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Hamilton County, TN

DEVELOPMENT TRENDS

in
County Commission Districts
2000 - 2006

April 2007

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Introduction

The purpose of this report is to provide a snapshot of recent development activity in Hamilton County and, particularly, within each County Commission District. The data contained in this report is divided into several sections:

- Demographics—data from the 2000 Census page 2
- Zoning Requests—2000 to 2006 page 6
- New Subdivisions—2000 to 2006 page 8
- Building Permits—2000 to 2006 page 12
- Single-family Residential Development page 17
- Non-Residential Development page 21
- Environmental Factors page 23

Demographics

This section presents selected demographic measures for the entire County and each of the County Commission Districts. These data are from Census 2000, the latest available that can be summarized at the District level. The extent to which these measures may have changed since 2000 is not known.

Population by Race

- While the total population in each District was similar in number, the racial composition varied significantly.
- Districts 1, 2, 3, 7, 8, and 9 had very high proportions of white population, while in Districts 4 and 5, the majority of the population was Black or African American.

Hamilton County Population by Race, 2000					
	Total Population	White	Black or African American	Other, including Mixed Race	Hispanic
1 - Fred R. Skillern	35,126	96.1%	2.0%	1.9%	1.0%
2 - Richard Casavant	34,314	93.6%	3.6%	2.8%	1.4%
3 - Jim M. Coppinger	33,795	93.2%	2.9%	3.8%	1.4%
4 - Warren Mackey	33,880	37.0%	60.0%	3.0%	1.7%
5 - Gregory Beck	32,937	37.8%	59.7%	2.4%	0.9%
6 - John Allen Brooks	34,165	64.5%	30.1%	5.4%	4.1%
7 - Larry L. Henry	33,490	84.8%	10.5%	4.8%	1.6%
8 - Curtis D. Adams	35,178	84.1%	11.5%	4.4%	1.6%
9 - Bill Hullander	35,011	93.1%	3.5%	3.4%	2.3%
Total	307,896	76.3%	20.1%	3.5%	1.8%

Age Groups and Median Age

- The age composition was fairly similar among all Districts. Districts 1, 2, 3, 7 and 8 had slightly higher median ages than the other Districts, while District 4 had the lowest median age.

Hamilton County Population by Age Group and Median Age, 2000										
	Total Population	Under 5	5 to 17	18 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 and older	Calculated Median Age
1 - Fred R. Skillern	35,126	6.3%	16.5%	8.0%	14.2%	16.1%	15.1%	10.8%	13.0%	38.1
2 - Richard Casavant	34,314	5.5%	16.6%	9.0%	12.5%	15.0%	15.5%	9.6%	16.4%	39.3
3 - Jim M. Coppinger	33,795	5.7%	18.4%	8.0%	11.9%	16.3%	17.2%	10.7%	11.8%	38.6
4 - Warren Mackey	33,880	7.1%	17.6%	13.9%	13.4%	12.9%	12.3%	8.0%	14.9%	33.5
5 - Gregory Beck	32,937	6.0%	19.2%	8.4%	12.5%	15.6%	14.6%	9.4%	14.2%	37.5
6 - John Allen Brooks	34,165	6.5%	17.3%	11.8%	15.2%	15.4%	13.0%	8.4%	12.5%	34.5
7 - Larry L. Henry	33,490	5.7%	17.0%	8.0%	13.6%	16.5%	16.3%	9.7%	13.2%	38.5
8 - Curtis D. Adams	35,178	5.6%	14.4%	9.1%	15.8%	14.7%	13.4%	9.4%	17.7%	38.5
9 - Bill Hullander	35,011	5.6%	18.0%	10.5%	12.9%	16.7%	15.5%	10.0%	10.9%	36.9
Total	307,896	6.0%	17.2%	9.6%	13.6%	15.5%	14.8%	9.6%	13.8%	37.3

Family Characteristics

- There were noticeable differences among the Districts in certain family characteristics.
- Districts 4, 5, and 6 had relatively higher proportions of Single Parent families compared to the other Districts.
- Also, Districts 4, 5 and 6 had relatively higher proportions of families with incomes in 1999 below the poverty level.

Hamilton County Families, 2000 Single Parent Families & Families with 1999 Incomes below Poverty Level					
	Total Families		Single Parent Families with own Children under 18 years of age		Families with Incomes below Poverty Level in 1999
1 – Fred R. Skillern	10,738		9.5%		6.7%
2 – Richard Casavant	9,151		10.2%		4.8%
3 – Jim M. Coppinger	9,645		8.9%		3.6%
4 – Warren Mackey	9,243		25.0%		25.1%
5 – Gregory Beck	7,871		20.3%		10.8%
6 – John Allen Brooks	8,590		21.3%		19.3%
7 – Larry L. Henry	8,365		8.6%		3.6%
8 – Curtis D. Adams	9,626		12.8%		7.9%
9 – Bill Hullander	10,463		6.7%		4.8%
Total	83,692		13.4%		9.2%

Educational Attainment of the Population

- The Census Bureau measures educational attainment for persons age 25 and older.
- Throughout Hamilton County, approximately 80% of the population age 25 and older had at least completed high school. Nearly one-fourth had college degrees.
- Districts 1, 4, 5, and 6 had the highest proportions of people reporting no high school (or GED) diplomas.
- Districts 2, 3, 7 and 9 had the highest proportions of people reporting 4-year college degrees or higher levels of education.

Hamilton County Educational Attainment of the Population Age 25 and Older 2000					
	Population age 25 and older	Less than High School Graduate	High School Graduate	Some College	4-year College Degree and Higher
1 - Fred R. Skillern	24,291	23.1%	34.7%	27.5%	14.7%
2 - Richard Casavant	23,664	11.4%	17.8%	27.4%	43.4%
3 - Jim M. Coppinger	22,934	11.5%	26.2%	32.5%	29.8%
4 - Warren Mackey	20,800	30.9%	29.0%	22.8%	17.3%
5 - Gregory Beck	21,841	20.9%	28.9%	33.6%	16.6%
6 - John Allen Brooks	22,021	28.6%	30.2%	24.3%	16.9%
7 - Larry L. Henry	23,220	13.3%	22.1%	32.2%	32.3%
8 - Curtis D. Adams	24,950	17.8%	28.2%	34.8%	19.3%
9 - Bill Hullander	23,112	17.6%	27.4%	30.7%	24.3%
Total	206,833	19.3%	27.2%	29.6%	23.9%

Zoning Requests

The Regional Planning Agency processed 1,689 zoning cases during the period 2000 to 2006. **(Note: Zoning case data were not available for Collegedale or Soddy Daisy).** Mandatory referrals, which generally apply to government interests in rights-of-way by abandonment or closure, name changes, and withdrawn requests accounted for 611 cases. These cases are not included in the following breakdowns. The zoning requests for 2000 to 2006 were summarized according to County Commission Districts, regardless of jurisdiction. This means that all cases located in a particular District were grouped together for analysis, even though some may have been under the jurisdiction of Hamilton County, and others may have been under the jurisdiction of a particular municipality.

