



OUR COMMUNITIES. OUR GROWTH.

HAMILTON COUNTY'S GROWTH PLAN

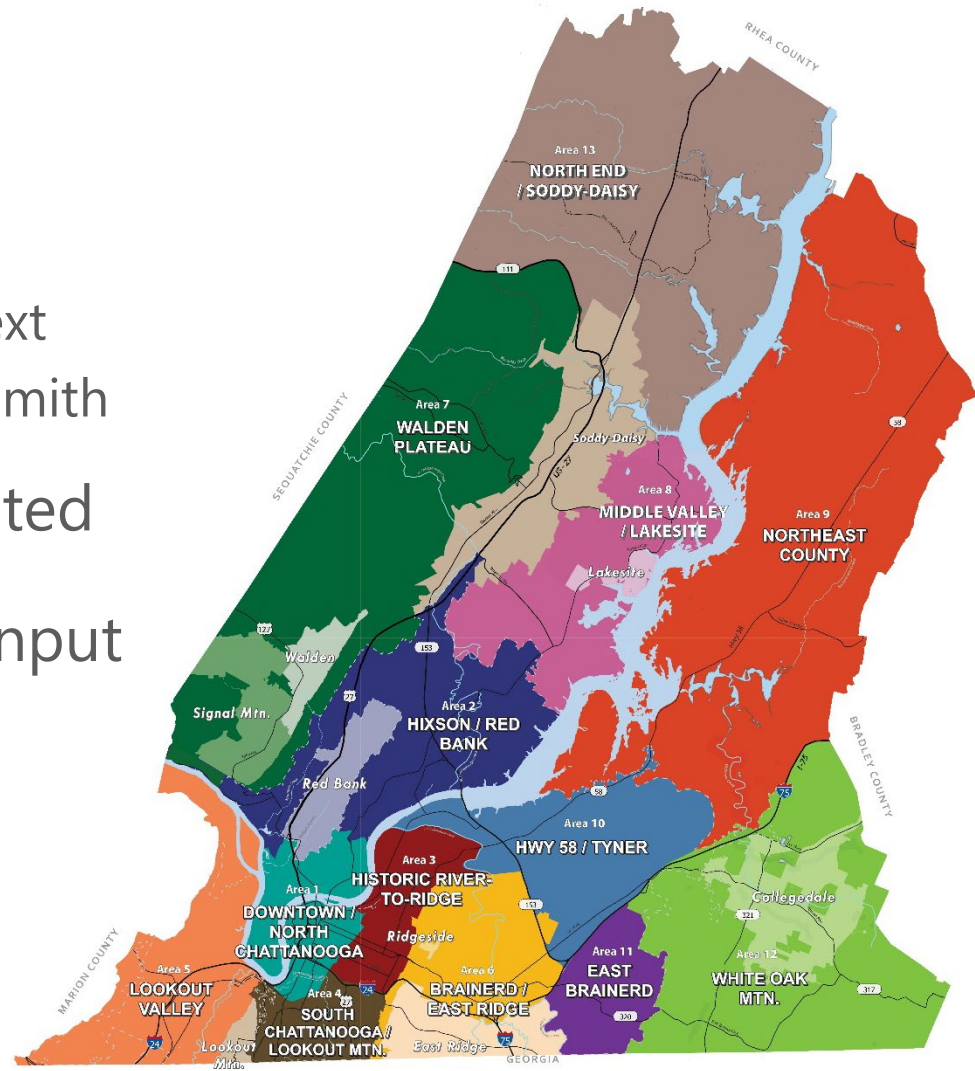
CHATTANOOGA – HAMILTON COUNTY COMPREHENSIVE PLANS

