) feet by thirty-five (35) feet and a minimum vertical clearance of fourteen (14) feet.
- 8) Lot: A parcel of land occupied or intended for occupancy by a building together with its accessory buildings; including the open space required under this Plan. For the purpose of this Plan the word “Lots” shall be taken to mean any number of contiguous lots or portions thereof, not separated by streets, upon which one (1) or more main structures for single use are erected or are to be erected.
- 9) Minimum Building Site: The minimum building site is the area bounded by the building footings and/or foundation.
- 10) Parking Lot: An area or plat of land used for storage or parking of vehicles, including all necessary additional space needed for vehicular access or maneuvering thereto or therefrom.
- 11) Parking Space: A space not less than eight (8) by nineteen (19) feet per vehicle plus all necessary additional space needed for vehicular access thereto.
- 12) Streets: Those rights-of-way dedicated to the public and accepted by the public authorities, and includes highways and roads and provides primary access to the abutting properties.

- 13) Street Right-of-Way: The line between the street and abutting property.
- 14) Structure: Anything constructed or erected, the use of which requires permanent location on the land or attached to something having a permanent location on the land, including, without limiting the generality of the foregoing, advertising signs, billboards, backstops for tennis courts and pergolas.
- 15) Execution Stage: The period during which the Redevelopment Plan is proceeding toward completion prior to the sale or disposition by lease of all of the real estate within the Redevelopment Project area acquired by the Chattanooga Housing Authority or by the City of Chattanooga pursuant to the Redevelopment Plan.

NARRATIVE PLAN

A. TABLE OF CONTENTS

The REDEVELOPMENT PLAN for the Downtown Area Improvement Project hereafter referred to as the “Project Area”, consists of this narrative plan and also the following plans and maps:

Drawing Title

- Project Boundary Map
- Land Use
- Redevelopment & Rehabilitation Sites

B. DESCRIPTION OF PROJECT AREA

1. PROJECT AREA BOUNDARY DESCRIPTION

Beginning at the intersection of the south right-of-way of 13th Street and the centerline of Carter Street; thence northerly along the centerline of Carter Street N23°56’20”E, 1 858 feet more or less, to the intersection of the centerline of Carter Street with the north right-of-way N88°09’16E, 693 feet more or less to the northeast corner of Market Street and 9th Street; thence southerly along the Market Street east right-of-way, S1°58’34”E, 610 feet more or less to the intersection of Market Street and Georgia Avenue; thence northerly along the Georgia Avenue west right-of-way, N24°31’26”E, 28 feet more or less; thence easterly S65°28’34”E, 50 feet more or less to a point on the Georgia Avenue east right-of-way S1°58’34”E, 329 feet more or less to a point; thence continuing along said right-of-way S22°47:19”E, 281.4 feet more or less to a point located 98 feet more or less north of the northeast corner of Market Street and Old Newby Street; thence

easterly N67°07'01"E, 150 feet more or less to a point; thence southerly S22°50'29"E, 137 feet more or less to a point on the north right-of-way of Houston Street (formerly Newby Street); thence easterly along said right-of-way N59°32'12"E, 42 feet more or less to a point located 12 feet east of the centerline of a Southern Railway spur track; thence southerly running parallel and 12 feet east of the said spur track along a 300-foot radius to the left an arc distance of 43 feet more or less to a point of tangency; thence continuing along said line S47°48'E, 239.4 feet more or less to a point of curvature; thence along a curve to the left with a radius 900 feet an arc distance of 292.8 feet more or less to a point in the east right-of-way of King Street; thence southerly along said right-of-way S23°16'W, 636 feet more or less to the southeast corner of Market Street and King Street; thence westerly N84°33'W, 93 feet more or less to the southwest corner of Market Street and 13th Street; thence west along the 13th Street south right-of-way, S69°46'W, 410 feet more or less to the southeast corner of 13th Street; thence continuing along the 13th Street south right-of-way N66°04'W, 1,636 feet more or less to the point of beginning. The expanded project is described as follows:

Beginning at the southwest corner of the existing Downtown Area Improvement Project, located at W. 13th St. and Carter St.; thence east along W. 13th St. to the intersection of King St. and S. Market St.; thence north along King St. to an alley 115 feet north of E. 11th St.; thence east along said alley 200 feet to an alley; thence north along said alley 115 feet to E. 10th St.; thence east along E. 10th St. to Magnolia St.; thence south along Magnolia St. 130 feet, more or less, to an alley; thence east, south and east along said alley to the Central Ave.; thence south along Central Ave to the Southern Railroad Yards; thence west and south along the Southern and Alabama Great Southern railroad lines to Interstate 24; thence west along Interstate 24 to US 27; thence north along US 27 to a point 180 feet, more or less, south of Main St.; thence east, paralleling Main St. to Carter St.; thence north along Carter St. to the Point Of Beginning.

2. REDEVELOPMENT PLAN OBJECTIVES : Principal objectives to be achieved are:

- (a) Removal of structurally substandard buildings and those buildings which constitute blighting influences.
- (b) Elimination of unsafe, uneconomical, and outdated streets and traffic circulation facilities.
- (c) Provisions of land for needed public facilities and improvements.
- (d) Removal of impediments to land disposition and development.
- (e) Provide street and storm drainage improvements in the Project Area.
- (f) Acquisition of real property and demolition, removal, or rehabilitation of buildings and improvements thereon where necessary to eliminate unhealthy, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete and other uses detrimental to the public welfare, and to otherwise remove or prevent the spread of blight or deterioration.
- (g) Installation, construction, and reconstruction of streets, utilities, parks,

playgrounds, and other improvements.

- (h) Installation, construction, and reconstruction of utilities and site improvements appropriate for preparation of sites for use in accordance with the Redevelopment Plan.
- (i) Utilization of a tax increment district to assist in financing improvements within the Redevelopment Plan Area.

### 3. Types of Proposed Renewal Actions :

- (a) Redevelopment action for areas of the Project designated for potential clearance and redevelopment as shown on drawing entitled “Redevelopment and Rehabilitation Sites”, will include the acquisition of land and buildings; demolition or removal of buildings and improvements; installation construction and/or reconstruction of streets, utilities, site improvements and other project improvements; and making land available for redevelopment and/or rehabilitation in accordance with the Redevelopment Plan. It is the intent of the Redevelopment Plan that public acquisition of property be minimized, and that voluntary compliance with the objectives and restrictions contained in the plan be achieved through covenants or other binding agreements on the property owner or his/her successors and assigns.
- (b) Provision of Public Improvements : Obsolete or inadequate utilities or other public improvements will be removed. Proposed site improvements and public improvements which are necessary to meet Redevelopment Objectives, such as streets, sewers, gas, water, power, parks, open spaces, playgrounds, drainage improvements, sidewalks, fire alarms, trade or convention center, parking facilities, pedestrian ways, public transportation facilities, and other improvements will be installed by the Chattanooga Housing Authority, redevelopers, utilities, or the City of Chattanooga.
- (c) The Land Use Plan : The following discussion outlines the purpose, vision, design principles, land uses permitted, development controls, and performance standards, resources, and implementation policies of the Redevelopment Plan:

## **Purpose of Redevelopment Plan**

The purpose of the Southside Redevelopment Plan is to guide a complete revitalization of an important part of our city. The intent is to create a model community that citizens anywhere would aspire to live in, by blending the area's existing strengths into a new community designed to integrate our human, natural and built resources in ways that are mutually supportive. In order to utilize the city's redevelopment powers to assist in these efforts, it is necessary to accomplish the following tasks:

- Document the conditions of dilapidation, obsolescence, faulty arrangement or design, deleterious land use, or obsolete layout, or any combination of these or other factors which are detrimental to the safety, health, morals, or welfare of the community;
- Define local objectives as to appropriate land uses and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements in the redevelopment area;
- Indicate proposed land uses and building requirements in the area;
- Indicate the method of relocating residents or businesses in case displacement is required to meet objectives of the Plan;
- Specify the means of disposition, and the allocation of redevelopment rights, for the re-use of publicly acquired property by public agencies or private enterprise in accordance with the redevelopment plan.

