



Chattanooga, TN

DEVELOPMENT TRENDS

in
City Council Districts
2000 - 2008

February 2009

Chattanooga-Hamilton County



Regional Planning Agency
Information & Research

Development Trends

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Population Estimates

The table below presents population estimates by the U.S. Census Bureau for the years 2000 through 2007 for Hamilton County and each of the municipalities. These estimates were made after the successful challenge by the City of Chattanooga in 2007 regarding population estimates. The table on the following page displays age and household size in 2000 and estimates for 2007. Some points include:

- The county is estimated to have grown by 7.2 percent during the period.
- Chattanooga, at an increase of 8.4 percent, is growing at a faster pace than the county as a whole.
- The fastest growing incorporated area is Collegedale with a 12.1 percent increase.
- The unincorporated portion of the county grew at 10.5 percent.
- The towns of East Ridge, Lookout Mountain, Red Bank and Signal Mountain are estimated to have lost population since 2000.
- 55 to 64 year olds are the fastest growing segment of the population.
- The median age of the population has increased by two years to 38.8.
- While the size of households is getting smaller, the size of families is getting larger.

Population Estimates, 2000 to 2007													
Place	April 1, 2000 Census	July 1 Estimates								Change, July 1 2000 to 2007		Place as a Percent of County Total	
		2000	2001	2002	2003	2004	2005	2006	2007	#	%	2000	2007
Hamilton County	307,908	308,098	311,581	314,439	316,730	319,692	323,426	327,819	330,168	22,070	7.2%	100.0%	100.0%
Chattanooga	156,299	156,687	158,623	160,721	162,311	164,027	165,883	168,293	169,884	13,197	8.4%	50.8%	51.5%
Collegedale	6,659	6,680	7,059	7,242	7,187	7,245	7,326	7,419	7,490	810	12.1%	2.2%	2.3%
East Ridge	20,633	20,531	20,415	20,216	19,999	20,089	20,010	19,984	19,728	(803)	-3.9%	6.7%	6.0%
Lakesite	1,814	1,808	1,812	1,817	1,863	1,850	1,928	1,926	1,905	97	5.4%	0.6%	0.6%
Lookout Mountain	2,000	1,991	1,985	1,969	1,945	1,925	1,917	1,903	1,877	(114)	-5.7%	0.6%	0.6%
Red Bank	12,429	12,366	12,290	12,170	12,044	11,918	11,843	11,766	11,604	(762)	-6.2%	4.0%	3.5%
Ridgeside	389	388	388	387	387	388	390	393	393	5	1.3%	0.1%	0.1%
Signal Mountain	7,461	7,427	7,394	7,376	7,322	7,264	7,243	7,213	7,126	(301)	-4.1%	2.4%	2.2%
Soddy-Daisy	11,514	11,538	11,797	11,891	11,997	12,013	12,105	12,170	12,307	769	6.7%	3.7%	3.7%
Walden	1,966	1,962	1,973	1,979	1,988	2,001	2,026	2,053	2,063	101	5.1%	0.6%	0.6%
Balance of Hamilton County	86,744	86,720	87,845	88,671	89,687	90,972	92,755	94,699	95,791	9,071	10.5%	28.2%	29.0%

Source: U.S. Census Bureau

Population by Age							
City of Chattanooga							
2000- 2007							
	2000	2007			2000	2007	
	Number	Number	Change		% of Total Population		Change
Total population	156,687	169,884	13,197		100.0%	100.0%	0.0%
Under 5 years	9,518	10,762	1,245		6.1%	6.3%	0.3%
5 to 9 years	10,082	9,287	(795)		6.4%	5.5%	-1.0%
10 to 14 years	9,882	9,772	(111)		6.3%	5.8%	-0.6%
15 to 19 years	10,311	11,831	1,521		6.6%	7.0%	0.4%
20 to 24 years	12,202	12,553	351		7.8%	7.4%	-0.4%
25 to 34 years	22,338	22,317	(20)		14.3%	13.1%	-1.1%
35 to 44 years	22,775	21,694	(1,081)		14.5%	12.8%	-1.8%
45 to 54 years	21,382	24,621	3,240		13.6%	14.5%	0.8%
55 to 59 years	7,729	11,477	3,748		4.9%	6.8%	1.8%
60 to 64 years	6,602	9,876	3,275		4.2%	5.8%	1.6%
65 to 74 years	12,292	12,359	67		7.8%	7.3%	-0.6%
75 to 84 years	8,345	9,685	1,340		5.3%	5.7%	0.4%
85 years and over	3,230	3,649	419		2.1%	2.1%	0.1%
 							