Mid County Community Meeting
September 7, 2023



13 PLANNING AREAS

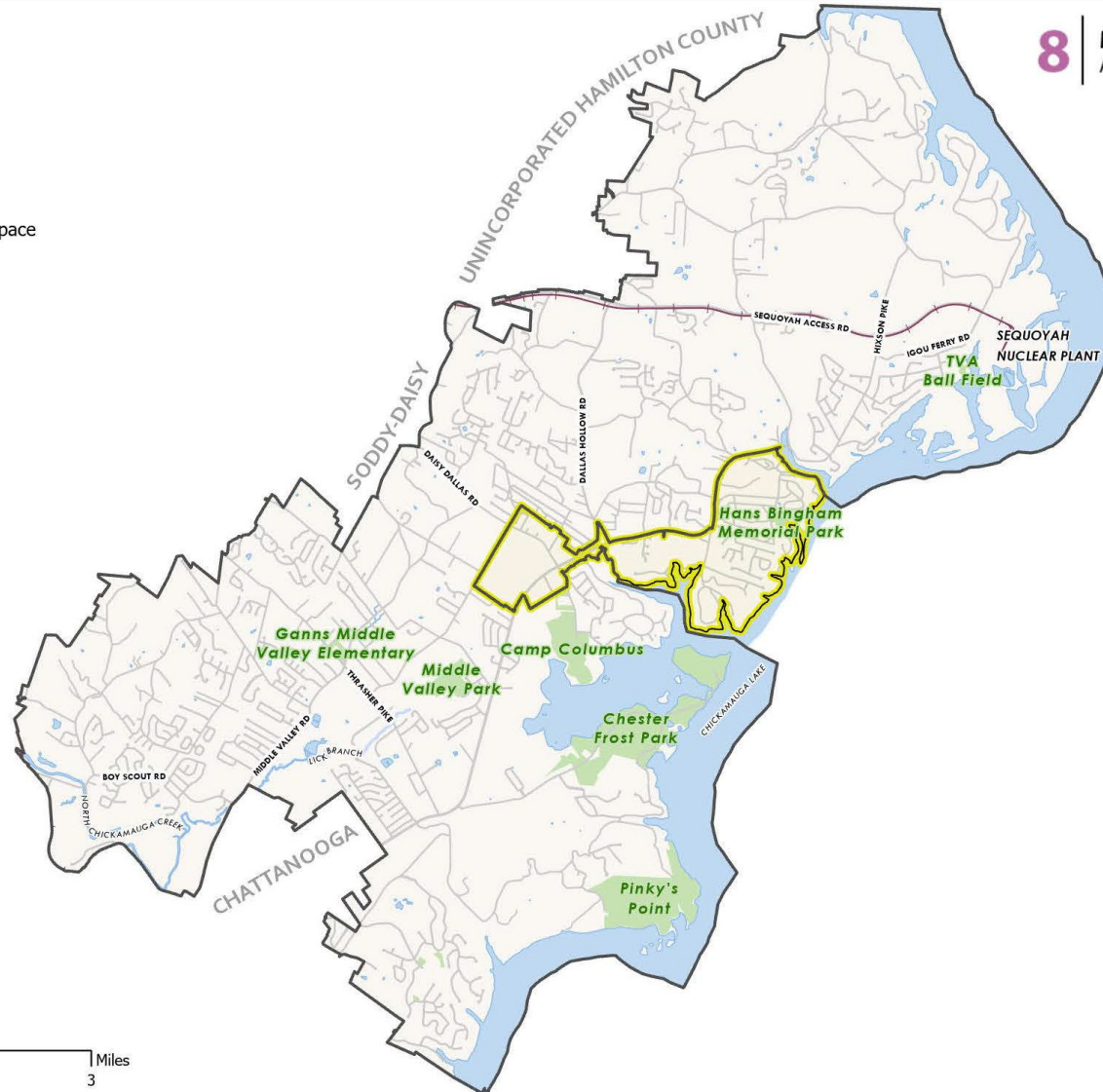
- Through Spring 2024
- 2 Consultant teams:
 - Chattanooga - Planning Next
 - Hamilton County - Ragan Smith
- 9 Small municipalities invited
- Opportunities for public input



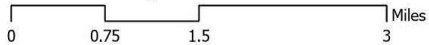
8 MIDDLE VALLEY / LAKESITE AREA PLAN

Area 8 Boundary

- Lakesite City Limits
- Rail
- Roads
- Water Bodies
- Streams and Creeks
- Parks, Recreation, Open Space



Source: RPA, May 2023







OUR COMMUNITIES.
OUR GROWTH.
HAMILTON COUNTY'S GROWTH PLAN

planhamilton.org



**PLAN
CHATTANOOGA**
shaping quality places together

planchattanooga.org



Take the Surveys! Closed 10/7

2020 - 2025 - 2030

- Growing population
- Changing retail market
- Housing supply & demand
- Infrastructure & service needs
- Traffic & transportation
- Climate change & resiliency







We planned for....



North Chickamauga Creek Gorge
State Park



Chester Frost Park



Poe's Tavern, Soddy-Daisy



Cambridge Square, Ooltewah



Let's build a great future together!



“Planning for the efficient use of our limited resources is essential to resilient communities”



“Once adopted, Area Plans provide guidance for new development, zoning changes, capital improvements, and conservation”.