- Requests for some type of Residential zoning (R categories and PUDs) accounted for the most requests during the 2000 to 2006 span, numbering 337, or 31% of the total requests analyzed. This was followed by 295 requests (27%) for Commercial zoning and 143 requests (13%) for Office zoning.
- District 9 had the highest number of Residential zoning requests (74), followed by District 7 (61).
- District 4 had the highest number of Commercial zoning requests with 71.

Hamilton County Zoning Requests 2000--2006 (Excludes Mandatory Referrals, Name Changes, and Withdrawn Requests) (Excludes Collegedale & Soddy Daisy)										
Type of Zoning Requested	County Commission District									TOTAL
	1	2	3	4	5	6	7	8	9	
Residential (R-1 & R-2)	9	5	14	11	8	15	16	9	48	135
Residential (R-3 & R-3MD)	1	6	8	7	2	13	12	8	2	59
Townhouses/Patio Homes (RT-1,RZ-1, R-TZ)	6	6	12	4	6	6	18	8	3	69
PUD (Planned Unit Development)	2	11	7	10	1	6	15	1	21	74
Single-wide Mobile Home Permit	51	3	2	--	5	--	3	--	43	107
Mobile Home Park (R-5)	1	--	1	--	2	--	--	--	2	6
Commercial (C-1 to C-6)	34	19	22	71	17	43	42	27	20	295
Office (O-1 & R-4)	6	3	11	18	8	13	39	44	1	143
Industrial (M-1 to M-4)	8	5	5	13	18	14	8	8	7	86
Mixed Use	--	--	--	1	--	--	4	--	--	5
Agriculture (A-1)	--	1	1	1	--	--	1	--	2	6
Conditional Permit-Cell Tower	6	1	3	--	--	--	5	--	5	20
Conditional Permit-Other	1	--	2	--	--	--	--	1	5	9
Other Special Exceptions/Permits	2	2	1	--	1	1	1	--	2	10
Amend/Lift Conditions	3	3	--	6	1	7	13	6	3	42
Zoning Study	1	--	--	5	2	1	--	1	2	12
Total	131	65	89	147	71	119	177	113	166	1,078

- To date, 80% of the cases have been approved. (Some cases for the year 2006 are still pending, so the approval rate could increase slightly).
- Over the period 2000 to 2006, District 9 had the highest percentage of cases approved (87%), followed very closely by District 4 (86%).

<p style="text-align: center;">Hamilton County Zoning Requests 2000--2006 (Excludes Mandatory Referrals, Name Changes, and Withdrawn Requests) <i>(Data not available for Collegedale & Soddy Daisy)</i></p>									
	2000	2001	2002	2003	2004	2005	2006	Total	<i>Percent Approved</i>
1 - Fred R. Skillern	22	22	17	16	21	16	17	131	82%
2 - Richard Casavant	9	15	12	2	10	13	4	65	82%
3 - Jim M. Coppinger	13	15	13	12	17	11	8	89	76%
4 - Warren Mackey	18	25	21	19	21	17	26	147	86%
5 - Gregory Beck	11	7	14	8	12	12	7	71	77%
6 - John Allen Brooks	18	14	13	26	18	22	8	119	75%
7 - Larry L. Henry	28	23	28	22	30	17	29	177	81%
8 - Curtis D. Adams	15	17	17	16	16	11	21	113	67%
9 - Bill Hullander	24	16	30	18	25	25	28	166	87%
Total	158	154	165	139	170	144	148	1,078	80%

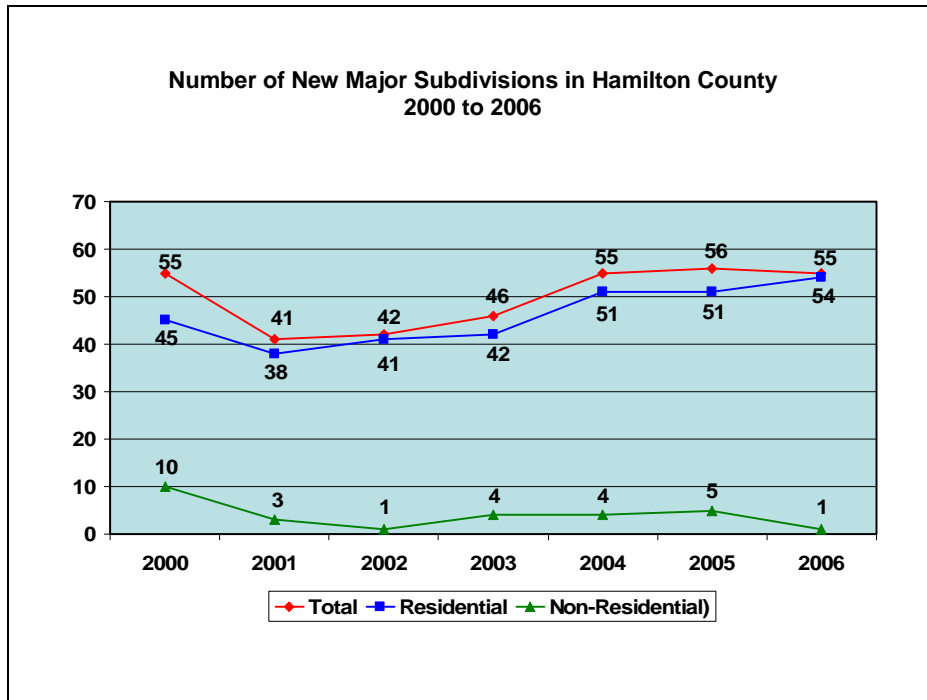
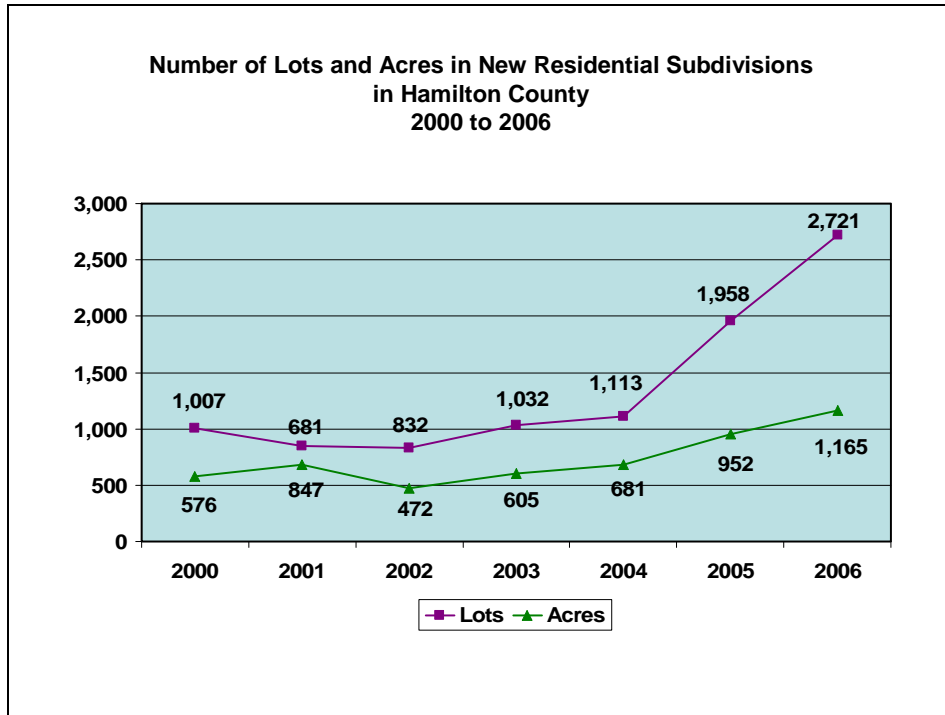
Subdivisions