0 to 19 years	39,793	41,652	1,860		25.4%	24.5%	-0.9%
20 - 54 years	78,696	81,185	2,489		50.2%	47.8%	-2.4%
55 to 64 years	14,331	21,353	7,022		9.1%	12.6%	3.4%
65 years and over	23,868	25,693	1,826		15.2%	15.1%	-0.1%
 							
Median age (years)	36.8	38.8	2.0				

Household and Family Size			
	2000	2007	Change
Average household size	2.29	2.25	-0.04
Average family size	2.92	2.99	0.07

Source: U.S. Census Bureau

Zoning Requests

The Chattanooga-Hamilton County Regional Planning Agency processed 1,350 requests during the period of 2000 through 2008 for property in the City of Chattanooga. There were 347 mandatory referrals, 27 name changes and 183 withdrawn requests for a total of 557 that are not included in the tables that follow. (Mandatory referrals apply to government interests in rights-of-way by abandonment or closure and surplus government-owned properties.)

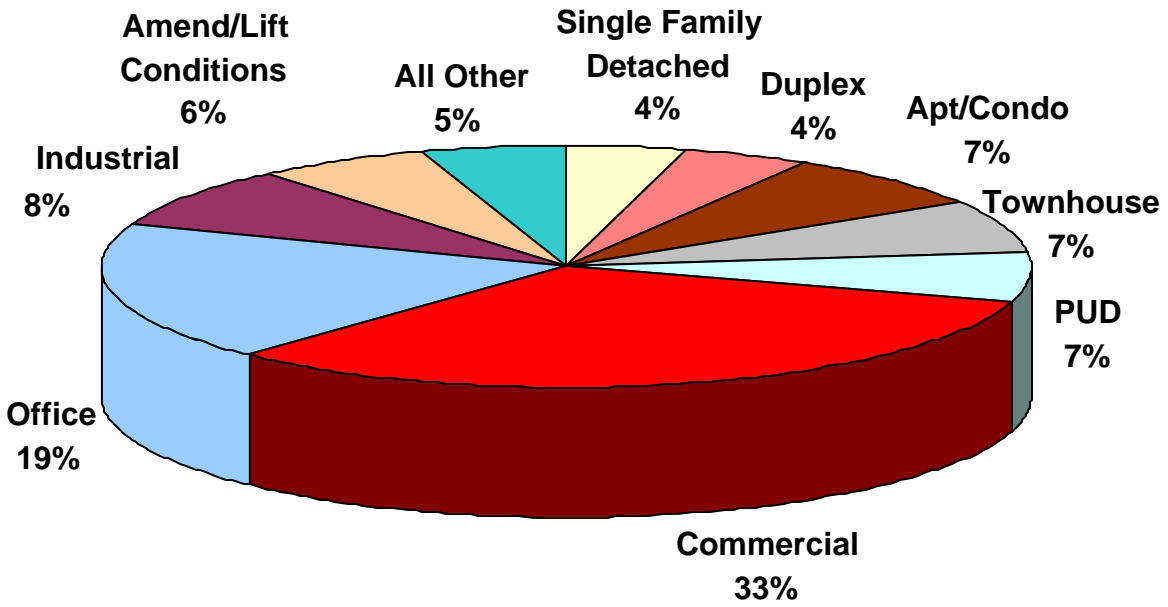
- Nearly one-third of the cases involved a request for commercial zoning making it the largest category.
- Residential zoning requests accounted for 30 percent of the cases in the City.
- Office and Industrial requests ranked third and fourth, respectively.
- One-third of the R-1 requests were for down zoning to single family dwellings. The following is a summary by council district: Hill City in District 1, the Concord area in District 4, the Shepherd area in District 6, sections of Rossville Boulevard and St. Elmo in District 7, the ML King area and along Cannon Avenue in District 8 and Bushtown and East Chattanooga in District 9.
- All rezoning to R-1 was approved but 35 percent had conditions assigned. Fifty-five percent of the requests to change to a duplex were denied.