COMPREHENSIVE PLANS

Do

- Guide physical growth
- Inform capital projects / budgets
- Inform rezoning decisions
- Inform private development location decisions
- Help residents build support for projects

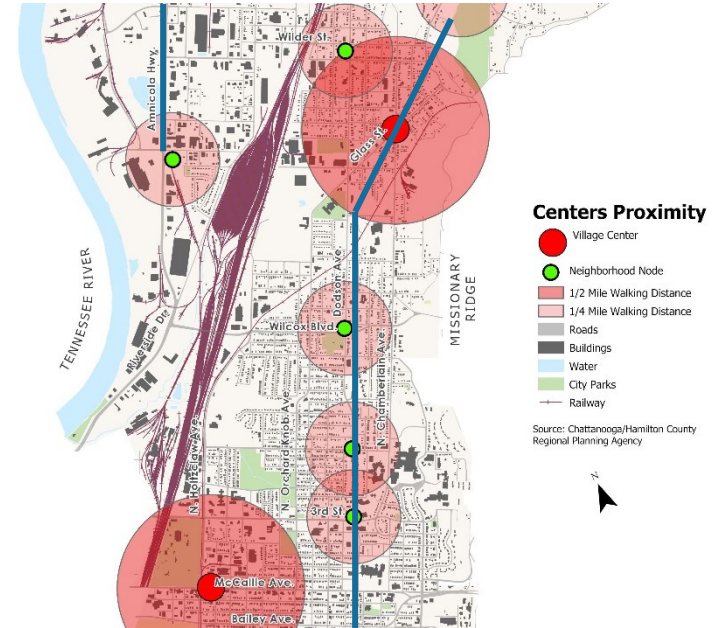
Do NOT

- Change zoning
- Guarantee funding

Communities are made up of...



CENTERS & CORRIDORS



PLACE TYPES

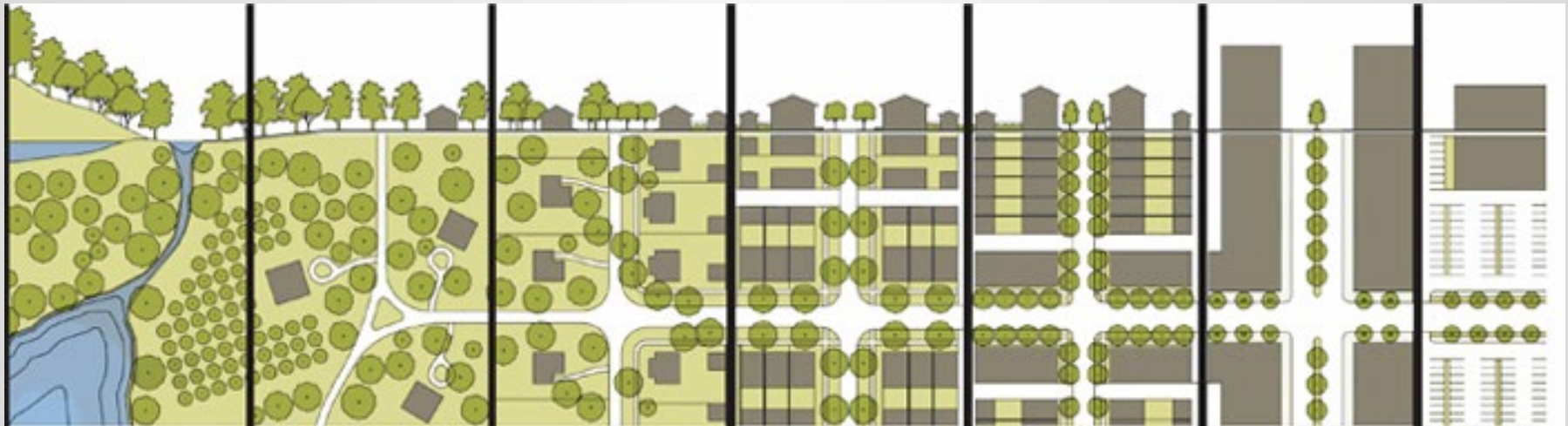
No two communities are alike. One-size-fits-all zoning will not give us the places where people want to be.

Rural

Suburban

Urban

Special



PLACE TYPES MAP & DESCRIPTIONS

SR **SUBURBAN RESIDENTIAL Place Type**

General Description: The Suburban Residential Place Type has a predominantly low intensity, single family detached, residential development pattern, especially with in the same block. Some moderate density residential development, such as small lot houses or attached townhomes, may exist, but are typically located on a major street or near a transit route or school. Moderate intensity retail development on sites adjacent to existing residential uses should maintain the existing rhythm and feel of the street. Factors that play into this rhythm and feel include lot width, setbacks, and building massing and height. Open spaces are typically private (back yards), but greenways may provide connectivity.

