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Chattanooga, TN

DEVELOPMENT TRENDS

in
City Council Districts
2000 - 2006

May 2007

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Introduction

The purpose of this report is to provide a snapshot of recent development activity in the City of Chattanooga, and particularly, within each City Council District. Where meaningful, selected figures for all of Hamilton County are shown for comparison. The data contained in this report are divided into several sections:

- Population Estimates—2000 to 2005 page 2
- Zoning Requests—2000 to 2006 page 3
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Population Estimates

The U. S. Census Bureau develops estimates of population for each year between decennial censuses for states, counties cities and towns. In a nutshell, estimates for counties are developed using a technique called cohort-component analysis which takes into account births, deaths and net migration for each year since the latest decennial census (2000). The following is a partial description of how the Census Bureau develops estimates for cities and towns:

“The Census Bureau develops subcounty population estimates using the “Distributive Housing Unit Method” which uses housing unit estimates to distribute the county population to subcounty areas within the county. Housing unit estimates use building permits, mobile home shipments, and estimates of housing unit loss to update housing unit change since the last census.”

The table below presents population estimates for the years 2000 through 2005 for Hamilton County and the municipalities within the County.

- Population throughout Hamilton County has grown an estimated 2,924 persons, or about 1%, from 2000 to 2005.
- Chattanooga’s population has declined by an estimated 1,228 people, or about 1% from 2000 to 2005.
- The unincorporated areas of Hamilton County have grown by an estimated 4,848 persons (5.6%) from 2000 to 2005.

U. S. Census Bureau Population Estimates, 2000 to 2005									
Place	April 1, 2000 Census	Population Estimates, July 1						Change in Estimates 2000 to 2005	
		2000	2001	2002	2003	2004	2005	#	%
Hamilton County, Total	307,896	308,011	308,497	309,200	309,482	309,729	310,935	2,924	0.9%
Chattanooga city	155,554	155,990	155,817	155,918	155,525	154,873	154,762	(1,228)	-0.8%
Collegedale city	6,514	6,638	6,985	7,163	7,108	7,154	7,215	577	8.7%
East Ridge city	20,640	20,593	20,358	20,140	19,921	19,968	19,821	(772)	-3.7%
Lakesite city	1,845	1,844	1,836	1,839	1,884	1,866	1,936	92	5.0%
Lookout Mountain town	2,000	1,996	1,979	1,961	1,936	1,912	1,898	(98)	-4.9%
Red Bank city	12,418	12,400	12,252	12,121	11,994	11,842	11,726	(674)	-5.4%
Ridgeside city	389	389	387	386	385	385	386	(3)	-0.8%
Signal Mountain town	7,429	7,419	7,344	7,319	7,265	7,192	7,146	(273)	-3.7%
Soddy-Daisy city	11,530	11,568	11,758	11,840	11,945	11,935	11,985	417	3.6%
Walden town	1,960	1,967	1,966	1,970	1,979	1,988	2,005	38	1.9%
Balance of Hamilton County	87,617	87,207	87,815	88,543	89,540	90,614	92,055	4,848	5.6%

Zoning Requests

The Regional Planning Agency processed 685 zoning cases during the period 2000 to 2006 for the City of Chattanooga. Mandatory referrals, which generally apply to government interests in rights-of-way by abandonment or closure and surplus government-owned properties, name changes, and withdrawn requests accounted for 71 cases. These cases are not included in the following breakdowns.

- The largest category of requests during the 2000 to 2006 period was for Commercial zoning, with 204 requests.
- Requests for some type of Residential zoning (shown in the first four categories in the table below) numbered 168 over the 2000 to 2006 period.
- Requests for Office zoning numbered 130.
- District 8 had the highest number of Commercial zoning requests at 51, followed by District 7 at 31 and District 4 at 26.
- District 4 had the highest number of Residential requests at 40, followed by District 1 at 36.

Chattanooga Zoning Requests 2000--2006 (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	
Residential (R-1 & R-2)	12	4	2	8	3	5	4	6	5	49
Residential (R-3 & R-3MD)	6	2	4	8	2	2	11	2	2	39
Townhouses/Patio Homes (RT-1, RZ-1, R-TZ)	11	6	2	13	2	7	1	0	0	42
PUD (Planned Unit Development)	7	2	7	11	1	1	6	3	0	38
Commercial (C-1 to C-6)	20	12	23	26	4	21	31	51	16	204
Office (O-1 & R-4)	8	3	10	51	5	26	8	10	9	130
Industrial (M-1 to M-4)	4	0	2	3	10	9	14	8	2	52
Mixed Use	1	0	0	4	0	0	0	0	0	5
Agriculture (A-1)	0	0	0	0	0	0	0	1	0	1
Conditional Permit-Other	0	0	0	1	0	0	0	0	0	1
Other Special Exceptions/Permits	0	0	2	0	0	0	1	0	0	3
Amend/Lift Conditions	4	1	4	16	1	3	5	5	0	39
Zoning Study	0	0	1	3	0	0	2	3	2	11
Total	73	30	57	144	28	74	83	89	36	614

- To date, 79% of the requests have been approved. (Some cases for the year 2006 are still pending, so the approval percentage could increase slightly.)

