

DRAFT PLAN OUTLINE- TOWN OF SIGNAL MOUNTAIN LAND USE PLAN

The following are draft ideas for the land use plan. These headings and subheadings are being used to structure discussion resulting from the June 26th public meeting and from comments resulting from other public meetings.

1. CHAPTER 1- PLAN OVERVIEW
2. CHAPTER 2- BACKGROUND AND ISSUES
 - a. DEVELOPMENT TRENDS
 - b. HISTORY OF LAND USE PLANNING/TOWN HISTORY
 - c. COMMUNITY ATTRIBUTES/ATTITUDES
 1. Growth and development
 2. Small town character
 3. Interlocal cooperation
 4. Preservation of natural resources
3. CHAPTER 3- VISION, GOALS, OBJECTIVES
 - a. INTRODUCTION
 - b. TOWN VISION
 - c. LAND USE GOALS AND OBJECTIVES
 1. GENERAL
 - a. Capacity and growth
 - b. Interlocal planning
 - c. Small town character
 2. RESIDENTIAL
 - a. Strategies to incorporate diversity of housing
 - b. Infill development may be different from greenfield development
 - c. Buffering between uses
 3. NON-RESIDENTIAL
 - a. Streetscaping
 - b. Landscaping
 - c. Appropriate locations for new nonresidential development: extensive language about location, site design, amenities
 - d. Address potential issues regarding the commercial design guidelines: review, promote better understanding, perhaps some guidelines become standards
 4. PARKS AND OPEN SPACE
 - a. Greenway/trail connectivity in the town and link to other systems- Chattanooga Greenway Master Plan, Cumberland Trail, etc.
 - b. Acquisition of additional open space: easements, land trusts, etc.
 - c. Maintenance of existing facilities
 5. NATURAL ENVIRONMENT
 - a. Preservation/Conservation of open space
 - b. Water quality (stormwater?)
 - c. Tree preservation
 - d. Native/non-native plantings
 - e. Other...
 6. TRANSPORTATION
 - a. Monitor the network
 - b. Sidewalk development and maintenance

- c. Streetscaping
 - d. Roadway capacity
 - e. Trails
 - f. Bicycle facilities
 - g. Evacuation planning
 - h. Bus stops
7. CIVIC
- a. Intergovernmental cooperation
 - b. Potential reuse of publicly-owned sites
 - c. Awareness of issues/better understanding of Planning Commission and Town Council's role in subdivision and zoning process
 - d. Preservation/promotion of historic and cultural features
 - e. Explanation of WWTA's role in development and environmental health

4. CHAPTER 4- LAND USE ELEMENT

5. CHAPTER 5- IMPLEMENTATION STRATEGIES