Primary Uses (Predominant):
Single family detached

Secondary Uses (Less Common):
Townhomes (with limited mixing of up to 4 units per building), multi-family 2-4 units per building, accessory dwelling units (ADUs), home occupations, ino-4-homes, vacation rentals, golf courses

Development Pattern: Densities can range from 1-10 dwelling units per acre or more, depending on a variety of factors (such as infrastructure capacity or proximity to schools or parks).

Image Sources: Devoe, Kahl and Partners, Town Planning, Opticos Design, Goodies Studio, Deposition Illustration

Plan Created: 07/2022

See chpsa.org for the most current Place Type designations in each Area Plan.

ADVANCING GREAT PLACES

RPA
Chattanooga-Hamilton County
Regional Planning Agency

(SR) Place Type

Location & Block Pattern

- > Large Suburban Residential subdivisions are accessed from a Major Collector Street.
- > While currently the predominant pattern is long blocks, with dead-end cul-de-sacs and a single point of access from a subdivision to a major street, new development provides for future connections to adjacent streets and properties to help reduce traffic congestion on the major roads.

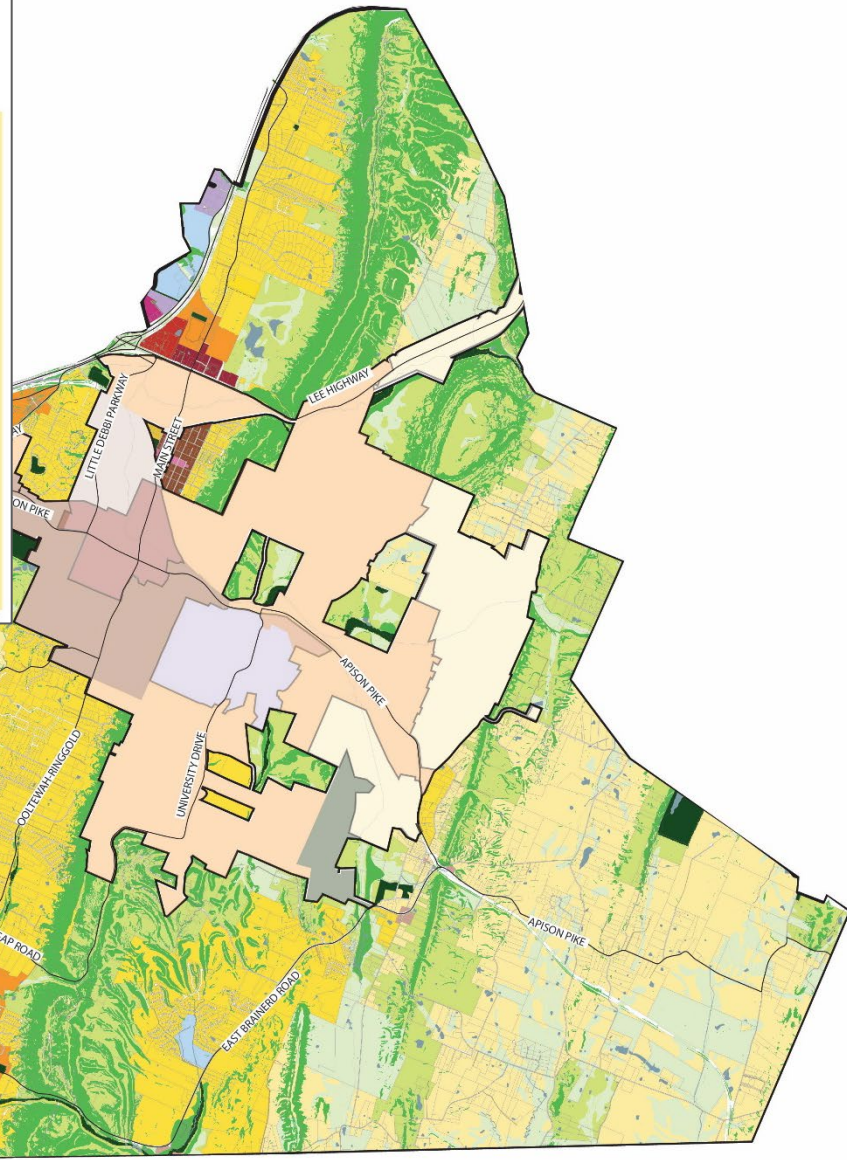
Site & Buildings

- > Buildings typically have moderate setbacks of 10 to 20 feet.
- > Parking may be located to the front, side or rear, but is typically accessed from the front.
- > Driveways that directly access collectors or arterial streets are minimized to reduce potential traffic conflict.

