

ORDINANCE # 2022-342

AN ORDINANCE OF THE TOWN OF WALDEN, TENNESSEE

ADOPTING A LAND USE PLAN

WHEREAS, issues relative to the nature of commercial and high-density residential development in the Town of Walden have been a matter of recent public concern; and

WHEREAS, the Board of Mayor and Alderman finds that herewith and so declare that as a result of these issues and the general public desire to see commercial and high-density residential development subject to a planning process that takes into consideration the uniqueness of certain areas of the Town of Walden, particularly considering continuous advancements in the area of community planning, comprehensive analysis and study on matters of development in the questioned area is appropriate and are the best means of achieving the desired result; and

WHEREAS, the Town engaged Common Ground Urban Design and Planning as professional land use consultants to help define these matters, and the Town's Land Use Committee worked with the Town government and the consultants and the public to define the present status of land use in Walden and the desired trajectory of future growth and use; and,

WHEREAS, the currently adopted plan for the Town of Walden, called the Walden's Ridge Plateau Area Plan was adopted in 1997 and has not been updated since its adoption; and

WHEREAS, the new Town of Walden Plan (hereafter, the "New Plan") is intended to guide Walden officials and developers through the desired vision of the future development of the Town of Walden; and,

WHEREAS, as noted in the New Plan, once adopted, the Town should use the plan as a basis for decisions by leaders on a variety of growth and community-related issues; and,

WHEREAS, the New Plan used the "Place Types" approach to land use policy as a basis for the land use policy in this plan. This approach ensures that this plan is as seamless as possible with Chattanooga-Hamilton County Regional Planning Agency policy, which is intended to make the agency's review assistance easier, and.

WHEREAS, in accordance with T. C. A. §13-4-202, the Chattanooga-Hamilton County Regional Planning Commission (which acts as the planning commission for the Town) approved the New Plan by resolution at its meeting on January 10, 2022.

NOW, THEREFORE, BE IT ORDAINED by the Town of Walden, Tennessee as follows:

SECTION 1: That the Town of Walden hereby adopts the Town of Walden Plan, attached hereto as Exhibit A, as its current and future land use plan until such time as further revision is required by changed conditions and any revisions in the law.

This ordinance shall take effect upon its publication, the public welfare requiring it.

2/8/2022

First Reading

YEA 3

NAY 0



Lee Davis, Mayor

3/8/2022

Second Reading

YEA 3

NAY 0



Mariah Prescott, Recorder