Council approval indicates that the Redevelopment Area is appropriate for urban redevelopment initiatives because of blight, distress and impaired development, and that rehabilitation, conservation or redevelopment, or a combination of these, of the area is necessary in the interest of public safety, health, morals or welfare. The CHA can then exercise its urban redevelopment powers.

## **Preamble to the Vision Statement**

The purpose of the SCBD Plan is to accomplish nothing short of the complete revitalization of Chattanooga's Southside community. This effort is grounded in both the memory of what made this area important when our city was young, and in the knowledge of what we must do to plan for the future.

The Southside once boasted a modern infrastructure of streets, utilities and sound buildings. It was a viable neighborhood offering a rich mixture of family-supporting jobs within which people could also live, shop, learn, worship and play. Then, many complex factors contributed to the area's decline to where, today, there is a pressing need to renew the area's human, built, and natural resources.

The opportunity before us is to create a place where the future of cities is defined, a model for the future of all cities and not just our city. A place where problems are not just catalogued, but addressed with creative approaches to attaining ideals such as minimizing energy consumption, maintaining the natural recycling of stormwater, affordable housing, job creation, mixed use development and neighborhood viability.

The intent is to build a new community whose functioning and livability embodies the fundamental principles of Sustainable Development -- in which all aspects of the built environment are designed, operated and maintained compatibly with the ideals of social equity, a viable economy, and the preservation of the natural environment. The challenge is to rebuild the Southside community to demonstrate how innovative and sustainable technologies and relationships can not only enhance the livability of the Southside, but the livability and survivability of the planet as well.

This Plan provides the opportunity to blend the best of the past of this area with our expectations for the best possible future.

## **Vision**

*The purpose of a Vision statement is to set a clear, comprehensive vision for the area's future. While the vision may be general it will, nevertheless, be a guide to specific actions that will, one by one, shape the eventual result.*

**The vision of the Southside is as an attractive, economically viable, and socially diverse urban community in which people can live, work, shop, learn, worship and play -- all within the same community.**

## **Principles for Achieving a Sustainable Community**

*Given the opportunity created by the Southside Plan and the overall vision for its future, a set of basic assumptions about the nature of **the particular kind of community that is desired** can be stated. These assumptions amount to basic principles for achieving a **'sustainable' community**.*

**A Sustainable Community is one in which human resources, natural systems, and the products of the built environment exist in mutually supportive relationships.**

Natural Resources: *Examples:* Air, water, plants, earth and energy are used and managed so as to not diminish their availability and quality for future use.

Built Resources: *Examples:* Buildings and infrastructure are designed, and business practices are conceived, to minimize waste, use of non-renewable energy sources and materials, and impact on natural systems. Buildings, infrastructure, building materials, and industrial byproducts and waste are re-used and re-cycled.

Human Resources: *Examples:* Neighborhoods contain jobs that pay a family- supporting wage; diverse business opportunities; a range of living opportunities for all kinds of families and households; and ready access to jobs, shopping, recreation, worship, education, and transportation. Citizens are actively engaged in creating the future of their community. Government and private sectors work together cooperatively in a healthy balance, recognizing the responsibilities and advantages of the other. Care is exercised to foster qualitative aspects of community life such as public art, performing arts, civic events, and pleasingly designed buildings and open spaces.

## **Goals**

### ***Ranked as High Priorities by Both Committees:***

“Catalyst” projects that spin off other businesses.  
Variety of housing types, new and restored.

### ***Ranked as High Priorities by One of the Two Committees:***

Working model of a Sustainable Community.  
Mutually supportive relationships between compatible businesses.  
Small and large businesses including new, retained and improved, and expanded.  
Attractive and well-maintained public-private physical environment.  
Minimum involuntary displacement of residents.  
Increased recreational opportunities.  
Modernized system of storm sewers, streets, sidewalks, lights and other features  
of the public environment.

## **Other Goals**

Improved quality of air, water, and ground.  
Better access to jobs, stores, parks, etc. on foot and by transit.  
Quality schools.  
Improved policing.  
Preservation of historic resources.  
Better use of vacant/underdeveloped properties.  
Development regulations, incentives, and other mechanisms to prevent  
inappropriately developed and poorly maintained properties.

## Criteria for Redevelopment Site Designation

Within **residential properties of the Bicentennial Neighborhood Area**, public acquisition of owner-occupied residential properties designated as Redevelopment Sites will take place only when the existing property owner is willing to sell. Within the **Commercial and Industrial Area**, and within **non residential properties of the Bicentennial Neighborhood Area**, public acquisition will take place only when property is needed to: 1) effectuate public improvements, or 2) redevelop dilapidated, severely deteriorated, vacant, or under-used land when there is no clear commitment from the current owner to redevelop in accordance with the Redevelopment Plan.

The following criteria were used to designate Redevelopment and Rehabilitation Sites as shown on the accompanying map:

1. Parcels with **dilapidated or severely deteriorated structures** or other detrimental attributes.
2. **Tax delinquent properties** which are unsafe or detrimental to the surrounding environment.
3. **Vacant, neglected or under-used parcels** which are unsafe, or are detrimental to the desired pattern or character of development or the economic reinvestment potential of the neighborhood.
4. Property needed to effectuate **critically needed public improvements** such as buildings, parks and recreation facilities, streets, greenways, streetscaping, parking facilities, stormwater management systems, utilities, and buffers between industrial and residential properties when there is no intervening street.
5. Parcels needed to support key redevelopment sites or projects, especially **broad areas targeted for comprehensive private acquisition, rehabilitation and infill** construction initiatives by community-based sponsors, directly affected property owners and businesses, and/or private developers with demonstrated financial strength, experience and credible professional expertise.
6. Properties with **obsolete structures or physical layout** with pre-committed redevelopers for modern redevelopment in accordance with the Redevelopment Plan.
7. Properties acquired as a **“Last resort” for enforcing corrective actions** pertaining to Building Code or Zoning Ordinance violations, tax delinquency, or non-conforming/conflicting land uses anywhere in the Redevelopment Area.