Transportation & Infrastructure

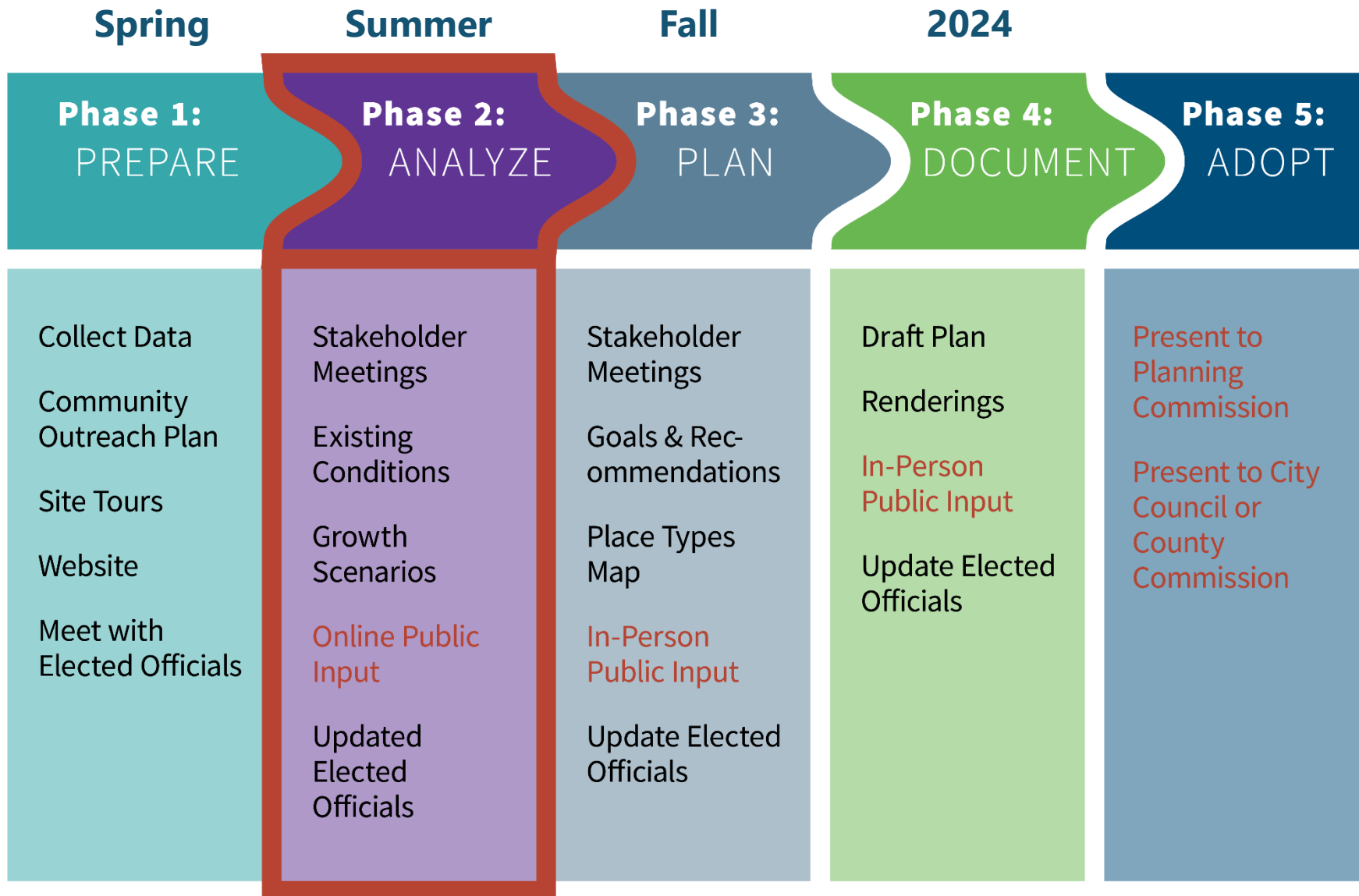
- > Residences in this Place Type are generally further from key destinations than those in other Place Types; therefore, a personal vehicle is needed to reach daily needs and employment.
- > Fixed-route transit service is typically not feasible due to the low density of this Place Type.
- > Pedestrian and bike connections may be present if the residential development is adjacent to a commercial center, school, or major job site.
- > Residences in this Place Type are on sewer systems, but some older neighborhoods may have septic systems.

chpsa.org



- Place Types**
- Countryside Residential (CR)
 - Suburban Residential (SR)
 - Mixed Residential (MR)
 - