

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL NOTE

SB 1160 - HB 1399

March 28, 2021

SUMMARY OF BILL: Removes Hamilton County's authority to rezone properties conditionally or based upon contract, where the agreed conditions are designed to amend injuries created by the rezoning of surrounding property interests or to county interests.

ESTIMATED FISCAL IMPACT:

Other Fiscal Impact - Due to the extent of unknown variables, a precise impact to local government revenue for Hamilton County cannot reasonably be determined.

Assumptions:

- According to the Chattanooga-Hamilton County Regional Planning Agency, in the past five years approximately 51 properties within the unincorporated portion of Hamilton County have been rezoned conditionally.
- Removing such authority from Hamilton County could create instances where Hamilton County could not avoid injures to county interests or the interests of surrounding properties.
- It is reasonably assumed that the current statutory provisions are utilized to prevent zoning standards from negatively impacting surrounding property owners, and in turn negatively impacting county interests in the form of local revenues realized as a direct result of the surrounding property owners.
- Due to the extent of unknown variables, a precise fiscal impact to local government revenue for Hamilton County cannot reasonably be determined.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "Krista Lee Carsner".

Krista Lee Carsner, Executive Director

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