The following breakdowns of subdivision recordings in Hamilton County include only “major” subdivisions, which are defined as those with five or more new lots, or new subdivisions with new streets.

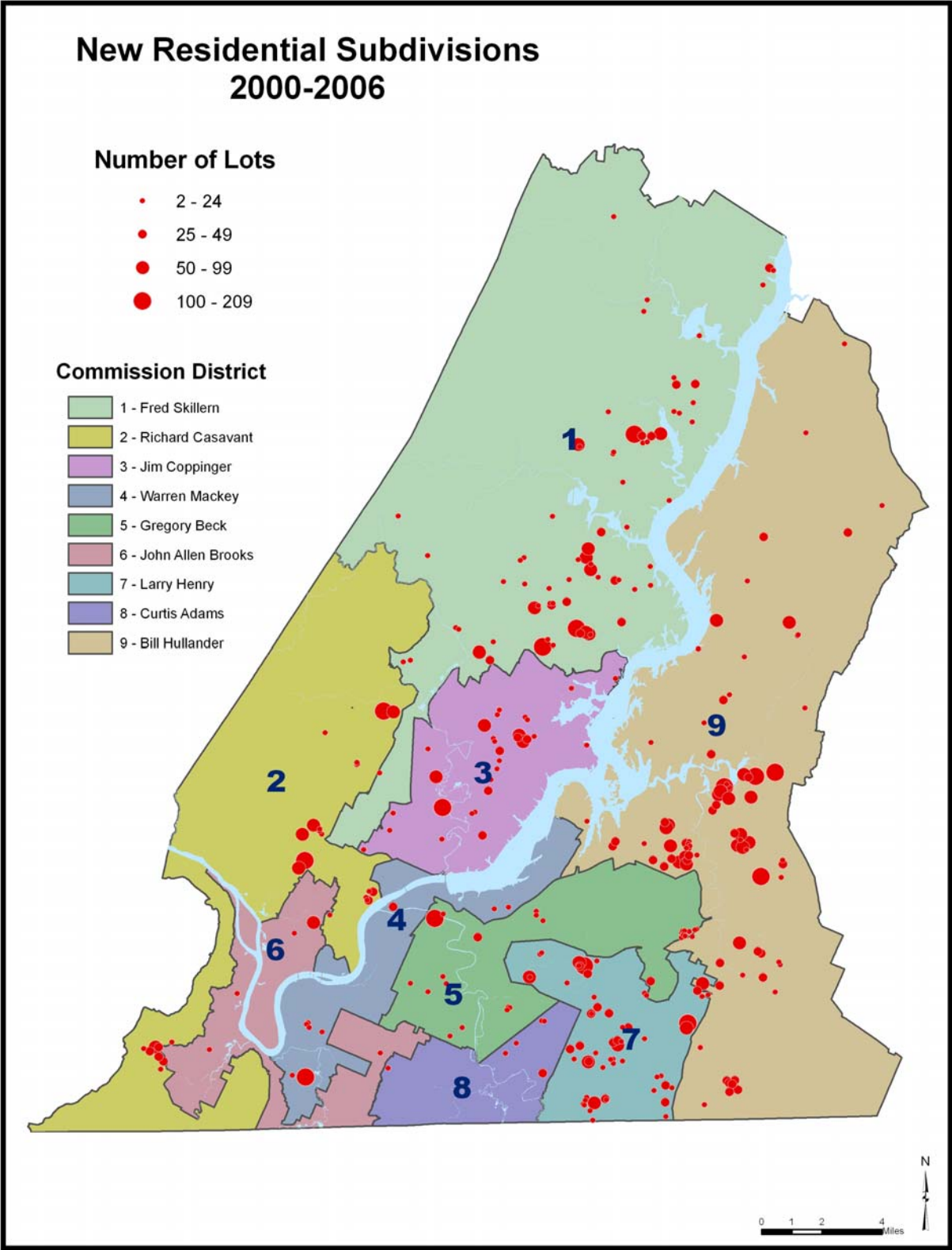
- During the 2000 to 2006 period, 350 new major subdivisions were recorded throughout Hamilton County. 322 (92%) of these were Residential subdivisions.
- The new Residential subdivisions comprised 9,510 lots, covering slightly more than 5,000 acres, with an overall average lot size of about one-half acre.
- The average lot size seems to be trending downward over the 2000 to 2006 period, going from a high of 0.8 acres per lot in 2001 to 0.4 acres per lot in 2006.