Chattanooga Zoning Requests											
2000 - 2008											
(Excludes Mandatory Referrals, Name Changes and Withdrawn Requests)											
Type of Zoning Requested	City Council District									Total	%
	1	2	3	4	5	6	7	8	9		
Single Family Detached (R-1)	8	0	2	6	0	2	4	3	6	31	4.0%
Duplex (R-2)	6	3	1	6	2	4	5	2	2	31	4.0%
Apartment or Condominium (R-3 & R-3MD)	7	6	6	12	2	3	13	3	5	57	7.4%
Townhouses/Patio Homes (RT-1,RZ-1, R-TZ)	11	7	3	20	3	6	2	0	0	52	6.7%
PUD (Planned Unit Development)	12	4	9	15	2	1	3	3	1	50	6.5%
Mobile Home Park	0	0	0	0	0	0	0	0	1	1	0.1%
Commercial (C-1 to C-6)	22	13	26	37	6	23	41	65	18	251	32.4%
Office (O-1 & R-4)	13	5	10	61	4	26	6	13	13	151	19.5%
Industrial (M-1 to M-4)	5	0	3	5	12	6	16	9	5	61	7.9%
Mixed Use	0	0	0	5	0	0	0	0	0	5	0.6%
Agriculture (A-1)	0	0	0	0	0	0	0	1	0	1	0.1%
Conditional Permit	0	0	1	1	0	0	0	0	0	2	0.3%
Other Special Exceptions/Permits	2	0	4	1	0	0	3	8	1	19	2.5%
Amend/Lift Conditions	4	1	5	20	2	2	9	5	2	50	6.5%
Annexation Study	0	0	1	1	0	0	0	0	0	2	0.3%
Zoning Study	1	1	0	0	0	0	4	2	2	10	1.3%
Total	91	40	71	190	33	73	106	114	56	774	100%

- Properties within the City of Chattanooga accounted for 58 percent of all zoning cases in Hamilton County.
- Council District 4 had the highest number of cases in the City with 25 percent of the requests made.
- Council Districts 7 and 8 had the next highest activity at 14 percent and 15 percent, respectively.

Chattanooga Zoning Requests 2000 - 2008 (Excludes Mandatory Referrals, Name Changes and Withdrawn Requests)											
Council District	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total	District as a Percent of City Total
1 - Linda Bennett	11	13	8	10	16	12	4	8	9	91	12%
2 - Sally Robinson	6	4	6	5	3	4	2	6	4	40	5%
3 - Dan Page	3	10	9	1	17	9	7	8	7	71	9%
4 - Jack Benson	23	21	28	21	29	17	26	9	16	190	25%
5 - Russell Gilbert	3	5	2	3	7	3	5	2	3	33	4%
6 - Carol B. Berz	7	10	5	8	13	8	9	8	5	73	9%
7 - Manuel Rico	13	11	11	12	9	14	10	15	11	106	14%
8 - Leamon Pierce	10	15	13	13	9	11	11	16	16	114	15%
9 - Debbie Gaines	9	4	6	4	9	5	6	5	8	56	7%
City Totals	85	93	88	77	112	83	80	77	79	774	100%
Hamilton County Total	160	150	164	139	170	144	147	127	123	1325	
City as % of County	53%	62%	54%	55%	66%	58%	54%	61%	64%	58%	

