

Development Trends

1990 – 2000

*Prepared by the Department of Information & Research of
The Chattanooga/Hamilton County Regional Planning Agency*



2001

Development Trends, 1990 - 2000

1. Residential Subdivisions

- Year 2000 was the first year that more residential lots recorded in City of Chattanooga than in the unincorporated area since 1990. Over 40% of total lots recorded in the entire County were in Chattanooga, versus 30% in the unincorporated area. The last time that Chattanooga led the subdivision activity in the entire county was in 1984. There were 204 lots in Chattanooga and 203 lots in the unincorporated area at that year.
- Only five out of eleven jurisdictions had some subdivision activities in 2000. Chattanooga led by 408 lots and followed closely by unincorporated Hamilton County (296) and Soddy Daisy (246), with only 53 lots in Collegedale and 4 lots in Walden.
- Overall, the total of recorded residential lots in the entire county has increased since 1990, from 964 lots to 1,007 in 2000, with the peak of 1,454 lots in 1994.

2. Residential Building Permits for New Construction

- In 2000, the residential building permit activity in Chattanooga set a record too. Thirty-five percent of the total permits in the entire Hamilton County occurred in the City of Chattanooga, a 10 % increase of share since 1990. The number of permits in Chattanooga has increased 64% since 1990, from 296 to 484.
- The unincorporated area's share of total building permits is decreasing, dropping from 64% share to 50% in 2000.
- The number of building permits in Soddy Daisy is in a rising trend, from 6% share of the county total in 1990 to 11% in 2000.
- The total residential permits for new construction in the entire county is slowing down after the peak of 1905 permits in 1996.

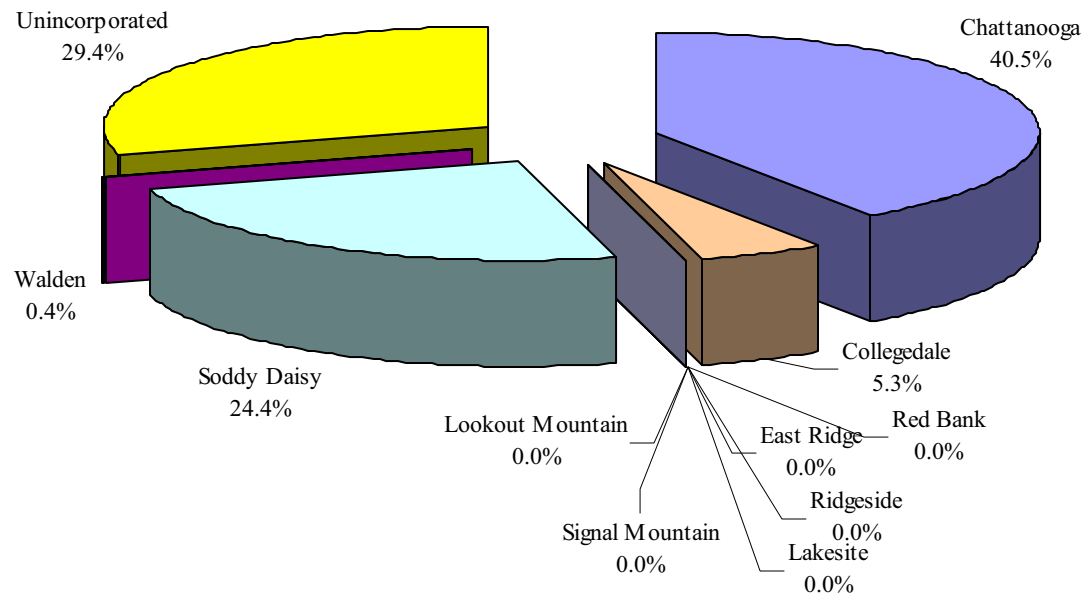
3. Rezoning Requests

- The Chattanooga's share of total rezoning requests also increased in 2000, with the all time high of 61% since 1990, even though the number of requests (145) was less than the peak in 1995 (186 requests).
- The total of rezoning requests in the entire county has been declining since 1990, from 263 requests to 238 requests, with the peak of 330 requests in 1995.