Hamilton County New Major Subdivisions 2000--2006								
	2000	2001	2002	2003	2004	2005	2006	Total
Total Subdivisions								
Number of Subdivisions	55	41	42	46	55	56	55	350
Number of Lots	1,064	872	840	1,054	1,137	2,150	2,731	9,848
Number of Acres	781	717	481	666	725	1,105	1,196	5,671
Average Lot Size (Acres)	0.73	0.82	0.57	0.63	0.64	0.51	0.44	0.58
Residential Subdivisions								
Number of Subdivisions	45	38	41	42	51	51	54	322
Number of Lots	1,007	847	832	1,032	1,113	1,958	2,721	9,510
Number of Acres	576	681	472	605	681	952	1,165	5,132
Average Lot Size (Acres)	0.57	0.80	0.57	0.59	0.61	0.49	0.43	0.54
Commercial Subdivisions								
Number of Subdivisions	10	3	1	4	4	5	1	28
Number of Lots	57	25	8	22	24	192	10	338
Number of Acres	205	36	9	61	44	153	31	539
Average Lot Size (Acres)	3.60	1.44	1.13	2.77	1.83	0.80	3.10	1.59

- The first chart below shows a dramatic increase in 2005 and 2006 in the number of lots comprising residential subdivisions, while the second chart depicts an increase in the actual number of residential subdivisions, but not nearly as sharply as the rise in lots.



The following map shows the locations of the new residential subdivisions recorded during the 2000 to 2006 period.



- The largest number of Residential subdivisions recorded during the 2000 to 2006 period were located in Commission District 9 (85), followed by District 1 (72) and District 7 (57).

Hamilton County New Major Subdivisions 2000--2006					
	Residential	Percent of County Total	Non- Residential	Percent of County Total	Total
1 - Fred R. Skillern					
Number of Subdivisions	72	22%	4	14%	76
Number of Lots	1,908	20%	23	7%	1,931
Number of Acres	1,551	30%	65	12%	1,616
2 - Richard Casavant					
Number of Subdivisions	26	8%	0	0%	26
Number of Lots	868	9%	0	0%	868
Number of Acres	431	8%	0	0%	431
3 - Jim M. Coppinger					
Number of Subdivisions	31	10%	2	7%	33
Number of Lots	909	10%	17	5%	926
Number of Acres	332	6%	70	13%	402
4 - Warren Mackey					
Number of Subdivisions	11	3%	6	21%	17
Number of Lots	249	3%	194	57%	443
Number of Acres	66	1%	106	20%	172
5 - Gregory Beck					
Number of Subdivisions	28	9%	6	21%	34
Number of Lots	511	5%	45	13%	556
Number of Acres	201	4%	88	16%	289
6 - John Allen Brooks					
Number of Subdivisions	6	2%	1	4%	7
Number of Lots	122	1%	6	2%	128
Number of Acres	81	2%	57	11%	138
7 - Larry L. Henry					
Number of Subdivisions	57	18%	6	21%	63
Number of Lots	1,567	16%	28	8%	1,595
Number of Acres	567	11%	82	15%	649
8 - Curtis D. Adams					
Number of Subdivisions	6	2%	1	4%	7
Number of Lots	94	1%	5	1%	99
Number of Acres	27	1%	38	7%	65
9 - Bill Hullander					
Number of Subdivisions	85	26%	2	7%	87
Number of Lots	3,282	35%	20	6%	3,302
Number of Acres	1,876	37%	33	6%	1,909
TOTAL					
Number of Subdivisions	322	100%	28	100%	350
Number of Lots	9,510	100%	338	100%	9,848
Number of Acres	5,132	100%	539	100%	5,671

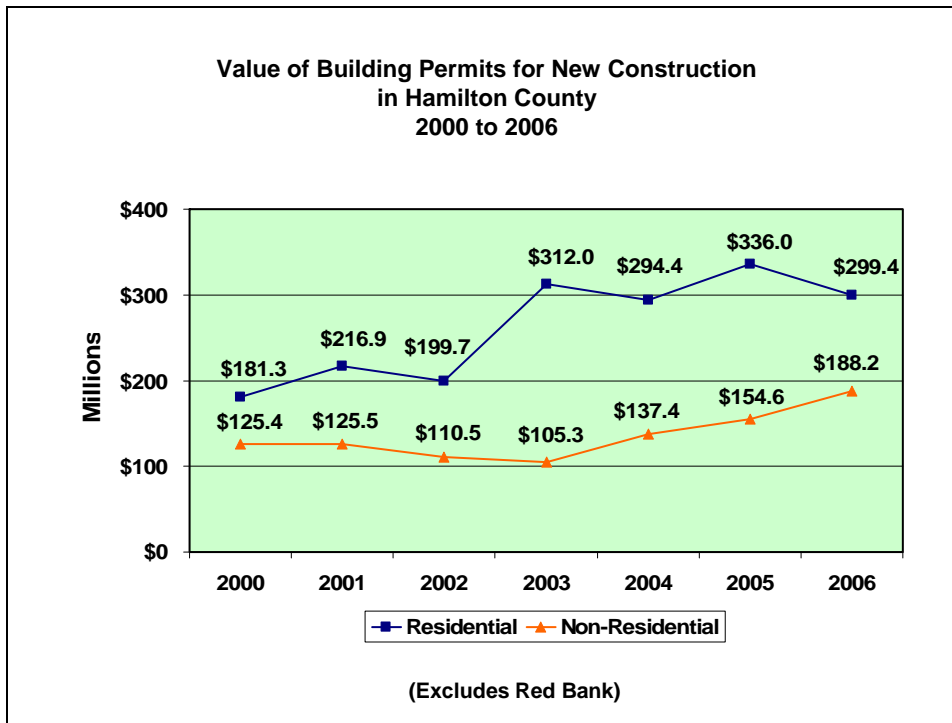
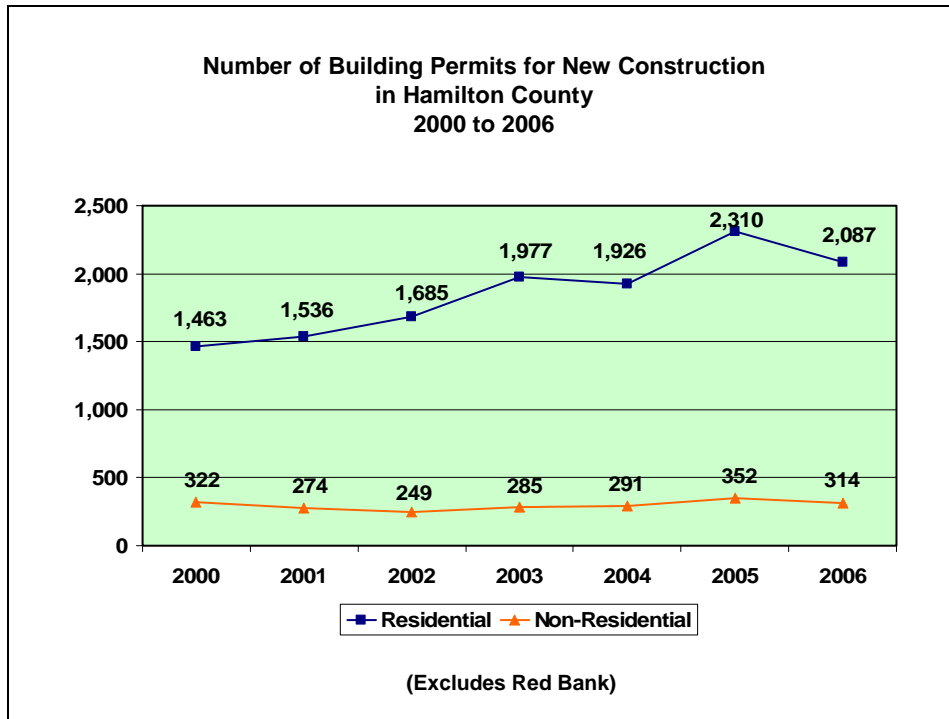
Building Permits

Building permit data presented in this report were obtained from Hamilton County and all municipalities except Red Bank, for which data was not available.