Zoning Requests 2000-2008

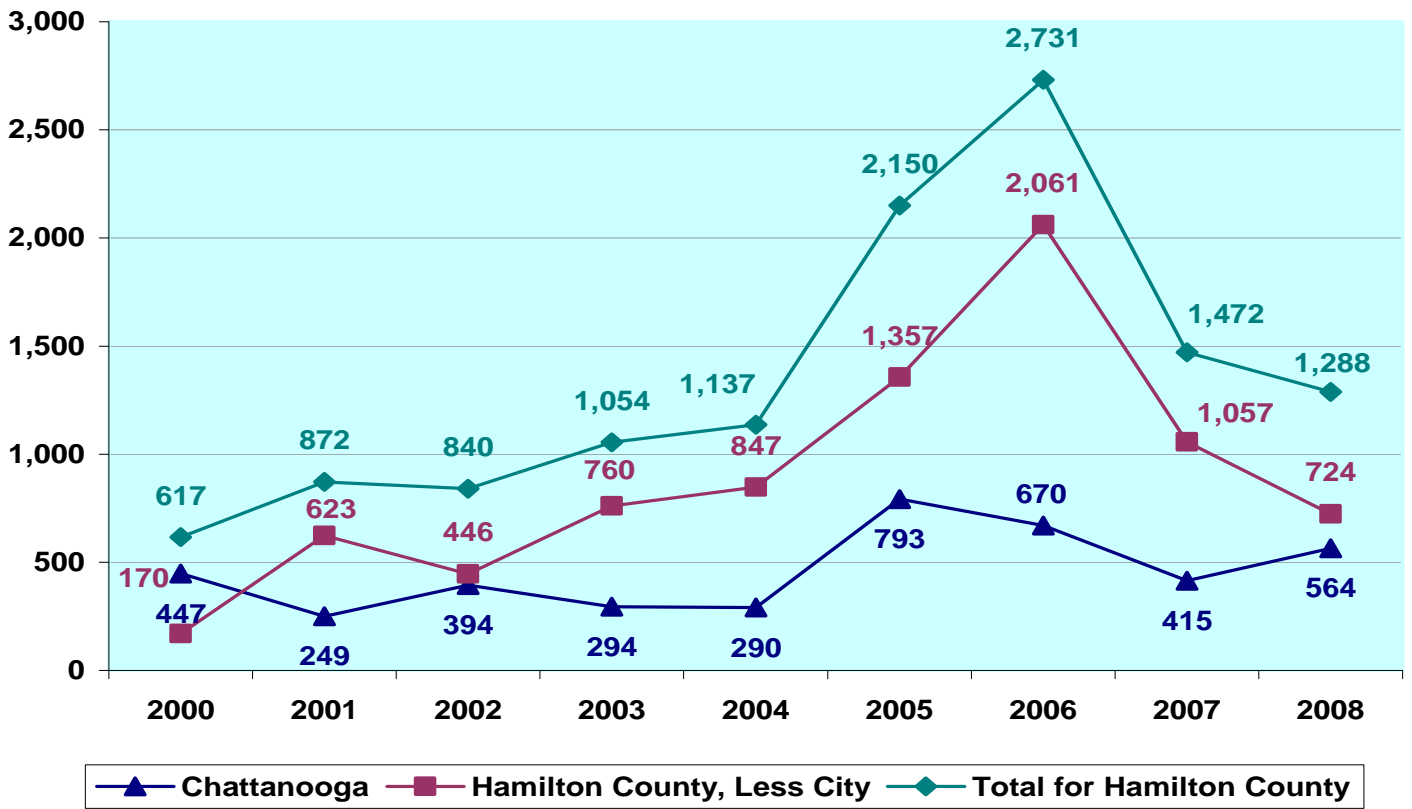


- The number of new residential subdivision lots in the City peaked in 2005.
- The county-wide peak in residential lots was in 2006.
- Although county-wide there was a marked decline in residential lots beginning in 2007 from the previous two years, the number of lots in 2007 and 2008 were still higher than in any of the first five years of the decade.

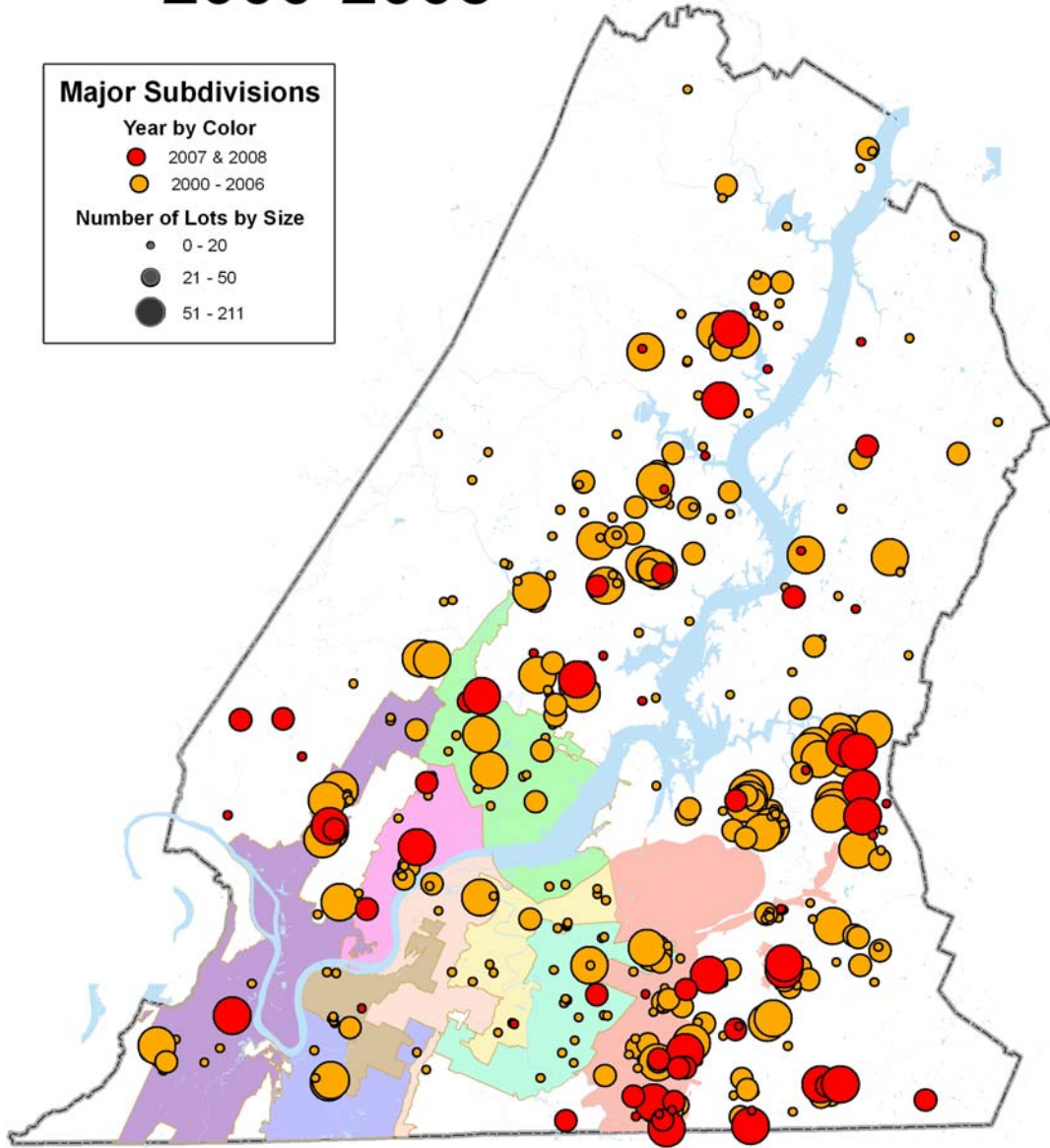
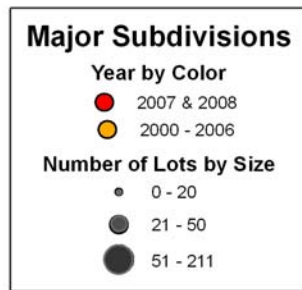
Hamilton Countywide and City of Chattanooga New Major Subdivisions 2000-2008										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Hamilton County Total										
Number of Subdivisions	55	41	42	46	55	56	55	40	30	420
Number of Lots	1,064	872	840	1,054	1,137	2,150	2,731	1,472	1,288	12,608
Number of Acres	781	717	481	666	725	1,105	1,196	847	647	7,165
Average Lot Size (Acres)	0.73	0.82	0.57	0.63	0.64	0.51	0.44	0.58	0.50	0.57
Chattanooga										
Number of Subdivisions	25	17	19	14	21	20	18	11	14	159
Number of Lots	447	249	394	294	290	793	670	415	564	4,116
Number of Acres	276	116	132	144	128	367	254	196	232	1,845
Average Lot Size (Acres)	0.62	0.47	0.34	0.49	0.44	0.46	0.38	0.47	0.41	0.45
Chattanooga Percent of Hamilton County										
Number of Subdivisions	45%	41%	45%	30%	38%	36%	33%	28%	47%	38%
Number of Lots	42%	29%	47%	28%	26%	37%	25%	28%	44%	33%
Number of Acres	35%	16%	27%	22%	18%	33%	21%	23%	36%	26%