## **List of Redevelopment and Rehabilitation Assistance Programs**

Redevelopment of the Southside will employ a large variety of public actions to correct blighting conditions and encourage private reinvestment. There is no one public action mechanism that can operate alone to reverse the disinvestment that has occurred in the Southside. However, an appropriate mix of public and private sector actions, applied within relevant sub-areas according to a strategy of “critical mass” phasing of redevelopment activities, will have a powerful influence on the perceived and actual market conditions of this community. In the Southside, property owners, existing businesses and residents, non-profit Community Development Corporations, civic organizations, corporate leaders, local institutions and private developers will be integral partners in meeting the needs and emerging opportunities of this unique in-town community.

The following is a list of types of public action tools and private development incentives that may be employed to correct blighting conditions and encourage private reinvestment in the Redevelopment Area.

**Partnership Organization and Capacity Building** for effective implementation of the Redevelopment Plan.

**Comprehensive Development Plan and Zoning Enablement**, enabling the City’s plans and ordinances to be brought into conformance with the Redevelopment Plan.

**Concentrated Code Enforcement** coupled with rehabilitation assistance programs, tax collection on delinquent properties, and incentives for conformance with the Plan.

**Environmental Enhancement** such as stormwater drainage system improvements, neighborhood sign improvements, sidewalk and minor street repairs, street lighting improvements, clearing and preparation of vacant lots for redevelopment, and new trees and plantings at important locations.

**Affordable Housing Development Assistance** including loans, loan subsidies and loan guarantee programs, tax incentives, services, and other forms of assistance to homeowners, non-profit Community Development Corporations, private developers/investors, and institutional lenders in order to achieve a wide range of household size, income and age groups, and a balanced ratio of homeowner to rental occupancy.

**Economic and Institutional Development Assistance** to reduce the costs and risks of private reinvestment for redevelopment and rehabilitation projects for commercial, industrial and other job creating purposes. Programs include construction loans, small business improvement loans, tax-free bond financing for qualified economic development purposes, tax incentives, and State job tax credits.

**Relocation Assistance** including benefits and services to those few residents and businesses that may be displaced by code enforcement, rehabilitation, or reconstruction within designated action areas. Relocation payments may be coupled with other affordable housing or small business financing benefits in order to create better economic opportunities than previously existed.

**Property Disposition Site/Re-Use Controls.** The disposition of properties assembled with public redevelopment assistance will be very important. Criteria and procedures for pre-qualifying and selecting developers, review and approval of project plans and design quality, and negotiation and execution of long term development and maintenance agreements must comply with the goals and intent of the Redevelopment Plan.

**Public Improvements Design and Construction.** Timely and coordinated enhancements to generate market interest and private reinvestment commitments for improved land uses and building facilities. Potential funding sources include Community Development Block Grants, Tax Increment Financing, and local capital improvements budgets.

## Summary of Redevelopment Intent and Key Projects, by Sub-Area

Sub-Area (District)	Intent	Key Projects
<p><b>Office Research &amp; Development</b></p>	<ol style="list-style-type: none"> <li>1. Create an environment to serve sustainable technology industries-- primarily <b>Office R&amp;D</b>.</li> <li>2. <b>Enhance 13th St.</b> as a major pedestrian path between Trade Center and Market Street.</li> <li>3. Locate commercial businesses here that <b>employ Sustainable Development principles</b>.</li> <li>4. Create an <b>‘urban campus’</b>-- buildings built to sidewalk, public ground floor activities, main public entries face 13th Street, height 3-6 stories, grid of slow-moving streets, parking courts.</li> <li>5. Add interpretive signs and streetscapes that explain the district’s unique functioning and importance and make key viewing sites conveniently accessible and attractive to visitors.</li> <li>6. Provide Design Guidelines to facilitate Sustainable Design of buildings and public improvements.</li> <li>7. <b>Permitted Uses:</b> Office; Retail; Residential; Hotel; Public; Institutional; Warehousing; Commercial Parking; Light Industry if compatible; Mixed-Uses.</li> </ol>	<ol style="list-style-type: none"> <li>1. <b>Acquire property</b> to construct New Street for access to buildings and parking, with <b>‘Environmental Utilities’ median</b> designed to collect stormwater runoff for infiltration into the subsurface, solid waste for recycling, and other cooperative practices.</li> <li>2. <b>Streetscape 13th Street</b> and New Street.</li> <li>3. Acquire property for redevelopment, assist existing owners in rehabilitating property, and assign redevelopment rights for private Office R&amp; D sites including a <b>‘Model Project’</b> to stimulate private reinvestment and demonstrate the type and character of development sought for this District.</li> <li>4. <b>Acquire vacant/under-used sites</b> east side of Carter Street south of 13th Street for landscaped parking lot serving Trade Center, Stadium and New 13th Street Office R&amp;D District.</li> <li>5. Create <b>District Development Regulations</b> in accord with Plan intent. Include Design Guidelines for buildings and public improvements.</li> </ol>
<p><b>Market Street District</b></p>	<ol style="list-style-type: none"> <li>1. Link Southside to Downtown with commercial activities building on existing <b>entertainment and tourism oriented</b> activities.</li> <li>2. <b>Preserve existing character of existing historic district.</b></li> <li>3. <b>Construct major civic space</b> at Market-W. 13th St. as an open space focus for the district, ‘arrival gateway’ to Downtown, and link to East-West pedestrian paths.</li> <li>4. Encourage <b>Rehabilitation and re-use</b> of existing buildings. Include Design Guidelines for new buildings to be compatible with existing.</li> <li>5. <b>Permitted Uses:</b> Office; Retail; Residential; Hotel, Public; Warehousing; Mixed-Uses.</li> </ol>	<ol style="list-style-type: none"> <li>1. <b>Streetscape</b> Market Street and construct civic space at W. 13th Street.</li> <li>2. Make available Rehabilitation Loans and Small Business Improvement <b>Loans</b>.</li> <li>3. Assemble and make available <b>sites</b> for private redevelopment consistent with Plan intent.</li> <li>4. Create <b>District Development Regulations</b> in accord with Plan intent.</li> </ol>

