



**Fort Wood Zoning Study
Survey Results & Recommendations
August 2007**



**Conducted by the
Chattanooga-Hamilton County
Regional Planning Agency**

*Special thanks to the University of Tennessee at Chattanooga, Fort Wood Neighborhood Association, residents, business owners, and other community stakeholders.

Fort Wood Zoning Study Survey Results
27% Response

1. As a resident or property owner in the Fort Wood area, are you satisfied with the character and nature of development pattern?

21% (13) Yes

15% (9) No

64% (39) Unanswered

2. Please check the types of development you feel are appropriate in the Fort Wood area? You can check more than one.

Overall:

98% (60) Single-Family is Appropriate

2% (1) Single-Family is Not Appropriate

Specifically Addressing Single-Family:

72% (44) Single-Family & any of following: Two-Family, Multi-Family, Townhouse, Boarding Houses, Office, Neighborhood Commercial

26% (16) Single-Family Only

2% (1) No Single-Family

Accepted Uses:

33% (20) Single-Family and any of following residential use: Two-Family, Multi-Family, Townhouse, Boarding House

56% (34) Two-Family

36% (22) Multi-Family

34% (21) Townhomes

15% (9) Boarding/Lodging

38% (23) Office

16% (10) Neighborhood Commercial

3. As a stakeholder in your community, do you regularly attend a neighborhood association meeting?

61% (37) Yes

31% (19) No

8% (5) Unanswered

4. Are you affiliated with the University of Tennessee at Chattanooga in any way such as employment, business, or student?

23% (14) Yes

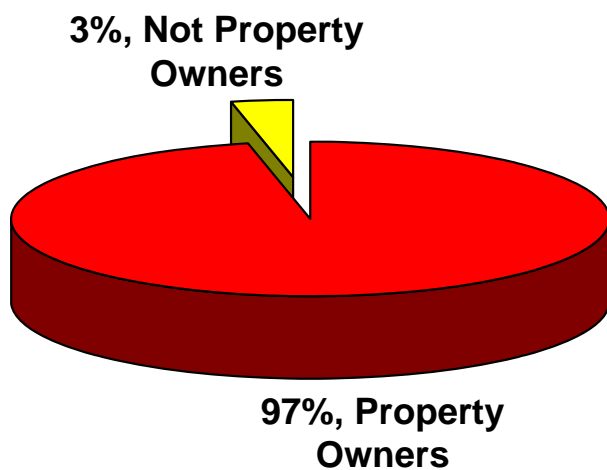
77% (47) No

5. Are you a Fort Wood property owner?

97% (59) Yes

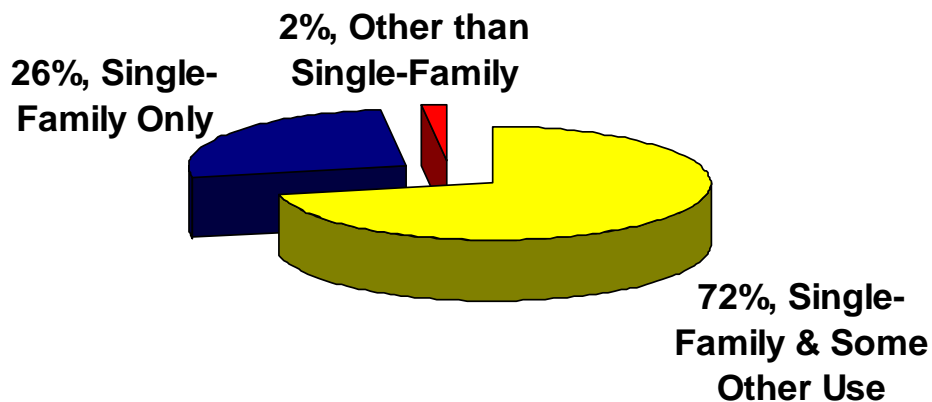
3% (2) No

Respondent Composition

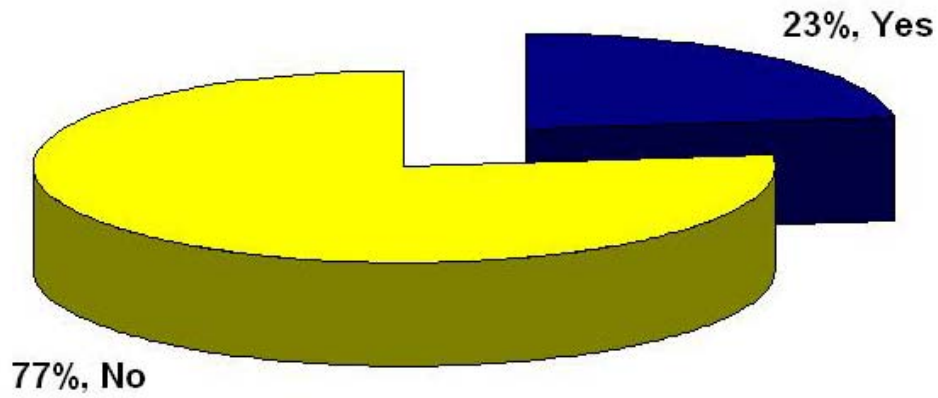


61 Respondents Said:

These are Appropriate Development Types...

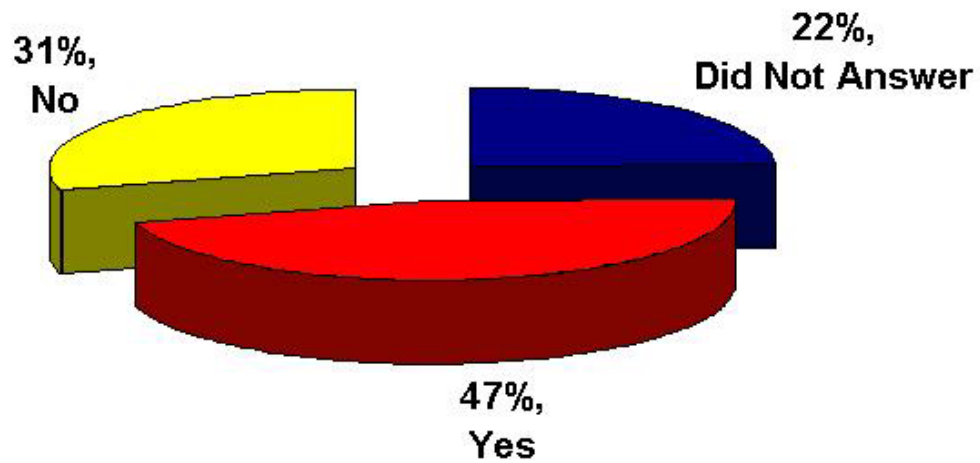


University Affiliation



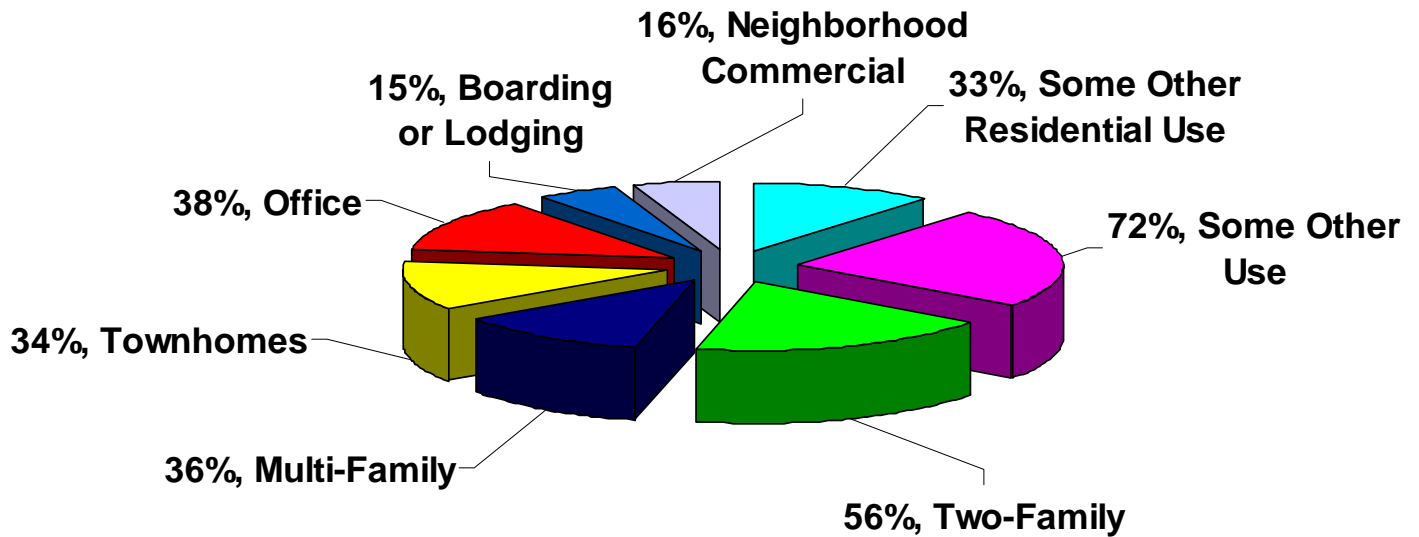
Property Owners, Single-Family Use Support Rezoning to R-1

(Does not include those owners using property for a use other than Single-Family)



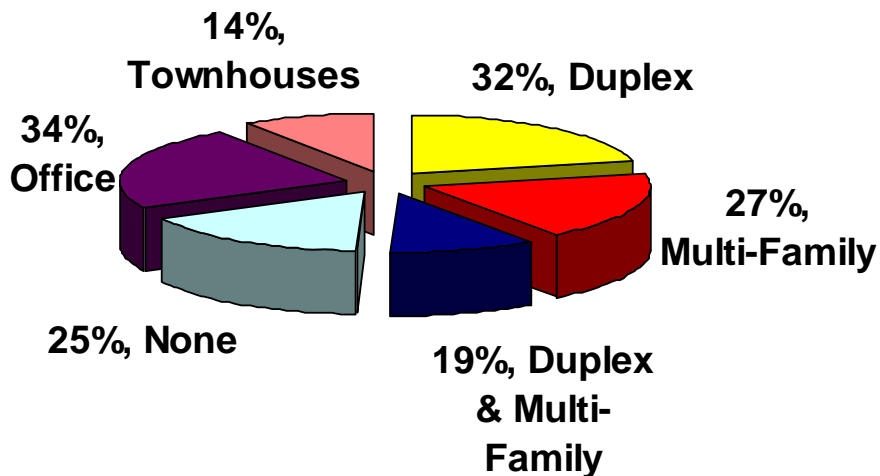
Appropriate Development Types Supported by Respondents in Addition to Single-Family Residential

(Category combinations not listed valued less than 15% of support)



Property Owners Desire to Retain Uses in Addition to Single-Family Residential

(Category combinations may include other supported uses and those not listed valued less than 10% of support)






Option #1 Leave Existing Zoning

This option provides opportunity for all the dominate categories survey respondents expressed as important to them either as appropriate development type contributing to neighborhood character or as a use property owners desire to maintain.

Legend

ZONE

-  C-2
-  R-3
-  R-4



Option #2 Limit Densities & Permitted Uses

This option would take the existing R-3 (blue) and R-4 (yellow) properties and either recommend another zone or apply conditions to the existing zones. An alternate zone could be R-3MD (see handout). Conditions applied to the existing zones would limit residential density to a moderate standard (e.g. maximum of four family dwellings) and prohibit some of the less compatible uses such as lodging and boarding homes and bed and breakfasts. This option is not intended to limit the non-residential uses currently allowed in the R-4.

The map below depicts the areas that would be affected by such a recommendation. If this option is supported by this public input session, more research will be conducted to determine exact properties and the most appropriate zone/conditions.



**Additional Option
Voluntary Request for Rezone of Property to R-1**

A possible option could have been to recommend the rezoning of contiguous blocks or groups of properties to R-1 in which all or most property owners support such a rezoning. Upon plotting those properties, it was apparent that the properties were scattered, not contiguous or grouped, throughout the neighborhood. Very few of the properties abut another supporting property owner. Therefore, this option provides opportunity for those who would prefer to have their properties rezoned to R-1 to do so at no charge through this process.

The red circles on the map below depict locations of properties owned by survey respondents who support the rezoning to R-1. Specific properties are not shown in an effort to keep property owner anonymity.