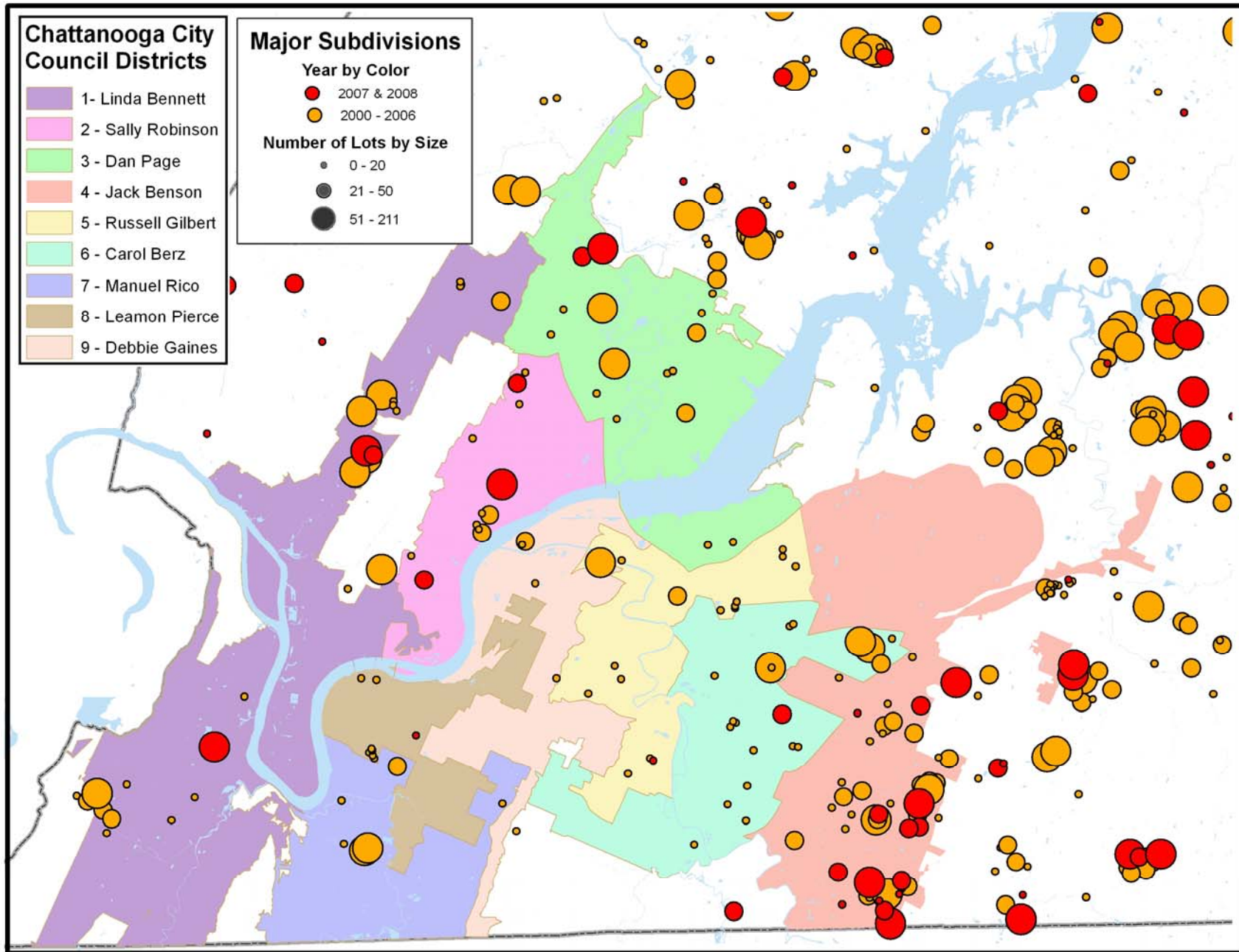
Major Subdivision: Subdivision with 5 or more lots or a new street.