## Southside Districts

<p><b>Main Street District</b></p>	<p>1. <b>Restore original functioning and character</b> of the community’s historic commercial main street incorporating retail, office, hotel, residential and services occupancies.</p> <p>2. Modernize and add pedestrian amenities to the <b>streetscape</b>.</p> <p>3. <b>Permitted Uses:</b> Office; Retail; Warehousing; Public; Institutional; General Business; Light Industrial if compatible; Hotel; Residential when in the same bldg. as office or retail; Commercial Parking; Church.</p>	<p>1. <b>Streetscape Main Street.</b></p> <p>2. Create <b>District Development Regulations</b> in accord with Plan intent, including allowing mixed commercial uses and residential upper floors, mandating building entries and focus on Main Street, building to the sidewalk, heights not greater than existing buildings, parking in rear, new construction compatible with historic district character.</p> <p>3. Make available Rehabilitation Loans and Small Business Improvement <b>Loans</b>.</p> <p>4. Initiate <b>Drainage</b> Study and improvements.</p>
<p><b>Model Industrial District</b></p>	<p>1. Locate together <b>light industrial businesses that are mindful of Sustainable Development</b> principles and, as a grouping, produce low emissions and low waste, minimize use of non-renewable sources of energy, etc.</p> <p>2. Construct physical improvements that facilitate Sustainable Industrial design and processes, including an <b>‘Environmental Utilities Corridor’</b> where businesses share byproducts and recycle waste products, and where stormwater runoff infiltrates into the subsurface.</p> <p>3. Promote use of <b>Sustainable Design techniques</b> in the design of new buildings and public improvements in the District.</p> <p>4. Construct <b>interpretive signs and streetscapes</b> that explain the district’s functioning and importance and make the key viewing sites conveniently accessible and attractive to visitors.</p> <p>5. <b>Permitted Uses:</b> Industrial; Warehousing; General Business; Retail; Office; Public.</p>	<p>1. <b>Recruit</b> light industry, warehousing and distribution facilities that comply with district intent.</p> <p>2. Work with existing businesses and industries to <b>promote mutually beneficial relationships between human, built and natural resources</b> and utilization of the Utility Corridor.</p> <p>3. Acquire property for private industrial redevelopment, assist existing owners in rehabilitating industrial sites, and assign redevelopment rights for new industrial sites including a <b>‘Model Project’</b> to stimulate private reinvestment and demonstrate the type and character of development and business operations sought in this district.</p> <p>4. Construct the <b>‘Environmental Utility Corridor’</b>.</p> <p>6. Create <b>District Development Regulations</b> in accord with Plan intent. Include Design Guidelines for Sustainable Design.</p> <p>7. Construct <b>Streetscape</b> improvements on Chestnut and Broad Streets.</p>

## Southside Districts

<p><b>Rossville Ave. Industrial District #2</b></p>	<ol style="list-style-type: none"> <li>1. <b>Increase development intensity</b> in this district by attracting additional light industrial and commercial businesses that are mindful of Sustainable Development principles, especially those which require relatively large sites.</li> <li>2. <b>Buffer adjacent residential</b> properties from industrial sites.</li> <li>3. <b>Maintain vacant properties.</b></li> <li>4. Improve the physical environment to facilitate Sustainable Development practices and design, including a <b>landscaped median</b> in Rossville Ave. and 20th St. serving as a stormwater infiltration basin for the industrial sites, and energy-conserving street and area lighting.</li> <li>5. <b>Permitted Uses:</b> Same as Model Industrial District.</li> </ol>	<ol style="list-style-type: none"> <li>1. Construct <b>landscaped median</b> in Rossville Ave. and 20th St. to serve as stormwater infiltration basin for industrial sites and enhance the area's appearance.</li> <li>2. Assemble and make available <b>new industrial and commercial sites</b> for private redevelopment, and assist existing owners in rehabilitating their properties to comply with the Plan intent.</li> <li>3. Conduct study to identify feasible private reinvestment projects for vacant/under-used land, and appropriate tenant types. <b>Recruit appropriate businesses</b> to deliver economic opportunity for the community, fiscal benefits for taxpayers, and design excellence.</li> <li>4. Work with existing property and business owners to <b>modify existing drainage</b> and change to an infiltration method of stormwater discharge.</li> <li>5. Create <b>District Development Regulations</b> in accord with Plan intent.</li> </ol>
<p>Railroad Area Industrial District #3</p>	<ol style="list-style-type: none"> <li>1. <b>Increase development intensity</b> in this district by attracting additional heavy and light industrial and commercial businesses that are mindful of Sustainable Development principles, especially those businesses which require 5 and 10-acre sites.</li> <li>2. <b>Improve access</b> to this district from major thoroughfares.</li> <li>3. <b>Maintain vacant properties.</b></li> <li>4. Improve the physical environment to facilitate Sustainable Development practices, including a <b>stormwater infiltration basin</b> for the industrial sites, and energy conserving street and area lighting.</li> <li>5. <b>Permitted Uses:</b> Same as Model Industrial District.</li> </ol>	<ol style="list-style-type: none"> <li>1. <b>Extend two existing north-south streets</b> into the area to provide access from 10th and Main Streets.</li> <li>2. Construct a <b>Stormwater Infiltration Basin</b> and appropriate drainage swales.</li> <li>3. Assemble and make available new <b>industrial and commercial sites</b> for private redevelopment.</li> <li>4. Conduct study to identify feasible private reinvestment projects for vacant/underused land, and appropriate tenant types. <b>Recruit appropriate businesses</b> to deliver economic opportunities for the community and fiscal benefits for taxpayers.</li> <li>5. Create <b>District Development Regulations</b> in accord with Plan intent.</li> </ol>

## Southside Districts

<p><b>Residential Neighborhood</b></p>	<p>1. Rehabilitate, redevelop and construct new infill housing--<b>predominantly single-family</b>--near Southside and Downtown job opportunities, shops and services. Ensure a <b>variety of housing types</b> for a wide range of household types, sizes, incomes, and age groups, and a balance of owner and rental housing. Provide full complement of public facilities, recreation, retail shops and services, transit, churches.</p> <p>2. Maintain <b>original street layout and lot parceling.</b></p> <p>3. Improve <b>17th Street</b> to serve as main pedestrian link to transit, neighborhood activity center and jobs.</p> <p>4. Add <b>parks and playgrounds.</b></p> <p>5. <b>Maintain vacant properties.</b></p> <p>6. <b>Permitted Uses:</b> Residential. In specified locations: Office and/or Retail in residence; General Business; Hotel; Public; Institutional.</p>	<p>1. Create <b>District Development Regulations</b> in accord with Plan intent, including permissible uses which are predominantly residential except that 17th Street frontage can include commercial and public activities, with buildings and streets designed using traditional urban design principles.</p> <p>2. <b>Acquire land for making 17th Street</b> an east-west through-street between Broad Street and Jefferson Park, and reconstruct 17th Street corridor as a streetscaped walking street.</p> <p>3. <b>Improve Jefferson Park</b> and other existing open spaces.</p> <p>4. Acquire property for residential rehab or new infill construction, assist existing or new property owners or investors in rehabilitating or redeveloping properties in accord with the Plan, and assign redevelopment rights for residential projects including a <b>‘Model Project’</b> to stimulate private reinvestment and demonstrate the type and character of development intended for the Residential Neighborhood.</p> <p>5. Initiate a <b>Drainage Study.</b></p> <p>6. Assist existing <b>commercial businesses</b> at certain locations to improve their merchandising to better serve resident needs.</p> <p>7. Implement <b>Public transportation service</b> improvements.</p> <p>8. Develop new, expanded or renovated <b>parks and open spaces.</b></p> <p>9. Make neighborhood <b>street and sidewalk repairs.</b></p> <p>10. Improve <b>street lighting.</b></p>
<p><b>Residential Neighborhood Center</b></p>	<p>1. Provide a <b>focus of community’s civic life</b>, centrally accessible, visible, attractive, from major city thoroughfare.</p> <p>2. <b>Permitted Uses:</b> Provide an interrelated grouping of neighborhood <b>school, public services, retail shops, and commercial services.</b></p> <p>3. Serve as a <b>catalyst</b> for nearby private sector residential developments.</p>	<p>1. <b>Acquire land</b> and assign redevelopment rights to provide public school and recreation facilities, and to effectuate a coordinated mix of compatible public and private activities in a high quality design in accord with the Plan intent.</p> <p>2. Create <b>District Development Regulations</b> in accord with Plan intent.</p>