- Slightly more than 31,000 building permits were issued during the period of 2000 through 2006 representing an estimated construction value of about \$3.8 billion.
- Permits for New construction (about 15,000) accounted for nearly one half of the total number of permits, but nearly 75% of value (\$2.9 billion).

Building Permits 2000 – 2006 (Excludes Red Bank)						
Number of Permits						
	Residential		Non-Residential		Grand Total	
	Number	% of Grand Total	Number	% of Grand Total	Number	% of Grand Total
New Construction	12,975	41%	2,087	7%	15,062	48%
Additions-- Alterations-- Repairs	10,323	33%	3,968	13%	14,291	45%
Other	1,354	4%	736	2%	2,090	7%
Total	24,652	78%	6,791	22%	31,443	100%
Value of Permits						
	Residential		Non-Residential		Grand Total	
	Value	% of Grand Total	Value	% of Grand Total	Value	% of Grand Total
New Construction	\$1,839,758,433	49%	\$946,936,971	25%	\$2,786,695,404	74%
Additions-- Alterations-- Repairs	\$297,659,821	8%	\$654,408,954	17%	\$952,068,775	25%
Other	\$12,568,027	0%	\$20,575,592	1%	\$33,143,619	1%
Total	\$2,149,986,281	57%	\$1,621,921,517	43%	\$3,771,907,798	100%

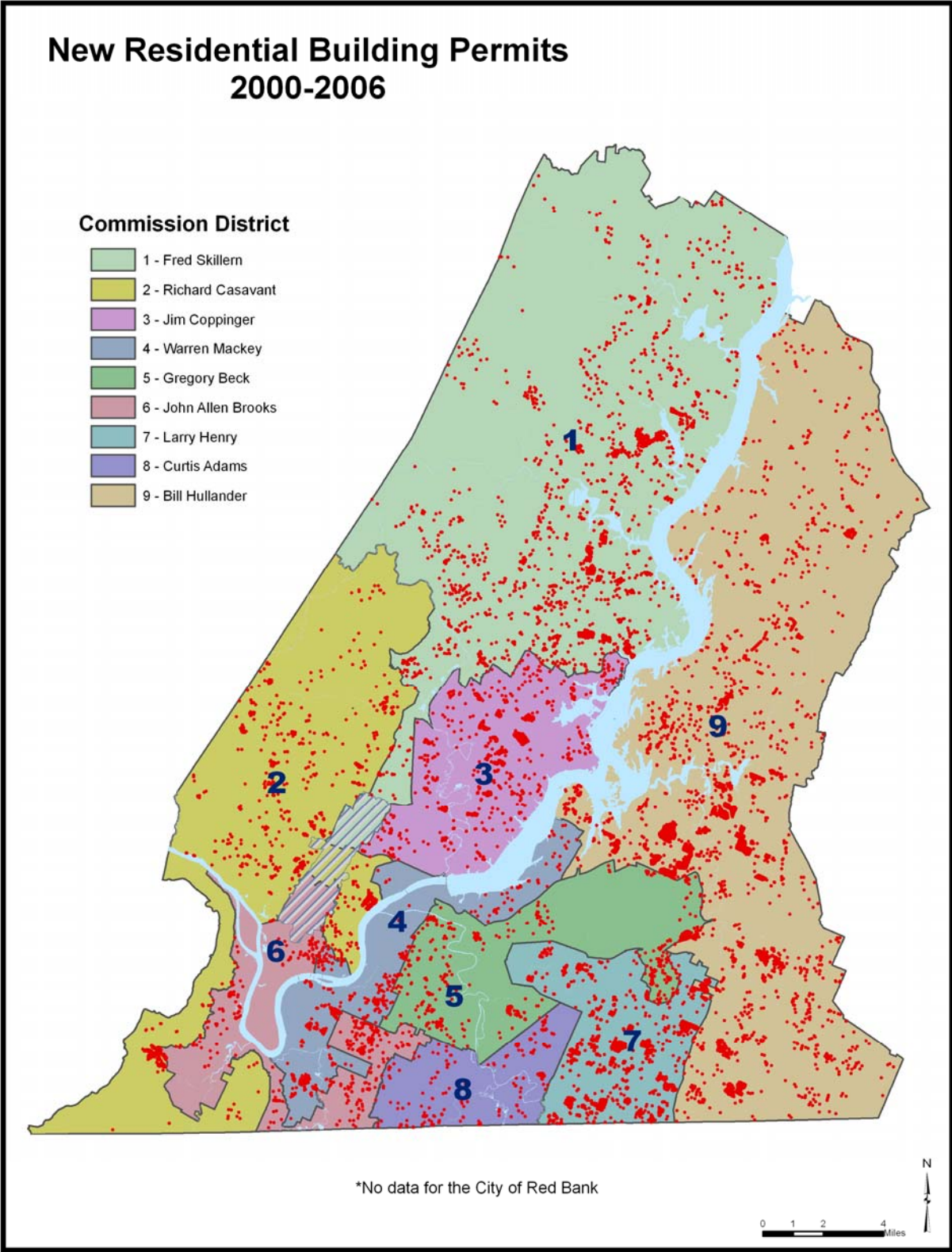
- Almost 13,000 (86%) of the permits issued for New construction were for New Residences.
- The charts below show the trends in number and value of permits issued for New Construction.



- Commission District 9 had the highest number of permits for New Residential construction at 3,729 and valued at \$486 million. This was followed by District 1 with 2,320 (\$243 million) and District 7 with 2,237 (\$336 million).
- The average amount for New Residential constructions was almost identical for Districts 2 and 4, (\$225,840 and \$225, 872).
- District 4 had the second highest number of New Non-Residential construction, but by far the highest value in this category at \$1.1 billion.