**Number of Lots in New Residential Subdivisions
Chattanooga and Hamilton County
2000 to 2008**



Hamilton County Major Subdivisions 2000-2008





- 100% of the new subdivision lots in Chattanooga, Collegedale, East Ridge, Red Bank, and Signal Mountain were on sewer.
- Lakesite and Walden had no lots on sewer.
- 76% of the lots in the unincorporated County and 43% in Soddy-Daisy were on sewer.

Major Residential Subdivisions Lots with Sewer Available 2000-2008				
Jurisdiction	Number of Lots			Percent w/ Sewer
	With Sewer	Without Sewer	Total	
Chattanooga	4,116	-	4,116	100.0%
Collegedale	531	-	531	100.0%
East Ridge	38	-	38	100.0%
Lakesite	-	8	8	0.0%
Red Bank	76	-	76	100.0%
Signal Mountain	46	-	46	100.0%
Soddy-Daisy	269	360	629	42.8%
Walden	-	4	4	0.0%
Unincorporated County	5,479	1,681	7,160	76.5%
Hamilton County Total	10,555	2,053	12,608	83.7%

**New Major Subdivisions
City of Chattanooga by Council Districts
2000 - 2008**

	Residential	Percent of City Total	Non- Residential	Percent of City Total	Total
1 - Linda Bennett					
Number of Subdivisions	22	16%	1	4%	23
Number of Lots	739	19%	6	2%	745
Number of Acres	308	23%	57	11%	365
2 - Sally Robinson					
Number of Subdivisions	13	10%	0	0%	13
Number of Lots	274	7%	0	0%	274
Number of Acres	147	11%	0	0%	147
3 - Dan Page					
Number of Subdivisions	14	10%	3	13%	17
Number of Lots	482	13%	24	8%	506
Number of Acres	142	11%	101	20%	243
4 - Jack Benson					
Number of Subdivisions	44	33%	6	25%	50
Number of Lots	1,304	34%	32	10%	1,336
Number of Acres	430	32%	113	22%	543
5 - Russell Gilbert					
Number of Subdivisions	12	9%	4	17%	16
Number of Lots	287	8%	35	11%	322
Number of Acres	139	10%	76	15%	215
6 - Carol Berz					
Number of Subdivisions	18	13%	4	17%	22
Number of Lots	480	13%	16	5%	496
Number of Acres	107	8%	55	11%	162
7 - Manuel Rico					
Number of Subdivisions	4	3%	2	8%	6
Number of Lots	151	4%	168	55%	319
Number of Acres	47	4%	57	11%	104
8 - Leamon Pierce					
Number of Subdivisions	6	4%	2	8%	8
Number of Lots	42	1%	20	7%	62
Number of Acres	2	0%	11	2%	13
9 - Debbie Gaines					
Number of Subdivisions	2	1%	2	8%	4
Number of Lots	50	1%	6	2%	56
Number of Acres	15	1%	38	7%	53
TOTAL					
Number of Subdivisions	135	100%	24	100%	159
Number of Lots	3,809	100%	307	100%	4,116
Number of Acres	1,337	100%	508	100%	1,845

Building Permits

- Building permits totaled over \$3.2 billion during the nine year period of 2000-2008.
- 9,037 housing units were added during 2000-2008, of which over 30 percent were apartment units.
- Fewer single family units were built in 2007 and 2008 than any of the previous seven years.
- A substantial number of apartment units were built as UTC dorms and for subsidized housing.