Chattanooga Zoning Requests 2000--2006 (Excludes Mandatory Referrals, Name Changes, and Withdrawn Requests)									
	2000	2001	2002	2003	2004	2005	2006	Total	Percent Approved
1 - Linda Bennett	10	15	10	8	16	12	2	73	85%
2 - Sally Robinson	5	4	6	5	3	4	3	30	77%
3 - Dan Page	5	7	7	4	18	9	7	57	81%
4 - Jack Benson	20	18	24	17	25	16	24	144	81%
5 - John P. Franklin, Jr.	2	5	5	2	6	3	5	28	79%
6 - Marti Rutherford	10	13	7	11	16	8	9	74	68%
7 - Manuel Rico	9	13	10	16	9	14	12	83	77%
8 - Leamon Pierce	14	16	13	12	12	11	11	89	88%
9 - Debbie Gaines	7	4	4	3	7	5	6	36	75%
Total	82	95	86	78	112	82	79	614	79%

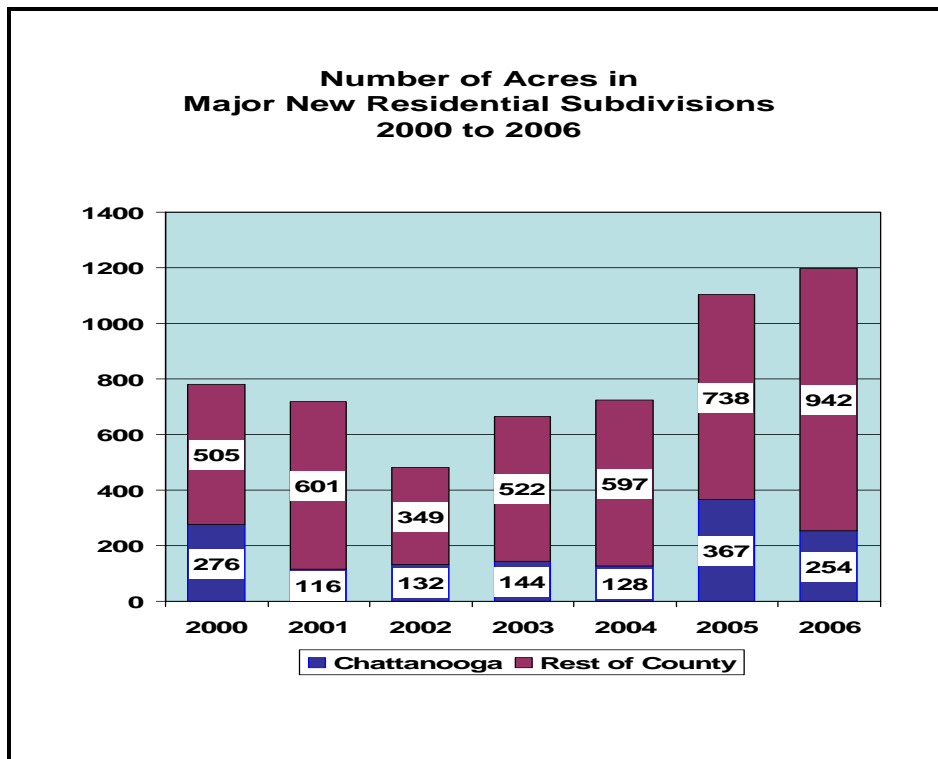
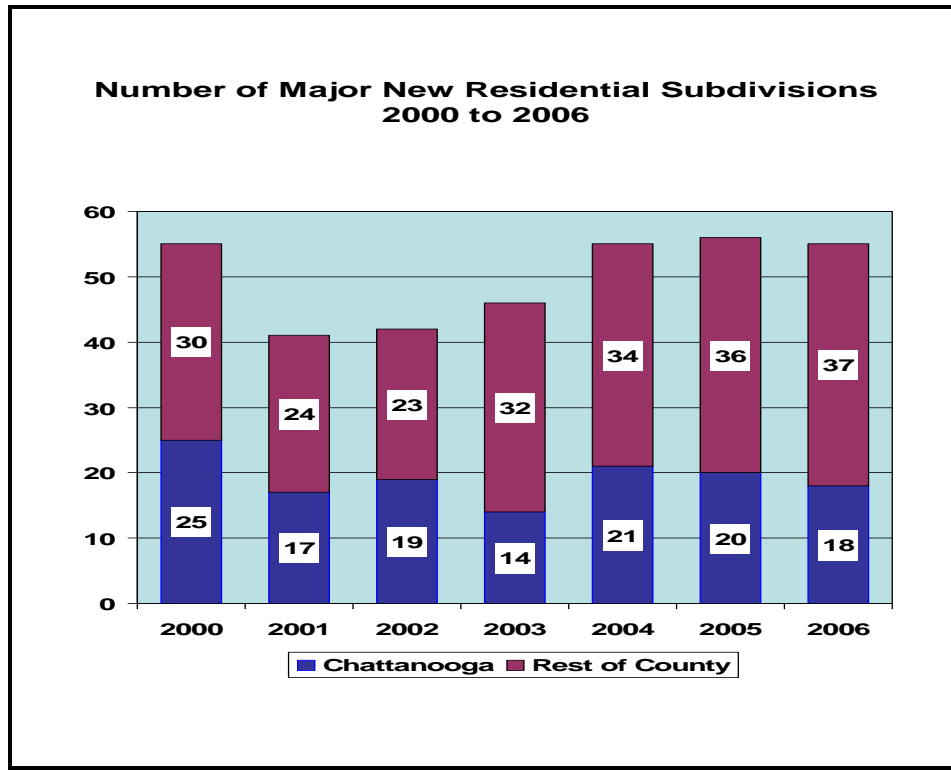
Subdivisions