<p style="text-align: center;">Hamilton County Number and Value of Building Permits for NEW CONSTRUCTION 2000 – 2006 <i>(Excludes Red Bank)</i></p>								
	Residential			Non-Residential			Total	
	Number	Amount (Millions)	Average Amount	Number	Amount (Millions)	Average Amount	Number	Amount (Millions)
1 - Fred R. Skillern	2,320	\$242.7	\$104,607	249	\$52.0	\$208,827	2,569	\$294.7
2 - Richard Casavant	1,177	\$265.8	\$225,840	170	\$48.1	\$282,730	1,347	\$313.9
3 - Jim M. Coppinger	1,267	\$201.2	\$158,830	240	\$96.3	\$401,424	1,507	\$297.6
4 - Warren Mackey	660	\$149.1	\$225,872	241	\$263.5	\$1,093,544	901	\$412.6
5 - Gregory Beck	866	\$71.8	\$82,912	171	\$64.3	\$376,054	1,037	\$136.1
6 - John Allen Brooks	461	\$52.5	\$113,978	135	\$67.8	\$502,406	596	\$120.4
7 - Larry L. Henry	2,237	\$336.5	\$150,441	298	\$172.9	\$580,096	2,535	\$509.4
8 - Curtis D. Adams	258	\$33.7	\$130,584	168	\$108.4	\$645,298	426	\$142.1
9 - Bill Hullander	3,729	\$486.4	\$130,430	415	\$73.6	\$177,303	4,144	\$560.0
Grand Total	12,975	\$1,839.8	\$141,793	2,087	\$946.9	\$453,731	15,062	\$2,786.7

The map below shows the distribution throughout Hamilton County of the building permits for New Residential construction during the 2000 to 2006 period.



- Slightly more than 14,000 permits were issued for various types of Additions/Alterations/Repairs. The total value was approximately \$952 million.
- Approximately 72% of these permits were for Residential work.
- However, 69% of the total value was attributable to Additions/Alterations/Repairs to Non-Residential properties.
- Commission District 4 had the highest number and value of Non-Residential work.

<p style="text-align: center;">Hamilton County Number and Value of Building Permits for ADDITIONS, ALTERATIONS, REPAIRS 2000 – 2006 <i>(Excludes Red Bank)</i></p>						
	Residential		Non-Residential		Total	
	Number	Amount (Millions)	Number	Amount (Millions)	Number	Amount (Millions)
1 - Fred R. Skillern	698	\$24.9	163	\$4.0	861	\$28.8
2 - Richard Casavant	1,082	\$40.1	150	\$19.4	1,232	\$59.5
3 - Jim M. Coppinger	770	\$21.3	374	\$42.8	1,144	\$64.1
4 - Warren Mackey	1,567	\$86.2	1,220	\$311.0	2,787	\$397.2
5 - Gregory Beck	1,065	\$17.6	382	\$71.8	1,447	\$89.4
6 - John Allen Brooks	1,936	\$43.4	494	\$63.3	2,430	\$106.7
7 - Larry L. Henry	818	\$18.9	382	\$60.4	1,200	\$79.2
8 - Curtis D. Adams	1,590	\$19.6	685	\$71.8	2,275	\$91.4
9 - Bill Hullander	797	\$25.7	118	\$9.9	915	\$35.6
Total	10,323	\$297.7	3,968	\$654.4	14,291	\$952.1

Single-family Residential Development

This section examines the appraised and sales value of single-family residential property contained in the property assessor's records. All values are adjusted for inflation.

Single-family Residential: Median Age

- It is important to recognize that there are significant differences in value between old growth areas and areas that have experienced development that is more recent.
- The median year built illustrates the historical residential development pattern with Hamilton County.
- Districts 4, 5, 6 and 8 represent the urban and inner suburban areas.
- Districts 1, 3, 7, and 9 contain the outer suburban, transitional, and rural growth areas.
- District 2 contains older outer suburban as well as transitional growth areas.

Median Year Built	
1-Fred R. Skillern	1976
2-Richard Casavant	1962
3-Jim M. Coppinger	1974
4-Warren Mackey	1950
5-Gregory Beck	1960
6-John Allen Brooks	1938
7-Larry L. Henry	1982
8-Curtis D. Adams	1952
9-Bill Hullander	1988
Hamilton County	1967

Single-family Residential: Total Housing Units

- Between 2000 and 2006, the number of single-family housing units increased 8.5% in Hamilton County.
- Districts 1, 7, and 9 experienced a greater increase than the county as a whole.
- District 9 led the county with a 23.04% increase in the number of single-family housing units.

Single-family Residential: Number of Units			
	2000	2006	% change 2000-2006
1-Fred R. Skillern	11,370	12,763	12.25%
2-Richard Casavant	10,371	11,064	6.68%
3-Jim M. Coppinger	10,371	11,130	7.32%
4-Warren Mackey	7,165	7,252	1.21%
5-Gregory Beck	9,578	10,089	5.34%
6-John Allen Brooks	9,848	9,998	1.52%
7-Larry L. Henry	9,847	11,261	14.36%
8-Curtis D. Adams	10,703	10,841	1.29%
9-Bill Hullander	10,929	13,447	23.04%
Total	90,182	97,846	8.50%

Total Sum of Appraised Value

- Hamilton County experienced a 41.9 percent increase in the total appraised value of single-family residential property from 2000 to 2006.
- Districts 1 (47.52%) and 9 (63.27%) showed the greatest increase in total appraised value.
- The share of each district of the county total showed minimal change (less than 1 percent) with the following exceptions. Between 2000 and 2006 district 9 recorded a 2.03% increase in share, while district 8 declined by 1.42%.