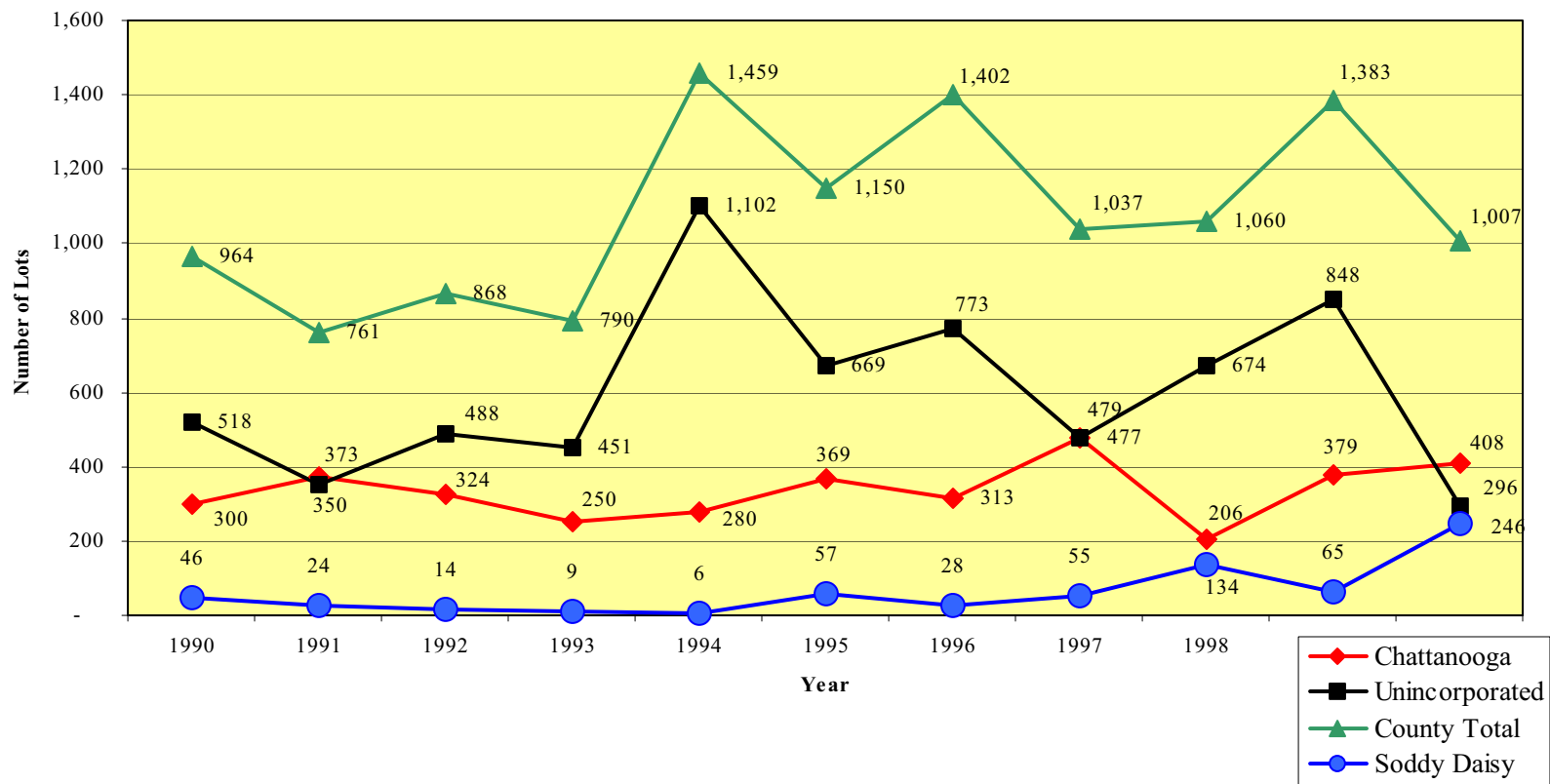
Spatial Distribution of the Activity

A study of the spatial distribution of the development activities indicated that a large percent of the subdivision activity occurred in a crescent from the East Brainerd and Ooltewah area, along the VAAP, Hunter Road, crossing the River to the Sequoyah Access Road and Soddy Daisy Area. On the other hand, rezoning requests concentrated in the central city area, and the area east of the South Chickamauga Creek and west of Morrison Hill area with the center in Hamilton Place Mall Area.