## Southside Districts

<p><b>20th St. Commercial Corridor</b></p>	<p>1. Provide an <b>enhanced setting</b> for large convenience, shoppers goods, and personal services businesses which attract customers from outside the neighborhood.</p> <p>2. <b>Permitted Uses:</b> Retail; Office; Warehousing; General Business.</p>	<p>1. Construct <b>landscaped median and streetscape</b> improvements.</p> <p>2. Use excessive 20th St. <b>R.O.W. for parking.</b></p> <p>3. Create <b>District Development Guidelines</b> in accord with Plan intent.</p>
<p><b>Gateways</b></p>	<p>1. <b>Landscape the city’s main entries</b> from Interstate-24 at Market St., Broad St., and Main St.</p> <p>2. Promote <b>desirable land use changes</b> including highway-oriented commercial services at the Market St.-20th St.- Interstate 24 Gateway (motel, building supplies, etc.) and neighborhood-oriented commercial services (groceries, drugstore, etc.) at the Broad Street-20th St. Gateway.</p> <p>3. <b>Permitted Uses:</b> Same as 20th St. Commercial Corridor plus Hotel.</p>	<p>1. Acquire land for <b>redevelopment of commercial sites</b> and intersection landscaping at two intersections.</p> <p>2. Construct <b>landscape improvements</b> at intersection and medians.</p> <p>3. Use excessive 20th St. <b>R.O.W. for parking.</b></p> <p>4. Create <b>District Development Guidelines</b> to govern land use and physical development in the Gateway commercial developments.</p>

## **Environmentally Responsible Design Strategies To Be Embodied In The Redevelopment Plan For Southside**

1. Reduce energy use by orienting and designing buildings to make optimal use of **passive solar heating, day lighting, and natural cooling**.
2. Locate buildings to provide **access to public transportation and sidewalks** to basic services.
3. Locate buildings to **minimize environmental impact on natural grades and mature vegetation**, carefully using trees and shrubs to reduce heating and cooling loads.
4. **Design energy-efficient buildings** with high-efficiency heating and cooling equipment, lights and appliances, and good mechanical ventilation.
5. Consider **solar water heating and photo-voltaics** for current or future installation.
6. Use **ground infiltration for stormwater drainage** (as opposed to using subsurface piping to carry water to remote locations for discharge). This system employs bio-swales, infiltration ponds, porous pavements, and other techniques and materials for the layout and design of streets and drainage easements.
7. **Re-use existing buildings and infrastructure** to the maximum extent possible. Building demolition not permitted until ready to redevelop the property. Use salvaged building materials when possible and building products made from recycled materials.
8. Use trees and **landscaping to help cool buildings and open spaces** in the summer, and protect them from cold winds in the winter.
9. Design **energy-efficient street lighting**, located and designed to be both safe and energy efficient, and to keep glare and light pollution to a minimum.
10. Use facilities and services which **recycle waste**. Provide for storage and processing of recyclables. Sponsor cooperative arrangements between industries, businesses and residents to share byproducts and unused and waste materials.
11. Use **building materials that are ecological, recyclable and derived from sustainable (renewable) sources**. Avoid ozone-depleting chemicals in mechanical equipment and insulation. Use building materials with low embodied energy (i.e., natural materials as opposed to plastics and metals). Avoid materials that will off-gas pollutants (solvent-based finishes, adhesives, carpeting, particleboard, etc.)
12. **Recycle graywater and rooftop water** for flushing toilets or irrigation, or design plumbing for future adaptation.
13. Promote building products that do not contribute to **indoor air pollution**.

14. **Buy locally produced building materials** to minimize energy use and pollution generation from transportation.
15. Design buildings to be adaptable in the future for **other uses than current uses**, and choose materials and **components that can be reused or recycled**.
16. Design **water-efficient, low-maintenance landscaping**, maximizing use of drought-resistant native plants and perennial groundcovers instead of conventional lawns (which require high water use, pesticide use, and pollution generated from mowing).
17. Make **business operations more environmentally responsible** by using energy-efficient vehicles, arranging carpools, purchasing recycled office paper and supplies, recycling office paper, recycling beverage containers, minimizing use of disposable products.

## Relevant Findings of Distress, Blight, and Impaired Development

1. A field survey was made of **exterior conditions of each structure** within the neighborhood through a windshield inspection of six attributes (roof, porch, exterior walls, foundations, and appurtenances). Each building was ranked in one of five categories: Dilapidated, Severely Deteriorated, Deteriorated, Substandard, or Standard. Thirty-five subdivided land parcels ( 4 %) were found to contain one or more defective structures in conditions ranging from dilapidated to severely deteriorated.
2. In addition, a survey was made of the **condition of the neighborhood** with the following findings.
  - 1) Instances were found of **faulty, or obsolete, physical layout**. These include some streets which, due to redevelopment over time, are not through-streets; this condition has inconvenienced service and public safety access to some parcels. Also, there are places where industrial businesses operate with no noise or visual screening between them and adjoining residences, and where trucks use residential streets. In some places, again due to redevelopment over time, a few residential parcels on one or two blocks are surrounded on all sides by non-residential uses. And, there are many instances of dangerous, disruptive and unsightly on-grade street crossings of the railroad. Where these conditions exist, the layout does not conform to current standards for physical layout of downtown business, residential or mixed-use neighborhoods, for private reinvestment in property improvements, or for maintenance of property values.
  - 2) Many **streets, walks, curbs, and landscaping are in poor condition**. For example, 27,719 linear feet of streets were found to be in need of major improvements.
  - 3) **Excessive vacant land and building space** was found--a characteristic which disrupts the social and functional vitality of the neighborhood and illustrates the economic obsolescence of the majority of the neighborhood. Over 300 vacant parcels (28.4% of subdivided land), with a total of about 178 acres, were identified in the survey. Most of these properties are unsalable at present. As a result, landowners do not provide adequate maintenance, and the vacant lots attract litter, vandalism and crime.
3. The neighborhood's **infrastructure of public utilities** also shows significant evidence of physical disrepair, aging and/or obsolete design. For example, numerous low-lying areas

flood at present, and about 90% of the extended Redevelopment Area is served by combined sanitary and storm sewer lines (which the City is committed to replacing with separate new systems by the Year 2000).

4. Demographic patterns as determined from US Census data illustrate the **adverse economic and social conditions** facing the neighborhood. Between 1980 and 1990, total population of the neighborhood declined from 1379 to 732, or a 47 % decline, while the metropolitan area population declined by 13.5 %. While per capita income increased from its 1980 level of 56% of the regional per capita income to 64% in 1990, the persons in poverty increased from 26.8 % of the population to 33% in the 1980-1990 period. The ratio of homeowners/renters within occupied housing has remained fairly constant over the last decade, at the abnormal level of 23% compared with 63% metro-wide.
5. An analysis of 1990 Census data shows that 12 of the neighborhood's households (3.2%) were living in **substandard housing units** (defective plumbing or inadequate kitchen facilities).