Number and Value of Building Permits City of Chattanooga 2000-2008				
	Chattanooga			
	Number	% of Total Number	Value	% of Total Value
New Construction	6,735	31%	\$2,054,980,707	64%
Residential	5,478	35%	\$974,020,042	78%
Non-Residential	1,257	20%	\$1,080,960,665	55%
Additions- Alterations- Repairs	12,907	59%	\$1,133,906,196	35%
Residential	8,410	54%	\$261,427,344	21%
Non-Residential	4,497	71%	\$872,478,852	44%
Other*	2,173	10%	\$36,508,691	1%
Residential	1,563	10%	\$14,507,914	1%
Non-Residential	610	10%	\$22,000,777	1%
Total	21,815	100%	\$3,225,395,594	100%
Residential	15,451	100%	\$1,249,955,300	100%
Non-Residential	6,364	100%	\$1,975,440,294	100%

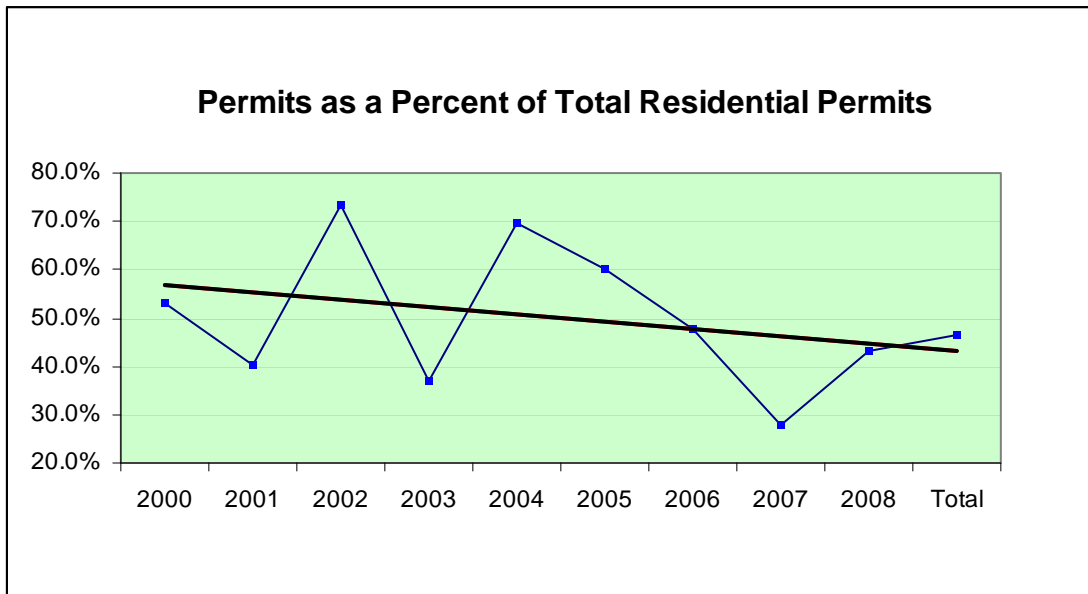
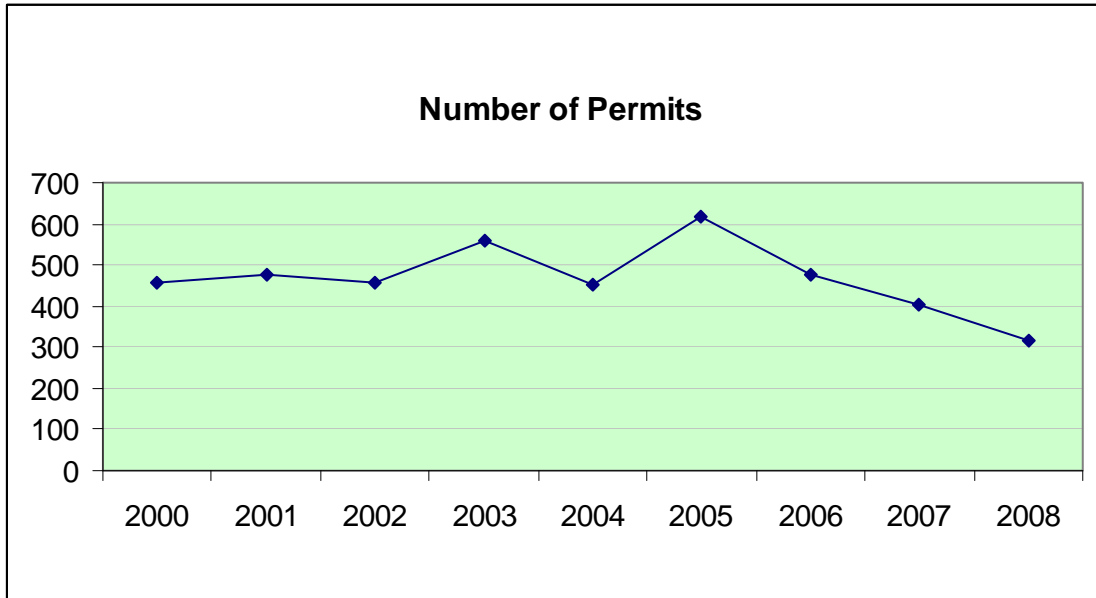
* "Other" includes such actions as demolitions and building moves.