**Residential Subdivision Lots
by Jurisdictions
2000**



**Recorded Residential Lots, 1990 - 2000
By Jurisdiction**



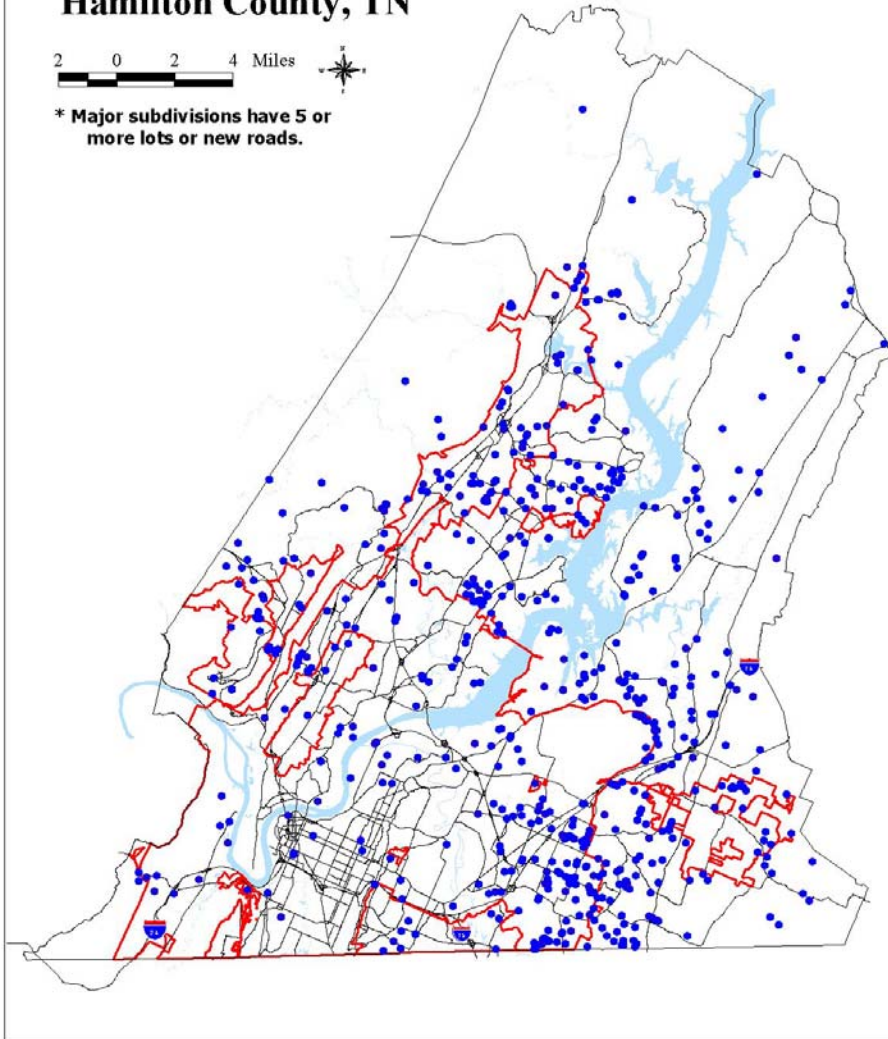
1990 - 2000 Major Subdivisions Hamilton County, TN



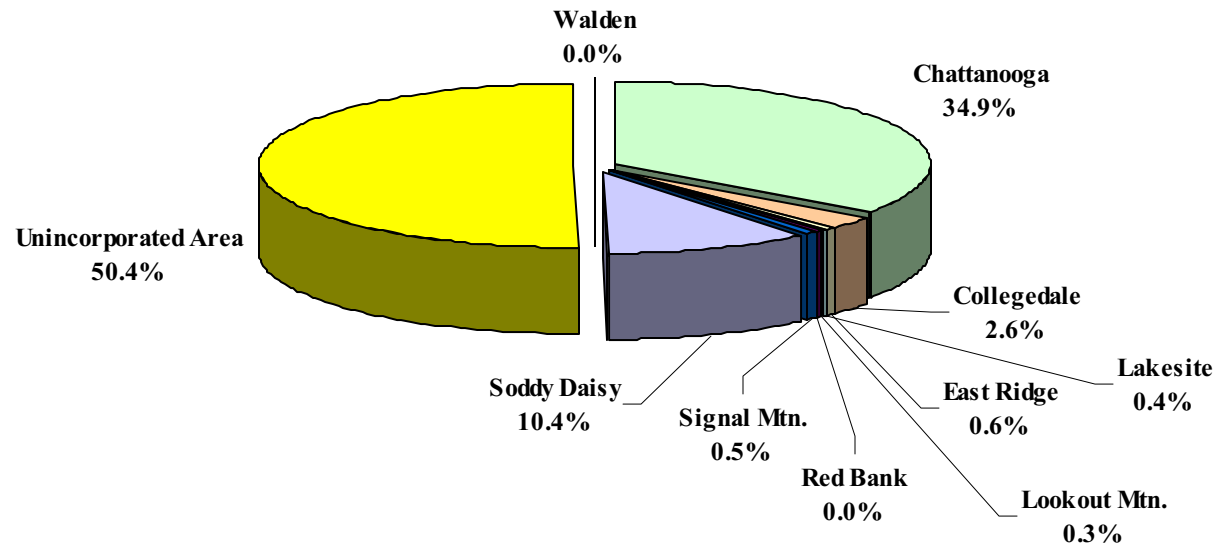
For more information,
call Information Services,
RPA at (423)757-5216.