These findings indicate an overall condition of distress, blight and impaired development which reduces the livability of the residential areas and hinders the provision of safe and attractive conditions for new investors, business owners and residents who might otherwise be attracted to live, work, shop, worship or do business in the neighborhood.

## Proposed Land Use

The following are the major changes proposed for Land Use in the Southside Redevelopment Area.

A goal of the Redevelopment Plan is the re-use of railroad rights-of-way which are either abandoned or constitute a blighting condition within the Redevelopment Area. About **81 acres of railroad right-of-way are proposed to be returned to productive use with commercial, industrial, residential and public activities.**

Another goal of the Plan is the re-use of vacant or underutilized industrial and commercial land along the railroad tracks. In the future, the City will study these properties in a comprehensive manner to promote appropriate redevelopment and revitalization of these lands. **The Proposed Land Use Plan indicates that office, commercial and industrial land will decrease from 398 acres currently, to a more manageable 318 acres as proposed ( 20% reduction).**

Two other goals are preservation of the existing housing stock and pattern of land parceling within the existing Rustville, Fort Negley and Jefferson Heights residential neighborhoods, and the introduction of a variety of new housing types within these neighborhoods to achieve greater social and economic diversity. A goal of 1000 residential dwellings within the next 20 years has been set for these three neighborhoods (known collectively as the Bicentennial Neighborhood Area). There is adequate land within the Bicentennial Neighborhood Area to achieve this goal on presently vacant or underutilized land. By redeveloping presently vacant or underutilized land, **the Proposed Plan increases the amount of residential acreage from 27 acres currently, to 66 acres as proposed ( 244% increase).** Because the land is currently zoned for both manufacturing and residential occupancy, another proposed change is to exclude manufacturing activities from the residential neighborhood.

In keeping with other objectives such as increased recreational opportunities and an attractive physical environment, and with principles for achieving a ‘Sustainable’ community, the amount of **land designated for Public Parks and Greenways has increased from 4.2 acres currently to 96 acres as proposed ( 2285% increase).**

## **Proposed Redevelopment Controls and Enforcement Procedures**

In order to bring about more coordinated and effective development within the Southside Redevelopment Area, three types of action are recommended:

- 1) Adoption of a new land use plan for the Redevelopment Area, amending the Horizon Plan 2010 and the Southside Area Plan;
- 2) Creation of a new set of zoning districts which will govern the permissible uses of property and the physical character of new development.
- 3) Development Regulations and procedures including a design review process similar to that used in the Downtown Overlay Zone.

### **Land Use Plan**

The proposed Land Use Districts are based on the vision, goals and principles for redevelopment of the Area. The land use changes are recommended for implementation following approval of the Redevelopment Plan.

### **Creation of New Zoning Districts**

The new zoning districts will permit a mixture of land uses as appropriate to the stated character of each land use district defined in the land use plan. In addition to permitted uses, district guidelines will address the following:

- Building densities
- Height and scale of buildings
- Streetscape improvements
- Points of access (vehicular and pedestrian)
- Parking
- Open space, landscaping, screening, and building/site lighting
- Building setback and yards
- Street frontage
- Architectural character
- Service area location; alleys
- Signage

## Development Regulations and Enforcement Procedures

Development regulations and procedures, including a process of Design Review, will be established similar to that adopted for the Downtown Residential/Mixed Use Overlay Zone.

4. Conditions on the Sale, Lease or Retention of Properties: In addition to physical controls on property redevelopment, as stated herein before, to be imposed upon the redeveloper in the deeds and contracts of sale, other` covenants will be imposed upon the redeveloper or properties:
  - (a) Devote the property to, and only to, uses specified in the Redevelopment Plan.
  - (b) Diligently execute the construction of improvements agreed upon and begin and complete such improvements within a reasonable time, as defined in the Contract of Sale.
  - (c) Not assign contract rights, or to resell or otherwise transfer the land or interests therein purchased, prior to the completion of the improvements thereon without written approval of the Chattanooga Housing Authority or assigns, and except on a bishops satisfactory to the Authority or assigns; and not to speculate in or with respect to such land.
  - (d) Make no changes in such improvements after completion of construction that are not in conformity with the Redevelopment Plan, and without approval of the Chattanooga Housing Authority or assigns.
  - (e) Prior to the construction of any improvements on the land, submit to and have approved in writing by the Chattanooga Housing Authority, or assigns, the Plans and specifications for construction of improvements. The Authority has the right to reject or approve such plans (including specifications) with respect to use of the land, heights, bulk, land coverage and construction of the building or buildings, provisions for off-street parking, loading and unloading, installation of public, and/or private streets and utilities, landscaping, and other provisions, controls and restrictions of the Redevelopment Plan and of the instrument of conveyance.
  - (f) Unless the requirements shall be waived by the Chattanooga Housing Authority as to facilities to be used by agencies of the United States of America, covenants of the instrument of conveyance shall be effective upon all purchasers and leases of the land, their heirs, assignees or successors in interest, commencing the date of the approval of this Plan and continuing until June 30, 2027. Upon expiration of said period the covenant shall automatically extend for a

period of ten (10) years each, unless by a vote of the then owners of a majority of the land area in the Southside Redevelopment Area, exclusive of public right-of-way, it is agreed to change to covenants in whole or in part, and provided that such a change is approved by the Chattanooga Housing Authority and the City Council of Chattanooga.

5. Obligations of the Chattanooga Housing Authority in the Acquisition, Disposal, Lease or Retention in Redevelopment of Properties: Restrictions, covenants, and other requirements hereinbefore stated are to be met by the redevelopers; obligations and responsibilities of the Chattanooga Housing Authority and policies guiding the Authority in administering the Redevelopment Plan follow:

- (a) Method of Land Disposition : Project lands for public uses are to be disposed of by direct sale or lease. Chattanooga Neighborhood Enterprises, Inc. shall be considered a preferred developer as a public use. River Valley Partners, Inc. shall be considered a preferred developer as a public use. Disposal of all other project land may be by competitive bidding, and/or lease to private developers or as otherwise determined by the Board of Commissioners of the Chattanooga Housing Authority or assigns. Disposal of land to private redevelopers and semi-public, non-profit organizations would be by lease with option to buy only if the redeveloper's proposal is economically sound, and if it is in the best interests of the Chattanooga Housing Authority to convey land by this method.
- (b) Approval of Plans : In Contracts of Sale of all Project lands the right will be reserved by the Chattanooga Housing Authority or assigns to approve or reject the redeveloper(s) ' plans and specifications with respect to the use of the land, height, bulk, land coverage and construction, buildings, construction and dedication of public rights-of-way, installation of public an/or private street improvements and utilities, provision of off-street parking, loading and unloading, landscaping, and Other such divisions, controls, and restrictions of this Redevelopment Plan in the instrument of conveyance. The approval will be given when it is determined that the redeveloper(s)' plans conform with this Redevelopment Plan. This approval will be in addition to the approvals required by other public codes and regulations will not relieve the redeveloper(s) of the responsibility of securing proper approvals and permits from other appropriate public agencies.
- (c) Prevention of Land Speculation : Speculation and the acquisition of Project lands will be prevented by scrutinizing recent property transfers in the Project Area and negotiating for the purchase or recently transferred lands at prices very near those

paid at the time of transfer. In the sale or lease of project disposal units, contracts with the redeveloper(s) will require a construction for purposes in accordance with the Redevelopment Plan will be commenced within a specified period of time after execution of the contract, and at such period will be stated in the Contract of Sale as a condition of sale. No transfer of Project disposal units will be permitted from the redevelopers) the third party prior to the completion of the improvements with specific approval of the Chattanooga Housing Authority, or assigns, and then only at a price not exceeding the price paid plus any other costs incurred in the purchase and redevelopment of the property and subject to the condition that the transferee assumes all the obligations of the original developer(s).