Single-family Residential: Total Appraised Value			
	2000	2006	% change 2000-2006
1-Fred R. Skillern	\$1,085,766,066	\$1,601,716,000	47.52%
2-Richard Casavant	\$1,617,541,088	\$2,297,531,900	42.04%
3-Jim M. Coppinger	\$1,276,407,537	\$1,720,133,100	34.76%
4-Warren Mackey	\$445,547,347	\$630,784,900	41.58%
5-Gregory Beck	\$666,199,947	\$879,508,000	32.02%
6-John Allen Brooks	\$509,748,067	\$704,724,800	38.25%
7-Larry L. Henry	\$1,378,418,472	\$1,960,361,900	42.22%
8-Curtis D. Adams	\$861,210,938	\$1,024,294,800	18.94%
9-Bill Hullander	\$1,436,797,417	\$2,345,789,200	63.27%
Total	\$9,277,636,880	\$13,165,040,000	41.90%

Median Appraised Value

- The median appraised value of single-family residential property increased in Hamilton County by 30% between 2000 and 2006.
- Districts 2, 4, 6, and 9 outpaced the county increase in median value.
- Districts 7 and 8 increased at a significantly slower rate than the county as a whole.
- The highest median appraised value single-family residential property is located in district 2, followed by districts 9, 7, 3, and 1.
- Districts 4, 5, 6, and 8 had lower median appraised values compared to the county as a whole.
- Median appraised values reflect the difference between old (urban, inner suburban) and new (outer suburban, transitional, rural) growth areas

Single-family Residential: Median Appraised Value			
	2000	2006	% change 2000-2006
1-Fred R. Skillern	\$84,290	\$108,100	28.25%
2-Richard Casavant	\$113,324	\$153,900	35.81%
3-Jim M. Coppinger	\$101,851	\$129,550	27.20%
4-Warren Mackey	\$44,252	\$65,400	47.79%
5-Gregory Beck	\$60,876	\$78,100	28.29%
6-John Allen Brooks	\$39,453	\$55,800	41.44%
7-Larry L. Henry	\$116,368	\$140,700	20.91%
8-Curtis D. Adams	\$72,349	\$85,100	17.62%
9-Bill Hullander	\$107,821	\$143,600	33.18%
Total	\$82,651	\$107,700	30.31%

Median Sales Value

- Countywide, the median sales value for single-family residential property showed a 13% increase between 2000 and 2006.
- District 4 recorded the largest percentage gain (42%), reflecting the higher value of new downtown residential development.
- District 2 recorded the highest median sales value followed by districts 3, 9, 7, and 1.
- Districts 4, 5, 6, and 8 had lower median sales values compared to the county as a whole.
- Median sales values once again reflect the difference in old and new growth areas.
- Countywide the median sales value per square foot increased 14%.
- District 6 experienced the highest median value increase per square foot.

Single-family Residential: Median Sales Value			
	2000	2006	% change 2000-2006
1-Fred R. Skillern	\$112,333	\$127,500	14%
2-Richard Casavant	\$154,521	\$168,250	9%
3-Jim M. Coppinger	\$130,422	\$157,500	21%
4-Warren Mackey	\$67,762	\$96,250	42%
5-Gregory Beck	\$81,088	\$87,950	8%
6-John Allen Brooks	\$53,870	\$66,000	23%
7-Larry L. Henry	\$155,372	\$156,950	1%
8-Curtis D. Adams	\$88,346	\$102,000	15%
9-Bill Hullander	\$141,649	\$157,250	11%
Total	\$111,709	\$126,500	13%

Single-family residential: Median sales value per square foot			
Commissioner	2000	2006	% change 2000-2006
1-Fred R. Skillern	\$66	\$75	14%
2-Richard Casavant	\$74	\$88	19%
3-Jim M. Coppinger	\$64	\$75	17%
4-Warren Mackey	\$53	\$63	19%
5-Gregory Beck	\$59	\$63	7%
6-John Allen Brooks	\$42	\$53	24%
7-Larry L. Henry	\$72	\$79	10%
8-Curtis D. Adams	\$61	\$69	13%
9-Bill Hullander	\$72	\$81	13%
Total	\$64	\$73	14%

Non-residential Development

This section summarizes the appraised value of commercial and industrial property for the years 2000 and 2006. The summary is by general property type, not a specific land use as defined in the property assessor's records.

Commercial

- The appraised value of commercial property in Hamilton County increased 30% between 2000 and 2006.
- District 4, followed by district 8 contains the largest value share of commercial property in the county.
- Districts 1 and 9 recorded the largest percentage gain in appraised value, while Districts 3 and 8 also showed an increase significantly above the county as a whole.

Commercial						
	2000		2006		% change 2000-2006	
	Number	Sum	Number	Sum	Number	Sum
1-Fred R. Skillern	446	\$100,782,519	538	\$193,758,700	20.63%	92.25%
2-Richard Casavant	350	\$125,219,126	344	\$162,191,400	-1.71%	29.53%
3-Jim M. Coppinger	502	\$279,860,050	564	\$400,594,500	12.35%	43.14%
4-Warren Mackey	1,739	\$757,624,476	1,706	\$910,328,900	-1.90%	20.16%
5-Gregory Beck	689	\$455,070,992	747	\$430,435,600	8.42%	-5.41%
6-John Allen Brooks	1,475	\$256,067,796	1,441	\$340,123,200	-2.31%	32.83%
7-Larry L. Henry	467	\$391,555,249	551	\$521,965,000	17.99%	33.31%
8-Curtis D. Adams	801	\$528,182,729	840	\$769,549,300	4.87%	45.70%
9-Bill Hullander	281	\$81,014,430	344	\$129,640,600	22.42%	60.02%
Total	6,750	\$2,975,377,366	7,075	\$3,858,587,200	4.81%	29.68%

Industrial

- Countywide, the appraised value of industrial property increased 5.27% between 2000 and 2006.
- The number of industrial properties showed a slight decrease (-1.98%) county wide between 2000 and 2006
- District 2 recorded the largest percentage increase in the appraised value of industrial property. (**The one new parcel classified as an industrial property type added between 2000 and 2006 has a land use classification of "vacant land industrial"*)
- Districts 1, 2, 5, and 7 recorded a significant gain in appraised value.
- District 4, followed by district 6 contains the largest share of industrial property in the county.

Industrial						
	2000		2006		% change 2000-2006	
	Number	Sum	Number	Sum	Number	Sum
1-Fred R. Skillern	38	\$17,412,524	45	\$20,423,800	18.42%	17.29%
2-Richard Casavant	11	\$26,264,069	12	\$40,504,700	9.09%	54.22%
3-Jim M. Coppinger	19	\$62,001,326	19	\$58,051,800	0.00%	-6.37%
4-Warren Mackey	333	\$279,244,261	304	\$280,640,100	-8.71%	0.50%
5-Gregory Beck	74	\$74,355,254	76	\$86,786,000	2.70%	16.72%
6-John Allen Brooks	216	\$128,580,322	213	\$129,137,900	-1.39%	0.43%
7-Larry L. Henry	15	\$18,341,708	23	\$25,120,100	53.33%	36.96%
8-Curtis D. Adams	5	\$4,964,939	7	\$5,086,300	40.00%	2.44%
9-Bill Hullander	46	\$64,137,502	42	\$64,936,300	-8.70%	1.25%
Total	757	\$675,301,905	742	\$710,899,500	-1.98%	5.27%

Environmental Factors

Environmental constraint was calculated by assigning a numerical value to the following environmental factors: soil, FEMA flood zones, and the percentage slope. Each environmental factor with a corresponding value was layered on a map. The result is a composite landscape map that illustrates the cumulative effect of environmental factors on development.