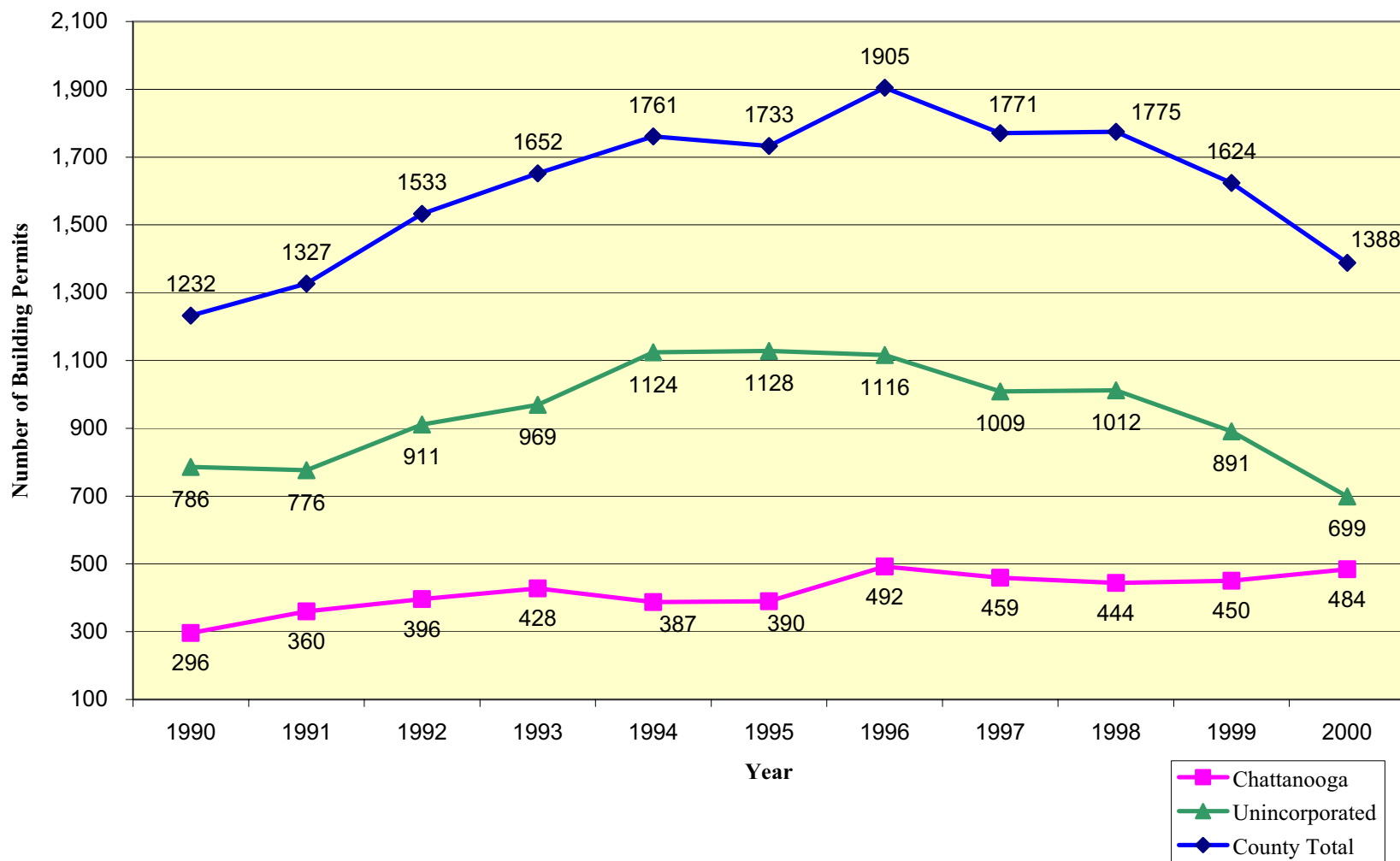
* Major subdivisions have 5 or more lots or new roads.