- (d) Nondiscrimination : The Chattanooga Housing Authority will include in every agreement, lease, conveyance, and other instruments whereby Project land is disposed of for uses which may include housing or facilities related to residential uses in affirmative covenant binding on the contractor, lessee, grantee, or other party to such instrument and on the successors in interest to such contractor, lessee, grantee, or other party that there shall be no discrimination upon color, creed or national origin in the sale, lease, or rental or in the use or occupancy of such land or any improvement erected or to be erected thereon; and the Chattanooga Housing Authority will take steps necessary to enforce such covenant (such enforcement obligations to survey the Plan) and will not itself so discriminate.
- (e) Duration of Provisions and Requirements : The Redevelopment Plan will be made effective through the imposition of restrictive covenants to be recorded in the Register's Office of Hamilton County, Tennessee, to which reference will be made in the instruments of conveyance for each disposal tract within the Project Area or by other means determined by the Board of Commissioners of the Chattanooga Housing Authority to be equally effective. These restrictive covenants will be in addition to the restrictive covenants, the subdivision plat or plats of the entire Project Area will also be filed for Public Record in the Register's Office of Hamilton County, Tennessee. The restrictions contained in the Redevelopment Plan shall be effective upon all purchasers or lessees of the land, their heirs, assignees or successors in interest commencing on the date of approval of this plan and continuing until the Last day of June 2027, or such later date as may be designated by the Board of Commissioners of the Chattanooga Housing Authority consistent with bonds issued to finance improvements within the Redevelopment Plan Area. This date will be shown on all deeds and any other instruments of conveyance. Upon expiration of said term, restrictions shall automatically be extended for a period of ten (10) years unless by a vote of the

then owners of the majority of the land area in the Southside Project exclusive of public rights-of-way, it is agreed to change the said restrictions in whole or in part, and provide that such change is approved by the Chattanooga Housing Authority and the City Council of Chattanooga. Provided, however, that alternate means of implementing the provisions of the Redevelopment Plan may be utilized if determined by the Board of Commissioners of the Chattanooga Housing Authority to be equivalent in effect.

#### D. PROJECT PROPOSALS

##### 1. Land Acquisitions:

###### a) Identification of Real Property to be Acquired:

All property within the Project boundary, delineated on the Project Boundary Map and the Redevelopment and Rehabilitation Sites drawing that is designated to be acquired is to be acquired for redevelopment.

#### **Criteria for Redevelopment Site Designation**

Within residential properties of the Bicentennial Neighborhood Area, public acquisition of owner-occupied residential properties designated as Redevelopment Sites will take place only when the existing property owner is willing to sell. Within the Commercial and Industrial Area, and within non residential property is needed to: 1) effectuate public improvement, or 2) redevelop dilapidated, severely deteriorated, vacant, or under-used land when there is no clear commitment from the current owner to redevelop in accordance with the Redevelopment Plan.

The following criteria were used to designate Redevelopment and Rehabilitation Sites.

1. Parcels with dilapidated or severely deteriorated structures or other detrimental attributes.
2. Tax delinquent properties which are unsafe or detrimental to the surrounding environment.
3. Vacant, neglected or under-used parcels which are unsafe, or are detrimental to the desired pattern or character of development or the economic reinvestment potential of the neighborhood.
4. Property needed to effectuate critically needed public improvements such as buildings, parks and recreation facilities, streets, greenways, streetscaping, parking facilities, stormwater management systems, utilities, and buffers between industrial and residential properties when there is no intervening street.

5. Parcels needed to support key redevelopment sites or projects, especially broad areas targeted for comprehensive private acquisition, rehabilitation and infill construction initiatives by community-based sponsors, directly affected property owners and businesses, and/or private developers with demonstrated financial strength, experience and credible professional expertise.
6. Properties with obsolete structures or physical layout with pre-committed redevelopers for modern redevelopment in accordance with the Redevelopment Plan.
7. Properties acquired as a “Last resort” for enforcing corrective actions pertaining to Building Code or Zoning Ordinance violations, tax delinquency, or non-conforming/conflicting land uses anywhere in the Redevelopment Area.
  - (a) All property to be acquired for public facilities is to be cleared or secured by the Chattanooga Housing Authority. All such property is to be developed by public or semipublic agencies.
  - (b) All property to be acquired for right-of-way is to be cleared by the Chattanooga Housing Authority or City of Chattanooga and is to be redeveloped for pedestrian and street rights-of-way.
  - (c) All property proposed to be acquired for clearance and other redevelopment, including spot clearance, is to be cleared by the Chattanooga Housing Authority or City of Chattanooga and is to be redeveloped.
  - (d) The Chattanooga Housing Authority Board of Commissioners may redesignate as “not-to-be-acquired” property previously identified for potential acquisition when in the judgment of the Board of commissioners such a redesignation will further the objectives of the Redevelopment Plan. Such a redesignation shall not constitute an amendment of the Plan. The Chattanooga Housing Authority Board of Commissioners may redesignate rehabilitation properties as “to be acquired” in cases of voluntary sale, donation, exceptional changes in structural consolidation or other factors which further the objectives of the Redevelopment Plan. Such redesignation shall not constitute an amendment to the plan. The Redevelopment Plan does not rely on involuntary sale and/or displacement of residential properties or the residents therein.
2. Redeveloper(s)’ Obligations : The redeveloper shall be obligated to construct, within a reasonable period of time, improvements which will carry out the redevelopment of all properties in the Project Area as specified under the Redevelopment Plan.

3. Conditions of Property Upon Conveyance to Redeveloper : In the conveyance of property to the redeveloper, the Chattanooga Housing Authority or assigns, will agree to: have acquired existing properties and cleared improvements thereon; rough graded or otherwise prepared the sites for redevelopment as necessary to implement the Redevelopment Plan; dedicated all streets and easements on the Land Use Plan, and otherwise meet all local codes in a manner required by the City of Chattanooga to be eligible for issuance of a building permit, except that the redeveloper shall be responsible for obtaining approval of his improvement plans and specifications as required by the Building Inspector of the City of Chattanooga prior to the issuance of such building permit.
4. Underground Utility Lines : Sanitary and storm sewers, water and gas distribution systems will be placed underground in the Project by the City of Chattanooga.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. Relocation: The Chattanooga Housing Authority has, in compliance with State and Federal law, a feasible method for the relocation of displacees from the Project Area.