Values were assigned to environmental factors as follows:

Slope

- Slope 15% to 24% = 10
- Slope 25% and greater = 20

Soil suitability for development

- Limited: = 5
- Very limited = 10

FEMA Flood Zones

- 500 year floodplain = 5
- 100 year floodplain = 10
- Floodway = 20

The composite value obtained from layering environmental factors was classified as follows to illustrate development constraint.

- Minor or no development constraint has a value less than 10
- Moderate development constraint has a value between 10 and 19
- Major development constraint has a value of 20 or more

The classification of development constraint is meant as a general guide for appropriate development. Although some areas such as floodways cannot be developed, other areas with a major development constraint such as very steep slope may accommodate an appropriate type of development or may require special engineering and design study to avoid negative consequences.

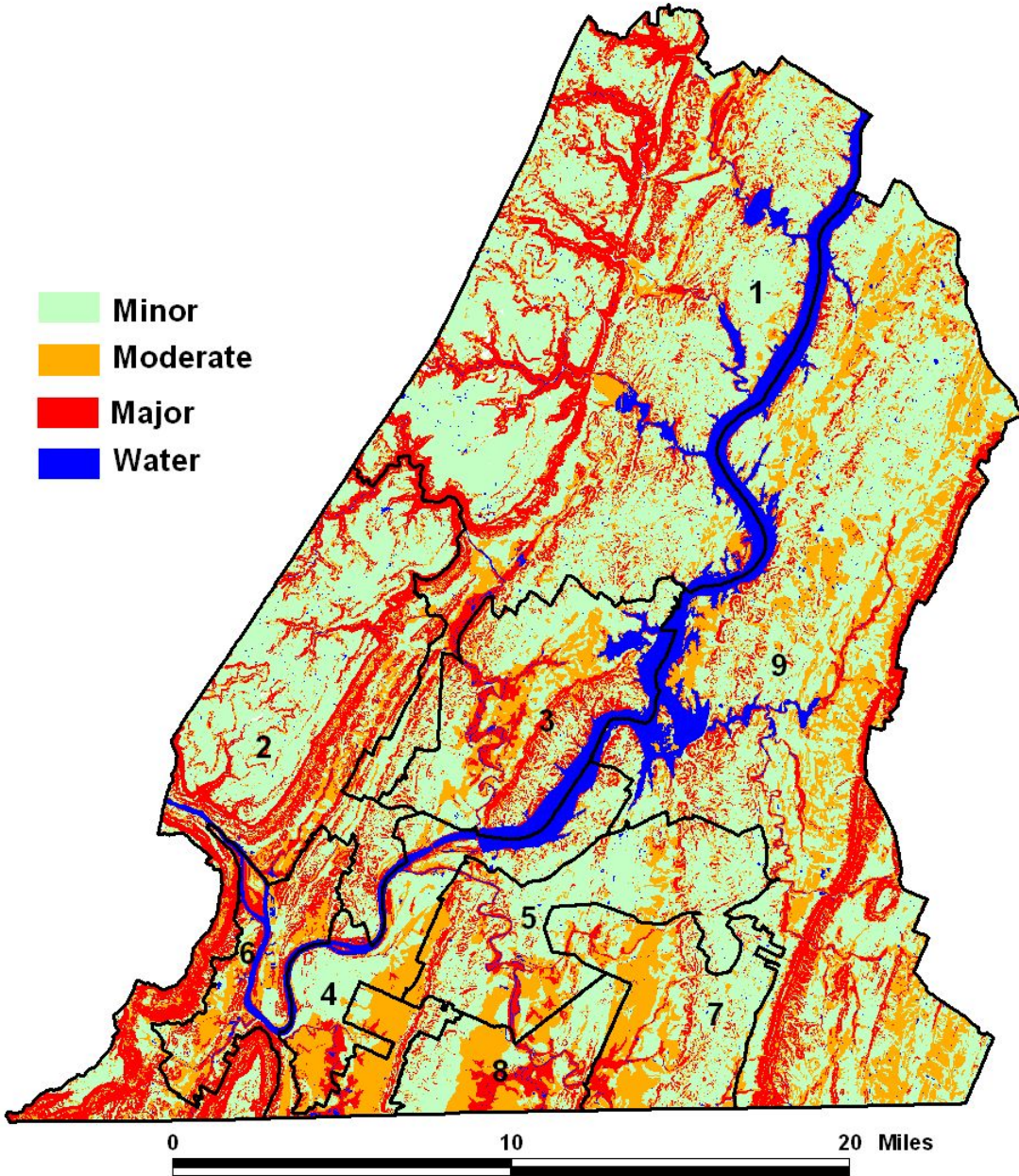
This environmental analysis best serves as a guide for new growth areas.

The results of the analysis are illustrated in the following table and map.

Environment			
	Environmental Constraint	Acres	% of Total Land Area
1-Fred R. Skillern	Minor	61,220	62%
	Moderate	14,539	15%
	Major	23,138	23%
	Total land area	98,897	
2-Richard Casavant	Minor	26,060	51%
	Moderate	7,111	14%
	Major	17,638	35%
	Total land area	50,808	
3-Jim M. Coppinger	Minor	10,993	51%
	Moderate	5,551	26%
	Major	4,949	23%
	Total land area	21,494	
4-Warren Mackey	Minor	7,727	55%
	Moderate	4,253	30%
	Major	2,006	14%
	Total land area	13,987	
5-Gregory Beck	Minor	13,692	64%
	Moderate	4,936	23%
	Major	2,702	13%
	Total land area	21,329	
6-John Allen Brooks	Minor	4,694	30%
	Moderate	6,382	40%
	Major	4,790	30%
	Total land area	15,865	
7-Larry L. Henry	Minor	8,773	52%
	Moderate	5,845	35%
	Major	2,111	13%
	Total land area	16,729	
8-Curtis D. Adams	Minor	4,869	47%
	Moderate	3,471	34%
	Major	2,012	19%
	Total land area	10,352	
9-Bill Hullander	Minor	52,385	55%
	Moderate	29,102	30%
	Major	14,192	15%
	Total land area	95,680	
Total	Minor	190,414	55%
	Moderate	81,190	24%
	Major	73,537	21%
	Total land area	345,141	

Environmental Constraint

- Minor
- Moderate
- Major
- Water



Prepared: December 2006

Source: Hamilton County GIS,
Federal Emergency Management Agency,
National Resource Conservation Service