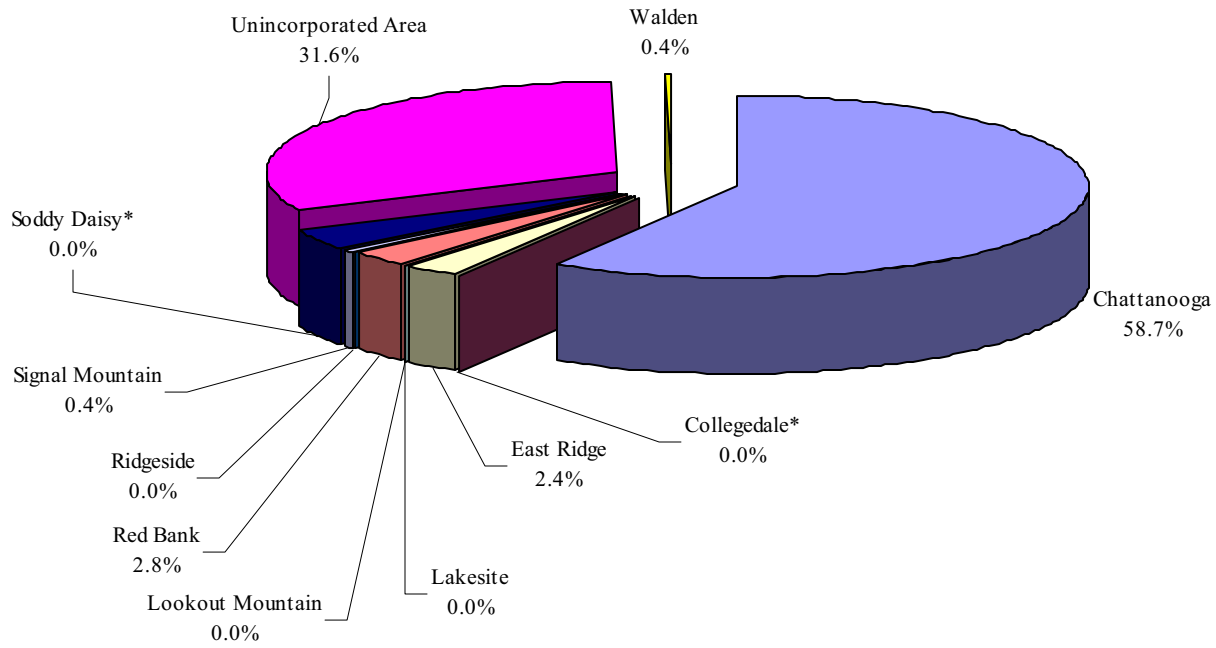
**New Residential Building Permits
by Jurisdictions
2000**