**Residential Units by Type of Structure
City of Chattanooga
2000-2008**

Type	Number of Units									
	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Single Family Dwelling	459	477	456	561	453	616	475	404	316	4,217
Duplex	18	30	60	60	36	48	34	18	14	318
Apartment	330	566	61	748	20	0	179	783	291	2,978
Townhouse	52	95	39	57	105	225	239	144	37	993
Condominium	1	4	0	96	37	134	68	99	76	515
Mobile Home	1	9	4	1	0	0	0	1	0	16
Total	861	1,181	620	1,523	651	1,023	995	1,449	734	9,037
	% of Total									
	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Single Family Dwelling	53.3%	40.4%	73.5%	36.8%	69.6%	60.2%	47.7%	27.9%	43.1%	46.7%
Duplex	2.1%	2.5%	9.7%	3.9%	5.5%	4.7%	3.4%	1.2%	1.9%	3.5%
Apartment	38.3%	47.9%	9.8%	49.1%	3.1%	0.0%	18.0%	54.0%	39.6%	33.0%
Townhouse	6.0%	8.0%	6.3%	3.7%	16.1%	22.0%	24.0%	9.9%	5.0%	11.0%
Condominium	0.1%	0.3%	0.0%	6.3%	5.7%	13.1%	6.8%	6.8%	10.4%	5.7%
Mobile Home	0.1%	0.8%	0.6%	0.1%	0.0%	0.0%	0.0%	0.1%	0.0%	0.2%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Single Family Dwelling Building Permits

- Single Family Detached Units are becoming a smaller portion of the residential units built.



NEW CONSTRUCTION
Number and Value of Building Permits by Council District
City of Chattanooga
2000-2008

Council District	Residential			Non-Residential			Total	
	Number	Value (Millions)	Average Value	Number	Value (Millions)	Average Value	Number	Value (Millions)
1 - Linda Bennett	918	\$192.7	\$209,913	134	\$122.2	\$911,940	1,052	\$314.9
2 - Sally Robinson	369	\$102.4	\$277,507	81	\$71.0	\$876,543	450	\$173.4
3 - Dan Page	583	\$127.6	\$218,868	163	\$135.8	\$833,129	746	\$263.4
4 - Jack Benson	1,519	\$255.7	\$168,334	264	\$218.7	\$828,409	1,783	\$474.4
5 - Russell Gilbert	332	\$30.0	\$90,361	74	\$29.0	\$391,892	406	\$59.0
6 - Carol D. Berz	605	\$59.7	\$98,678	197	\$153.6	\$779,695	802	\$213.3
7 - Manuel Rico	461	\$69.6	\$150,976	95	\$46.5	\$489,474	556	\$116.1
8 - Leamon Pierce	365	\$101.8	\$278,904	146	\$217.5	\$1,489,726	511	\$319.3
9 - Debbie Gaines	324	\$26.9	\$83,025	104	\$94.0	\$903,846	428	\$120.9
Total	5,476	\$966.4	\$176,479	1,258	\$1,088.3	\$865,103	6,734	\$2,054.7

What did the data tells us...

- Population is aging.
- Household size is decreasing.
- Family size is increasing.
- Growth is in the edge of the city and the downtown core areas.
- Housing preference has changed and become more diverse.
- Building permits for single family housing have decreased, and moderate and high density housing have increased.
- Average lot size has decreased.

The Opening of VW plant:

- Outward growth is expected to continue.
- Demographics may change.

Need to plan for change and rethink our attitudes toward development

- Location and Type of Development
 - Density: compact development
 - Quality development
 - Diversity of choices
- Zoning and Subdivision Regulations
 - Minimum lot size
 - Accessory dwelling units
 - Mixed use development
 - Environmentally sensitive areas
 - Compatibility issues
- Transportation and Land Use
 - A balanced multimodal transportation system
 - Walkable communities
 - Public transit