The Executive Director of the Chattanooga Housing Authority will be in charge with the relocation activity, and will maintain contact with the site occupants, locate suitable standard buildings available in the community and will extend every assistance within the Chattanooga Housing Authority's power in relocation of occupants of the Project Area.

No displacee will be required to move from a building in the Project Area until the displacee has an opportunity to obtain a suitable standard replacement building. As property is acquired the occupants will be advised in writing and by personal interview in regard to their relocation, and information will be furnished as to suitable accommodations available. A file will be maintained in the Chattanooga Housing Authority listing available buildings evaluated through inspection by the Relocation Staff. The relocation is intended to remove any necessity to resort to eviction proceedings, which would be at last resort if the displacee rejects relocation service for accommodations available without reason or maintains a nuisance or fails to recognize its obligation for rent due. It is contemplated that

acquisition will coincide with the relocation and that acquired property will not be operated and managed except for unforeseen circumstances. In the opinion of the Board of Commissioners the relocation of all site occupants of the Project Area, in accordance with the State and Federal Relocation requirements, will be feasible.

2. Planning Commission Approval : The Redevelopment Plan must be approved by the Executive Director or other responsible official of the Chattanooga-Hamilton County Regional Planning Commission as to conformance with the General Plan (Comprehensive Plan) for the community as a whole “. . . as to appropriate land uses and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements. . . .”

#### F. CHANGES IN APPROVED PLAN

Except to the extent that it may be inconsistent with the requirements of covenants of bonds issued to finance improvements within the Redevelopment Project Area, the City Council of the City of Chattanooga, acting upon the recommendation of the Board of Commissioners of the Chattanooga Housing Authority, may modify the Plan at any time during the execution stage of the Redevelopment Project. If it is modified after the sale or lease of any land in Downtown Area Redevelopment Project, however, the modification must be consented to in writing by the purchaser or lessee of the property located within project boundaries directly affected by the proposed modification. For the purposes of this Section “property directly affected by the proposed modification” shall only include property within the Redevelopment Plan area, the value of which shall be diminished by at least 25 percent as a result of the proposed modification.

After all land in the Project Area is sold by the Chattanooga Housing Authority, the City Council of the City of Chattanooga may initiate and modify the Plan, provided that such modification is approved in writing by owner or lessee of properties affected by the proposed modification.

The Plan which is to be recorded in its entirety in the Register’s Office of Hamilton County, Tennessee, shall be effective from the date of approval of the Plan and continuing until the last day of June, 2027, or such later date as may be designated by the Board of Commissioners of the Chattanooga Housing Authority consistent with bonds issued to finance improvements within the Redevelopment Plan Area. This date will be shown on all deeds or other instruments of conveyance. Upon expiration of said term, provision, policies, requirements, and regulations under this Redevelopment Plan shall be automatically extended for a period of ten (10) years unless by vote of the then owners of the majority of the land in parcels (exclusive of public streets) in the Southside Redevelopment Area agree to change the said restrictions in whole or in part.

G. TAX INCREMENT FINANCING PLAN

1. As authorized by Section 13-20-205, Tennessee Code Annotated, (TCA), a tax increment financing provision is hereby adopted for the Downtown Area Improvement Project, as amended.
2. Taxes, if any, levied each year by any taxing agency upon property leased or sold to individuals or corporations for development within the Downtown Area Improvement Project, as amended, shall be divided as follows;
  - a) A portion of the taxes which will be produced by the rate at which the tax is levied each year by each tax agency upon the assessed value of such property as shown upon the assessment roll of the appropriate assessor as of the date of the most recently determined evaluation prior to the acquisition of such property by the Chattanooga Housing Authority (said assessed value being herein called the “base assessment”), shall be allocated to, and when collected, shall be paid to the respective taxing agencies and as taxes levied by such taxing agencies on all other property are paid; provided, however, that in any year in which the actual assessment of the area comprising the redevelopment Plan area is less than the base assessment, there shall be allocated and paid to the respective taxing agencies only those taxes actually produced by the application of the current tax rates against such actual assessment.
  - (b) All the taxes levied in each year in excess of the amount provided for in Subsection (a) shall be allocated to and, when collected, shall be paid into a special fund or funds of the Chattanooga Housing Authority to pay the principal of and interest on bonds, loans, or other indebtedness incurred or to be incurred by the Chattanooga Housing Authority to finance or refinance, in whole or in part, the Redevelopment Plan for the Downtown Area Improvement Project, as amended.
  - (c) Upon the retirement of all bonds, loans or other indebtedness incurred by the Chattanooga Housing Authority and payable from such special fund or funds or at such time as moneys on deposit in such special fund or funds are sufficient for such a purpose, all the taxes referred to in Subsection (b) hereof shall, when collected, be paid to the respective taxing agencies as taxes levied by such taxing agencies on all of the property are paid.

(d) Taxes shall be levied and collected on all or any part of the area of the Downtown Area Redevelopment Project Area, as amended, in the manner provided by T.C.A. 13-20-205 (a) (4).

3. Estimate of Cost of Project. Project elements or improvements which may utilize tax increment financing for all or part of the costs will include:

	<u>Preliminary Project Cost Estimates</u>
Acquisition	\$7,700,000
Relocation	450,000
Clearance	350,000
Administration	120,000
Public Improvements (streets, utilities, transit and parking facilities, parks, open spaces and other public investments)	7,000,000
Contingency	<u>850,000</u>
Total	\$16,470,000

4. Sources of Revenue, Including Tax Increment Financing. Sources of revenue which may be used to finance all or part of the project elements or improvements listed here include:

- (a) Urban Development Action Grants.
- (b) Revenues derived from tax increment financing.
- (c) Community Development funds available to the City of Chattanooga.
- (d) Revenues from sale of lease of property located within the Redevelopment Project area.
- (e) Revenues from improvements within the project area.
- (f) General revenues available to the City of Chattanooga, Tennessee.

5. Estimate of Bonded Indebtedness. Bonds may be issued to finance all or part of the cost of improvements planned for the project area. Present estimates indicate that \$13,800,000 indebtedness could be supported by revenues available from the tax increment plan to be implemented for the project area, assuming an interest rate of 14%. This estimate will vary depending upon the rate of interest available at the time of issuance of the bonds and other factors.

6. Estimate of Impact on Taxing Jurisdiction. Based upon present estimates of the value of taxable development which may take place in the project area, and based upon present tax rates levied by local jurisdictions, it is estimated that the proposed tax increment financing plan will have the following impacts upon local taxing jurisdiction:
- (a) City of Chattanooga, Tennessee...\$1,071,044
  - (b) Hamilton County, Tennessee.....\$1,000,971
7. The provisions of the tax increment financing plan shall not be effective until the procedural requirements set forth in T.C.A. 13-20-205 have been fulfilled.