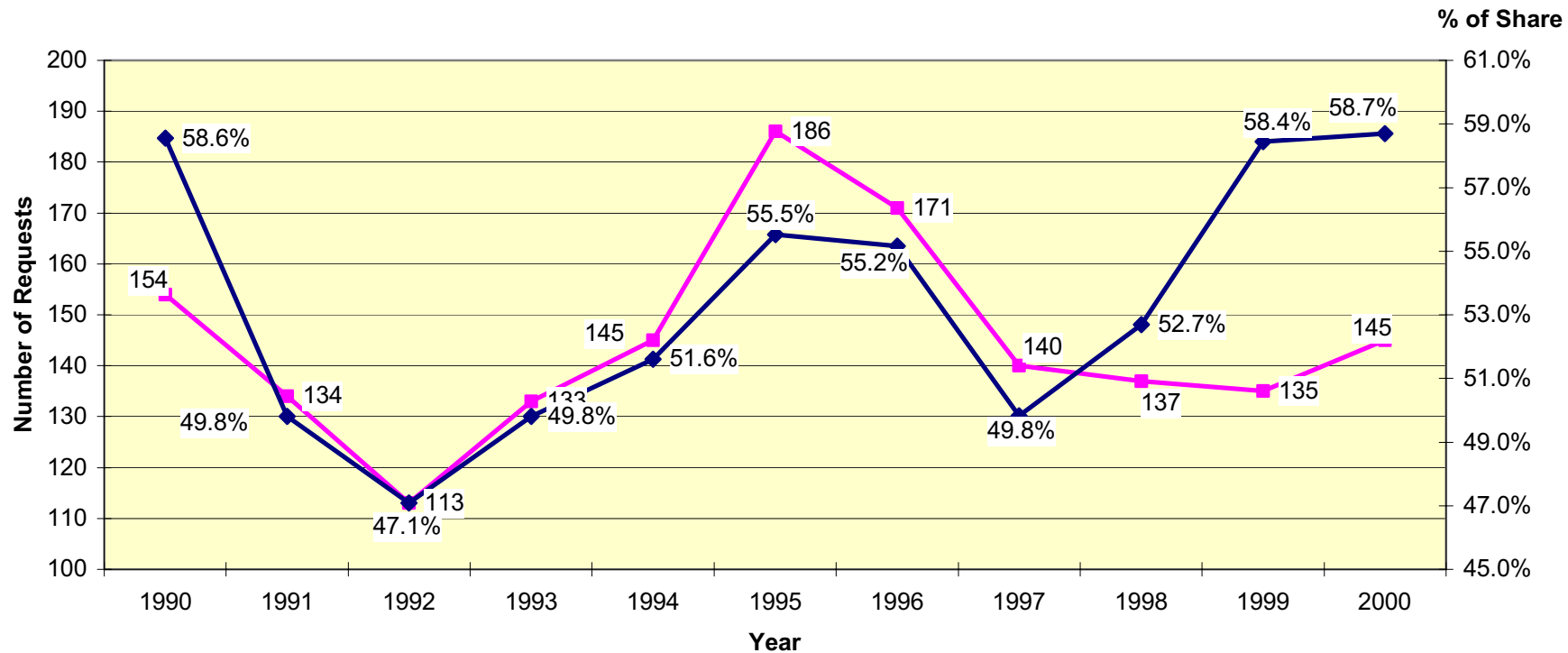
New Residential Building Permits by Jurisdictions 1990 - 2000



Rezoning by Jurisdictions, 2000

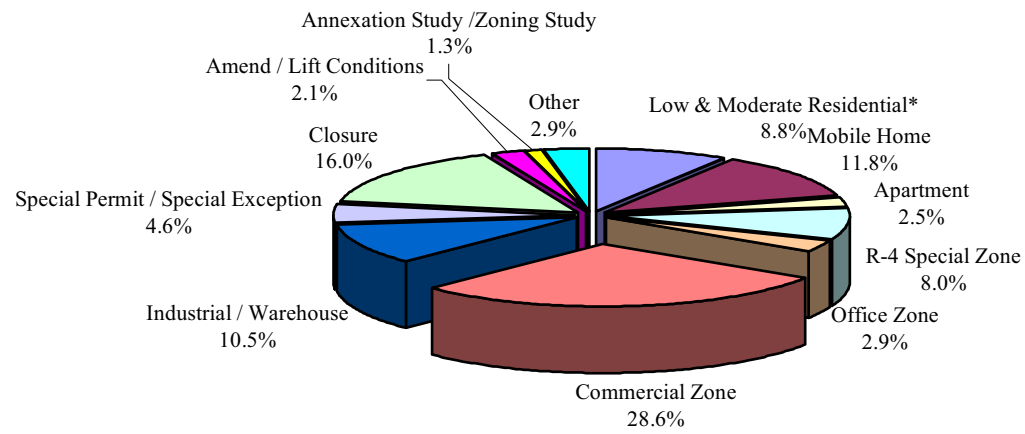


Rezoning Requests 1990 - 2000 Chattanooga



■ # of Requests
◆ Share of County Total

Rezoning by Type 2000



* Includes detached and attached single family dwellings, duplexes, and townhouses.

2000 Rezoning Requests Hamilton County, TN

For More Information,
Call Information Services,
RPA at (423) 757 - 5216

2 0 2 4 Miles