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

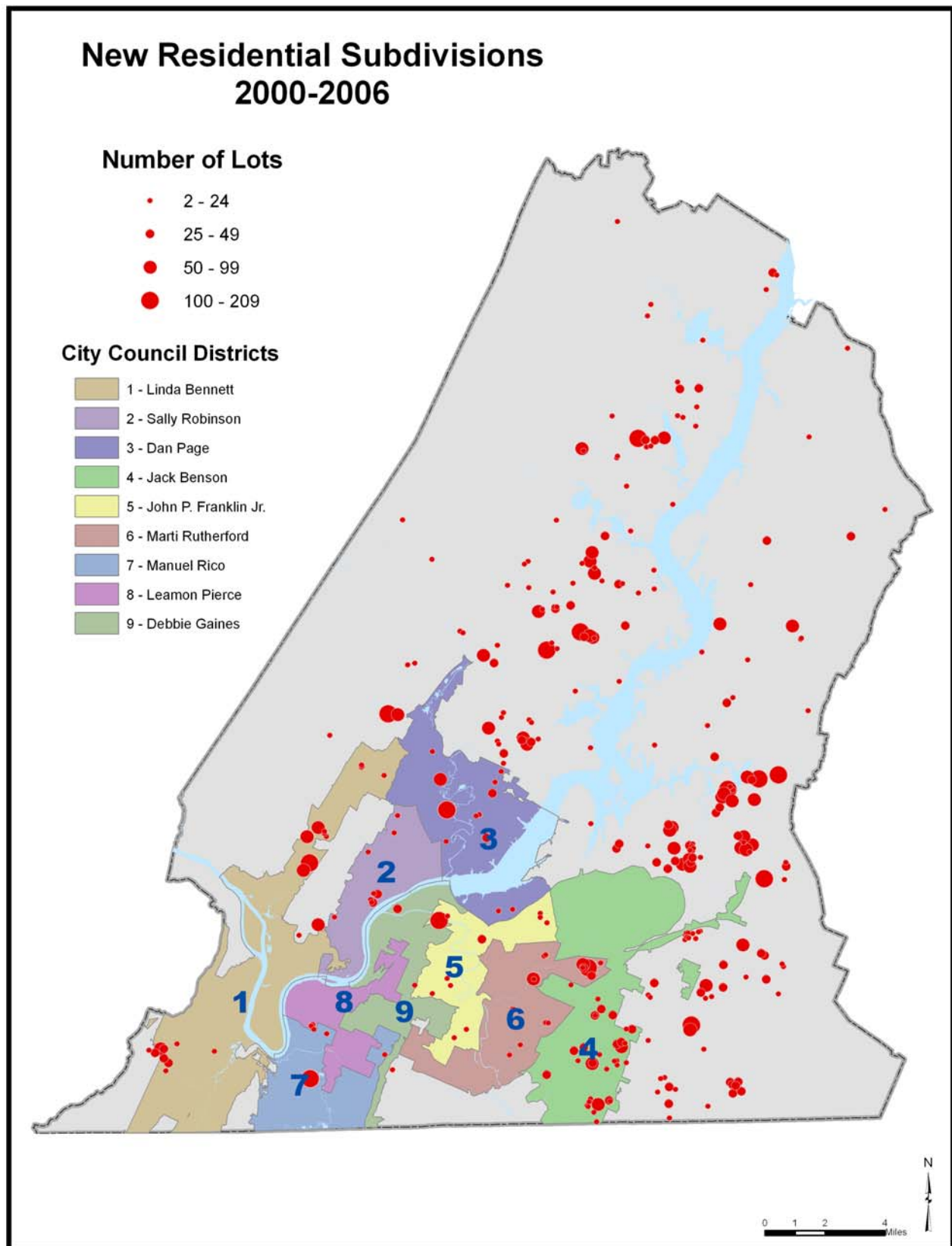
- During the 2000 to 2006 period, 350 new major subdivisions were recorded throughout Hamilton County. 322 (92%) of these were Residential subdivisions.
- 38% of the new subdivisions (134) were within the city of Chattanooga. These subdivisions comprised 3,137 lots covering 1,417 acres.

New Major Subdivisions 2000 -- 2006								
	2000	2001	2002	2003	2004	2005	2006	Total
Hamilton County Total								
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
Chattanooga								
Number of Subdivisions	25	17	19	14	21	20	18	134
Number of Lots	447	249	394	294	290	793	670	3,137
Number of Acres	276	116	132	144	128	367	254	1,417
Average Lot Size (Acres)	0.62	0.47	0.33	0.49	0.44	0.46	0.38	0.45
Chattanooga Percent of Total								
Number of Subdivisions	45%	41%	45%	30%	38%	36%	33%	38%
Number of Lots	42%	29%	47%	28%	26%	37%	25%	32%
Number of Acres	35%	16%	27%	22%	18%	33%	21%	25%

- The charts below show the number of new Residential subdivisions and the corresponding acreage in Chattanooga compared to the rest of Hamilton County,



This map shows the locations of the new Residential subdivisions recorded during the 2000 to 2006 period throughout Hamilton County, and within Chattanooga City Council Districts.



- The highest number of new Residential subdivisions recorded during the 2000 to 2006 period was in District 4 (31), followed by District 1 (19).

Chattanooga New Major Subdivisions by City Council District 2000 -- 2006					
	Residential	Percent of City Total	Non- Residential	Percent of City Total	Total
1 - Linda Bennett					
Number of Subdivisions	19	17%	1	4%	20
Number of Lots	591	21%	6	2%	597
Number of Acres	231	24%	57	12%	288
2 - Sally Robinson					
Number of Subdivisions	10	9%	0	0%	10
Number of Lots	122	4%	0	0%	122
Number of Acres	77	8%	0	0%	77
3 - Dan Page					
Number of Subdivisions	12	11%	3	13%	15
Number of Lots	373	13%	24	8%	397
Number of Acres	113	12%	101	21%	214
4 - Jack Benson					
Number of Subdivisions	31	28%	5	22%	36
Number of Lots	799	28%	27	9%	826
Number of Acres	225	24%	77	16%	302
5 - John P. Franklin, Jr.					
Number of Subdivisions	11	10%	4	17%	15
Number of Lots	279	10%	35	12%	314
Number of Acres	137	14%	76	16%	213
6 - Marti Rutherford					
Number of Subdivisions	17	15%	4	17%	21
Number of Lots	433	15%	16	5%	449
Number of Acres	98	10%	55	12%	153
7 - Manuel Rico					
Number of Subdivisions	4	4%	2	9%	6
Number of Lots	151	5%	168	56%	319
Number of Acres	47	5%	57	12%	104
8 - Leamon Pierce					
Number of Subdivisions	5	5%	2	9%	7
Number of Lots	37	1%	20	7%	57
Number of Acres	2	0%	11	2%	13
9 - Debbie Gaines					
Number of Subdivisions	2	2%	2	9%	4
Number of Lots	50	2%	6	2%	56
Number of Acres	15	2%	38	8%	53
TOTAL					
Number of Subdivisions	111	100%	23	100%	134
Number of Lots	2,835	100%	302	100%	3,137
Number of Acres	945	100%	472	100%	1,417

Building Permits

Building permit data was gathered for Hamilton County, Chattanooga, and the other municipalities except Red Bank.

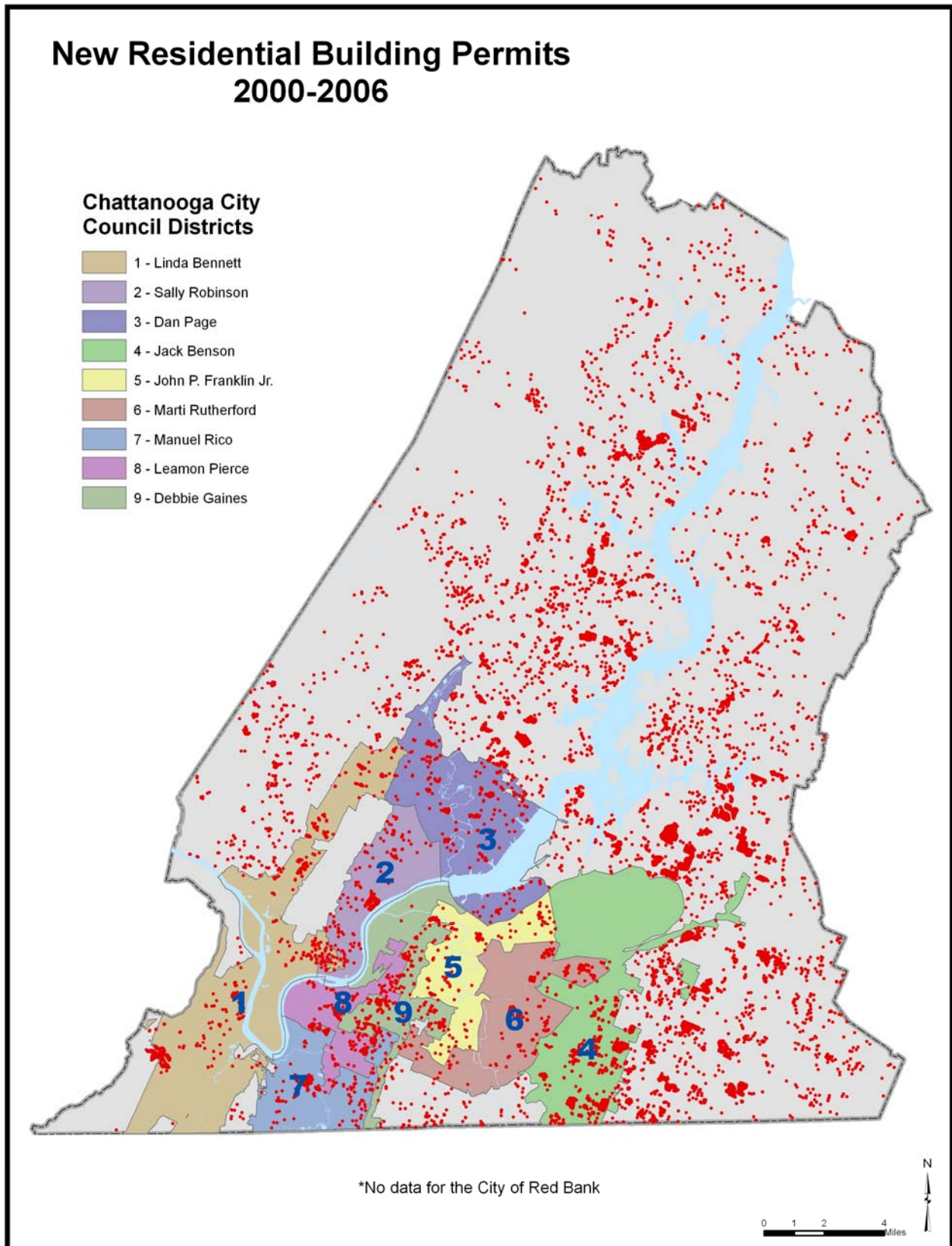
- During the 2000 to 2006 period, slightly more than 31,000 permits were issued throughout Hamilton County and the municipalities, with an estimated construction value of \$3.8 billion.
- Chattanooga permits numbered over 17,000 with an estimated value of \$2.4 billion.
- Approximately half of the permits throughout Hamilton County were for New Construction; however, only about one-third of the permits issued in Chattanooga were for New Construction.

Number and Value of Building Permits Hamilton County Total and City of Chattanooga 2000 – 2006						
	Hamilton County Total (Excludes Red Bank)		Chattanooga		Chattanooga Percent of Hamilton County	
	Number	Value	Number	Value	Number	Value
New Construction	15,062	\$2,786,695,404	5,592	\$1,525,095,073	37%	55%
Residential	12,975	\$1,839,758,433	4,524	\$736,796,686	35%	40%
Non-Residential	2,087	\$946,936,971	1,068	\$788,298,387	51%	83%
Additions – Alterations – Repairs	14,291	\$952,068,775	10,151	\$832,522,600	71%	87%
Residential	10,323	\$297,659,821	6,699	\$203,836,236	65%	68%
Non-Residential	3,968	\$654,408,954	3,452	\$628,686,364	87%	96%
Other	2,090	\$33,143,619	1,744	\$27,818,772	83%	84%
Residential	1,354	\$12,568,027	1,268	\$12,254,277	94%	98%
Non-Residential	736	\$20,575,592	476	\$15,564,495	65%	76%
Total	31,443	\$3,771,907,798	17,487	\$2,385,436,445	56%	63%
Residential	24,652	\$2,149,986,281	12,491	\$952,887,199	51%	44%
Non-Residential	6,791	\$1,621,921,517	4,996	\$1,432,549,246	74%	88%

- 80% of the permits issued by the City of Chattanooga for New Construction were for Residential purposes.
- District 4 had the highest number of New Residential Construction permits (1,302), followed by District 1 (772).
- District 8 had the highest value of New Non-Residential Construction at \$203 million, followed by District 4 (\$151 million) and District 6 (\$117 million).

Chattanooga Number and Value of Building Permits for NEW CONSTRUCTION 2000 – 2006								
	Residential			Non-Residential			Total	
	Number	Value (Millions)	Average Value	Number	Value (Millions)	Average Value	Number	Value (Millions)
1 – Linda Bennett	772	\$141.5	\$183,354	115	\$68.5	\$595,663	887	\$210.0
2 – Sally Robinson	292	\$74.4	\$254,877	64	\$43.1	\$672,877	356	\$117.5
3 – Dan Page	481	\$92.4	\$192,183	138	\$93.3	\$676,188	619	\$185.7
4 – Jack Benson	1,302	\$203.7	\$156,479	226	\$151.1	\$668,518	1,528	\$354.8
5 – John P. Franklin, Jr.	284	\$24.5	\$86,339	67	\$25.1	\$374,596	351	\$49.6
6 – Marti Rutherford	485	\$44.9	\$92,512	167	\$116.8	\$699,217	652	\$161.7
7 – Manuel Rico	332	\$49.5	\$149,226	81	\$33.2	\$410,455	413	\$82.7
8 – Leamon Pierce	299	\$84.2	\$281,748	122	\$203.4	\$1,667,038	421	\$287.6
9 – Debbie Gaines	277	\$21.5	\$77,520	88	\$53.8	\$611,835	365	\$75.3
Total	4,524	\$736.6	\$162,864	1,068	\$788.3	\$738,107	5,592	\$1,524.9

The following map shows the locations of New Residential permits throughout Hamilton County, and within Chattanooga City Council districts.



Single-family Residential Development

This section examines the appraised and sales value of single-family residential property contained in the Hamilton County Assessor's database. Values for the year 2000 are adjusted for inflation.

Background

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.

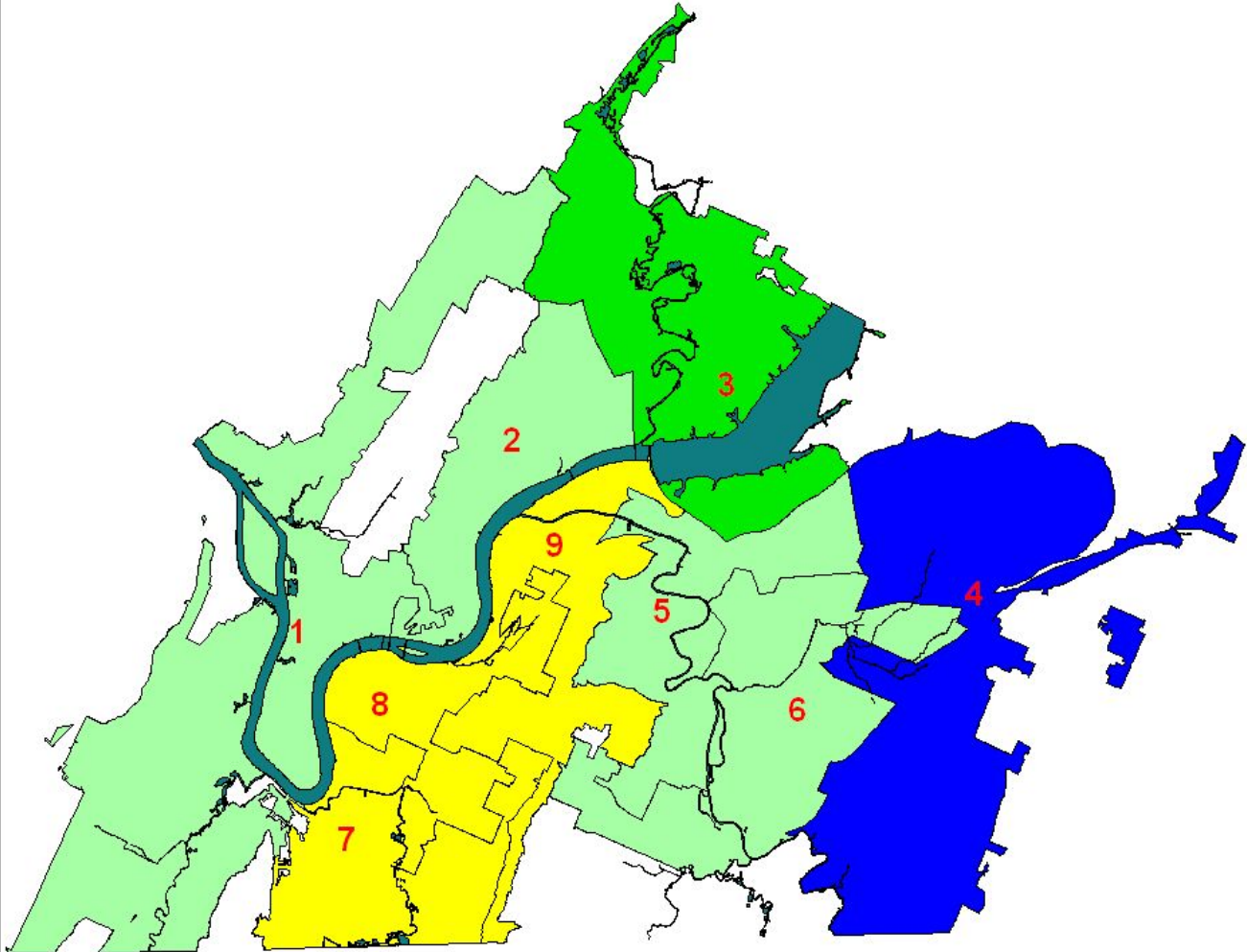
The median year built illustrates the historical residential development pattern within Chattanooga.

- Districts 7, 8, and 9 represent the urban areas.
- Districts 1, 2, 5, and 6 contain a combination of inner and outer suburban areas.
- District 3 and 4 contain the outer suburban areas.

Single-family Residential: Median Year Built	
1-Linda Bennett	1966
2-Sally Robinson	1957
3-Dan Page	1978
4-Jack Benson	1994
5-John P. Franklin Jr.	1960
6-Marti Rutherford	1952
7-Manuel Rico	1930
8-Leamon Pierce	1935
9-Debbie Gaines	1940
Total	1960

The following map further illustrates the historical residential development pattern of Chattanooga.

Single-family residential: median age by City Council District

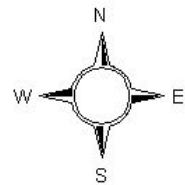


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Median age

- 1930 - 1950
- 1951 - 1970
- 1971 - 1990
- 1991 - 2000

Tennessee river



Source: Hamilton County Assessor of Property

Prepared April 2007

Single-family residential: total housing units

- Between 2000 and 2006, the number of single-family housing units increased 8.5% in Hamilton County, while the city of Chattanooga recorded a 4.96% gain.
- Districts 1, 4, and 6 experienced a greater percentage increase in housing units compared to the city as a whole.
- District 4 led the city with a 15.37% increase in the number of single-family housing units.

Number of single-family residential units			
	2000	2006	% change 2000-2006
1-Linda Bennett	4,345	4,698	8.12%
2-Sally Robinson	5,523	5,745	4.02%
3-Dan Page	4,823	5,024	4.17%
4-Jack Benson	4,638	5,351	15.37%
5-John P. Franklin, Jr	5,020	5,245	4.48%
6-Marti Rutherford	4,714	4,983	5.71%
7-Manuel Rico	4,998	4,927	-1.42%
8-Leamon Pierce	2,546	2,624	3.06%
9-Debbie Gaines	5,118	5,208	1.76%
Total	41,736	43,808	4.96%

Total Sum of Appraised Value

- Chattanooga experienced a 39.42% increase in the total appraised value of single-family residential property from 2000 to 2006, compared to a 41.9% gain for Hamilton County.
- Districts 1, 2, 4, and 8 showed the greatest percentage increase in total appraised value.
- District 4 followed by districts 3 and 2 contain the largest share of total appraised value.

Single-family residential: total appraised value			
	2000*	2006	% change 2000-2006
1-Linda Bennett	\$340,196,054	\$557,897,400	63.99%
2-Sally Robinson	\$557,850,140	\$833,248,400	49.37%
3-Dan Page	\$662,633,995	\$847,334,500	27.87%
4-Jack Benson	\$588,069,185	\$858,071,100	45.91%
5-John P. Franklin, Jr.	\$342,179,688	\$447,033,400	30.64%
6-Marti Rutherford	\$369,920,713	\$476,327,000	28.76%
7-Manuel Rico	\$157,721,621	\$211,570,400	34.14%
8-Leamon Pierce	\$92,810,169	\$140,019,400	50.87%
9-Debbie Gaines	\$281,621,368	\$359,173,100	27.54%
Total	\$3,393,002,933	\$4,730,674,700	39.42%

*values adjusted to 2006 dollars

Median Appraised Value

- The median appraised value of single-family residential property increased in Chattanooga by 32% between 2000 and 2006. Hamilton County recorded a 30% increase during the same period.
- Districts 1 and 2 outpaced the overall city increase in median value.
- The highest median appraised value single-family residential property is located in districts 1, 2, 3, and 4.
- Districts 5 and 6 had median appraised values close to the overall city median, while districts 7 and 8 were recorded much lower values.
- Median appraised values reflect the difference between old (urban, inner suburban) and new (outer suburban) growth areas

Single-family residential: median appraised value			
	2000*	2006	% change 2000-2006
1-Linda Bennett	\$66,847	\$95,000	42.12%
2-Sally Robinson	\$78,554	\$106,900	36.08%
3-Dan Page	\$115,431	\$144,600	25.27%
4-Jack Benson	\$107,119	\$135,300	26.31%
5-John P. Franklin, Jr.	\$65,091	\$82,100	26.13%
6-Marti Rutherford	\$71,179	\$86,700	21.81%
7-Manuel Rico	\$29,619	\$37,100	25.26%
8-Leamon Pierce	\$30,438	\$38,900	27.80%
9-Debbie Gaines	\$41,092	\$53,000	28.98%
Total	\$65,910	\$87,000	32.00%

*values adjusted to 2006 dollars

Median Sales Value

- Citywide, the median sales value for single-family residential property showed a 9.38% increase between 2000 and 2006, compared to a 13% increase for Hamilton County as a whole.
- District 8 recorded the largest percentage gain (35.59%) in sales value and value per square foot, reflecting the value of new downtown residential development.
- Districts 1, 2, 3, 4, and 6 recorded higher median sales values compared to the city as a whole in both 2000 and 2006.
- Districts 5, 7, 8, and 9 had lower median sales values compared to the city as a whole.
- Median sales values once again reflect the difference in old and new growth areas.

Median single -family residential sales						
	2000*		2006		% change 2000-2006	
	Sale	Per square foot	Sale	Per square foot	Sale	Per square foot
1-Linda Bennett	\$111,217	\$70	\$125,000	\$78	12.39%	12.15%
2-Sally Robinson	\$100,739	\$64	\$118,000	\$75	17.13%	17.48%
3-Dan Page	\$134,631	\$66	\$143,000	\$71	6.22%	8.30%
4-Jack Benson	\$157,927	\$77	\$154,000	\$82	-2.49%	7.58%
5-John P. Franklin, Jr.	\$83,705	\$60	\$90,973	\$61	8.68%	0.79%
6-Marti Rutherford	\$95,997	\$62	\$106,750	\$68	11.20%	10.05%
7-Manuel Rico	\$42,145	\$34	\$50,000	\$40	18.64%	18.12%
8-Leamon Pierce	\$46,623	\$31	\$58,000	\$43	24.40%	35.59%
9-Debbie Gaines	\$58,418	\$43	\$60,000	\$42	2.71%	-2.39%
Total	\$95,997	\$61	\$105,000	\$67	9.38%	8.65%

*values adjusted to 2006 dollars

Non-residential Development

This section summarizes the appraised value of commercial and industrial property contained in the Hamilton County Assessor's database for the years 2000 and 2006. The summary is by general property type, not a specific land use.

Commercial

- The appraised value of commercial property in Chattanooga increased 30.42% between 2000 and 2006 compared to a 29.68% gain for Hamilton County as a whole.
- District 4, followed by districts 8, and 6 contain the largest value share of commercial property in the city.
- Districts 1 and 3 recorded the largest percentage gain in appraised value, while districts 2 and 4 also showed an increase significantly above the city as a whole.
- Between 2000 and 2006, the city recorded an 863 acre (10.84%) gain in property classified as commercial.
- The share of commercial property classified as vacant increased slightly from 21.34% in 2000 to 21.71% in 2006.

Commercial property: appraised value and acreage						
	2000*		2006		% change 2000-2006	
	Value	Acres	Value	Acres	Value	Acres
1-Linda Bennett	\$145,396,257	1,088	\$221,991,500	1,182	52.68%	8.69%
2-Sally Robinson	\$102,298,810	318	\$138,733,800	332	35.62%	4.23%
3-Dan Page	\$216,880,721	776	\$344,751,000	981	58.96%	26.44%
4-Jack Benson	\$519,224,181	1,045	\$732,373,800	1,444	41.05%	38.19%
5-John P. Franklin, Jr.	\$93,195,915	419	\$118,927,300	514	27.61%	22.77%
6-Marti Rutherford	\$504,360,974	1,850	\$607,359,900	1,758	20.42%	-4.97%
7-Manuel Rico	\$166,258,951	876	\$197,545,200	949	18.82%	8.32%
8-Leamon Pierce	\$557,858,335	978	\$662,005,800	1,007	18.67%	2.90%
9-Debbie Gaines	\$208,901,113	611	\$255,456,900	657	22.29%	7.56%
Total	\$2,514,375,257	7,962	\$3,279,145,200	8,825	30.42%	10.84%
Total Vacant	\$74,176,489	1,699	\$116,002,300	1,916	56.39%	12.77%

* values adjusted to 2006 dollars

Industrial

- ***The following analysis is based on the Hamilton County Tax Assessors database. The industrial property type classification used for this analysis is for tax purposes. Actual land use may be different. Enterprise South has a unique property type classification, joint City of Chattanooga and Hamilton County ownership, and is not included in this analysis.***
- Industrial property with a special tax status (in lieu of or deferred taxes) is included in District and citywide totals.
- Citywide, the appraised value of industrial property increased 11.99% between 2000 and 2006, compared to a countywide increase of 5.27%.
- Between 2000 and 2006, the city recorded a 912 acre (18.84%) increase in property classified as industrial.
- District 1 recorded the largest percentage increase in the appraised value of industrial property.
- Districts 1, 3, and 6 recorded a significant gain in appraised value. District 4 added over 25 million dollars in appraised value between 2000 and 2006.
- District 9, followed by Districts 1 and 7 contain the largest share of appraised value of industrial property in the city.
- The citywide total acreage of industrial property classified as vacant remained stable at 834 acres in 2000 and 835 acres in 2006.
- As a share of the citywide total industrial property appraised value, the appraised value of industrial property with a special tax status increased from 7.16% in 2000 to 9.04% in 2006. This property is discussed in further detail in the following section.

Industrial Property: appraised value and acreage						
	2000*		2006		% change 2000-2006	
	Value	Acres	Value	Acres	Value	Acres
1-Linda Bennett	\$93,599,572	1,148	\$134,117,700	1,686	43.29%	46.87%
2-Sally Robinson	\$62,358,038	608	\$49,205,500	429	-21.09%	-29.42%
3-Dan Page	\$11,898,878	62	\$15,433,100	86	29.70%	38.14%
4-Jack Benson	\$0	0	\$25,290,600	159	NA	NA
5-John P. Franklin	\$13,359,560	79	\$17,158,200	130	28.43%	64.90%
6-Marti Rutherford	\$69,148,917	784	\$83,152,400	990	20.25%	26.30%
7-Manuel Rico	\$124,895,544	898	\$117,943,200	882	-5.57%	-1.74%
8-Leamon Pierce	\$85,860,075	390	\$95,728,900	523	11.49%	34.06%
9-Debbie Gaines	\$142,700,955	871	\$138,161,000	865	-3.18%	-0.58%
Grand Total	\$603,821,539	4,839	\$676,190,600	5,751	11.99%	18.84%
The following vacant and special tax status are included in the preceding Districts and Grand Total.						
Total Vacant	\$18,982,315	834	\$21,946,900	835	15.62%	0.12%
Total special tax status	\$43,244,136	126	\$61,131,900	223	41.36%	76.90%

* values adjusted to 2006 dollars

Industrial property with a special tax status

The Hamilton County Assessor's database includes a classification for property where payments are made in lieu of taxes or taxes are deferred. Industrial property with this property classification is publicly owned by a local Industrial Development Board, while improvements to the property are privately financed.

- Citywide the value of industrial property with a special tax status increased 41.36% between 2000 and 2006.
- The total acreage of industrial property with a special tax status increased from 126 acres in 2000 to 223 acres in 2006, a 76.9% increase.
- District 7, followed by District 8 recorded the largest increase in appraised value.
- District 1 recorded the largest share of appraised value and acreage of industrial property with a special tax status in both 2000 and 2006.
- District 9 experienced a significant decline in both appraised value and acreage of industrial property with a special tax status.

Industrial property: in lieu of and deferred taxes						
	2000*		2006		% change 2000-2006	
	Value	Acres	Value	Acres	Value	Acres
1- Linda Bennett	\$20,008,082	48	\$32,842,700	125	64.15%	160.57%
4-Jack Benson	NA	NA	\$4,205,500	22	NA	NA
5-John P. Franklin, Jr.	NA	NA	\$2,382,300	4	NA	NA
6-Marti Rutherford	\$8,049,733	28	\$9,042,400	29	12.33%	5.51%
7-Manuel Rico	\$1,722,802	10	\$5,617,300	23	226.06%	145.21%
8-Leamon Pierce	\$2,325,830	5	\$6,873,700	7	195.54%	39.96%
9-Debbie Gaines	\$11,137,689	36	\$168,000	13	-98.49%	-63.75%
Total	\$43,244,136	126	\$61,131,900	223	41.36%	76.90%

*Values adjusted to 2006 dollars

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

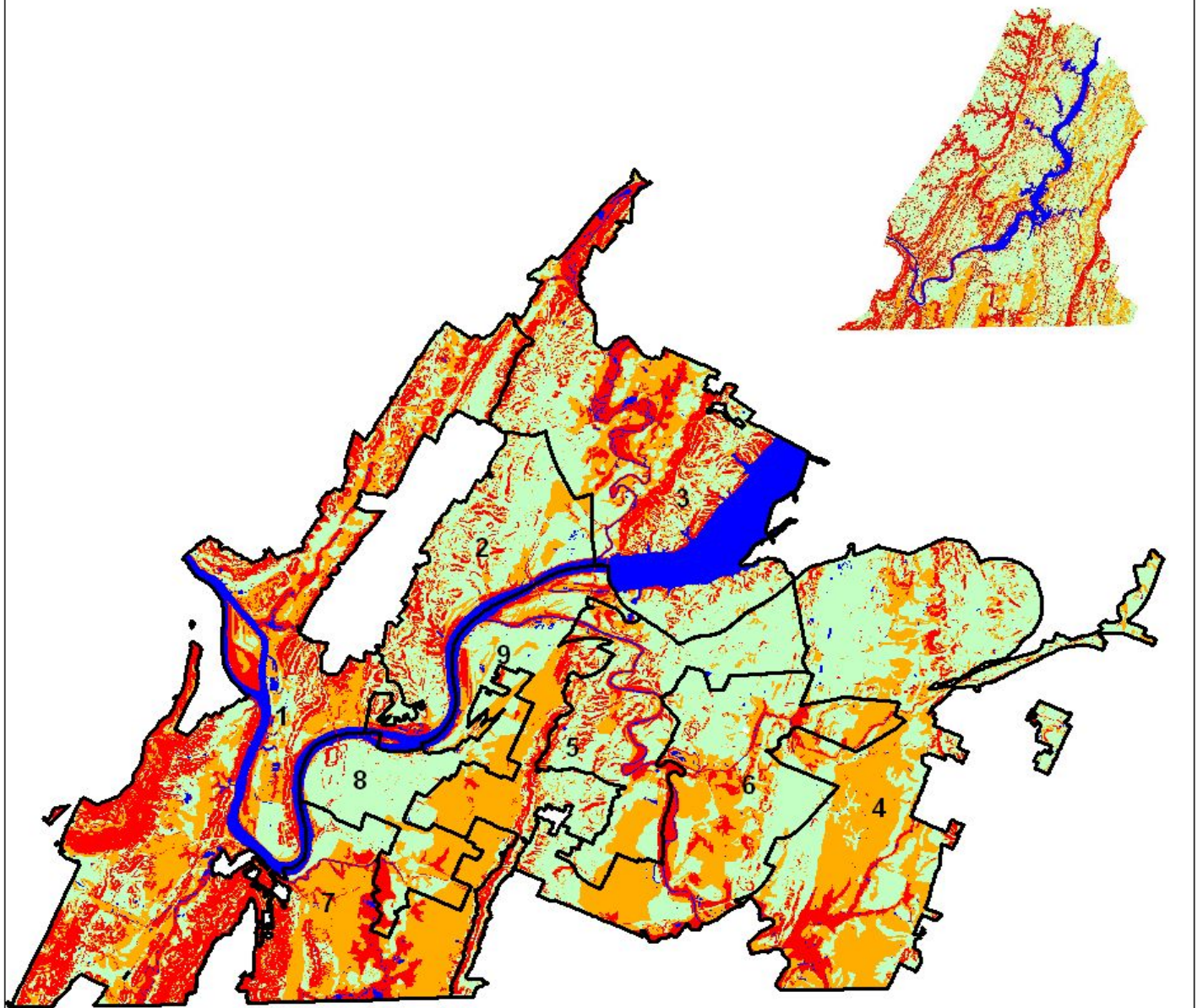
The classification of development constraint is meant as a general guide for appropriate development. Although some areas such as floodways cannot be developed, other areas with a major development constraint such as very steep slope or a combination of flood and soil limitation may accommodate an appropriate 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			
	Constraint	Acres	% of Total Land Area
1-Linda Bennett	Minor	5,439	28%
	Moderate	5,731	30%
	Major	7,996	42%
	Total land area	19,167	
2-Sally Robinson	Minor	3,809	63%
	Moderate	1,136	19%
	Major	1,088	18%
	Total land area	6,034	
3-Dan Page	Minor	5,246	46%
	Moderate	2,690	24%
	Major	3,381	30%
	Total land area	11,316	
4-Jack Benson	Minor	8,682	53%
	Moderate	5,844	36%
	Major	1,863	11%
	Total land area	16,389	
5-John P. Franklin, Jr	Minor	4,087	63%
	Moderate	1,398	21%
	Major	1,034	16%
	Total land area	6,519	
6-Marti Rutherford	Minor	4,595	50%
	Moderate	3,421	37%
	Major	1,194	13%
	Total land area	9,211	
7-Manuel Rico	Minor	1,169	18%
	Moderate	3,445	54%
	Major	1,784	28%
	Total land area	6,398	
8-Leamon Pierce	Minor	2,789	62%
	Moderate	1,305	29%
	Major	396	9%
	Total land area	4,491	
9-Debbie Gaines	Minor	2,742	43%
	Moderate	2,515	39%
	Major	1,178	18%
	Total land area	6,435	
Total	Minor	38,558	45%
	Moderate	27,486	32%
	Major	19,915	23%
	Total land area	85,959	

Environmental Constraint



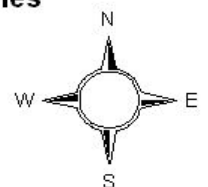
Minor

Moderate

Major

Water

0 5 10 Miles



Source: Hamilton County GIS, USGS, NRCS, FEMA

Prepared April 2007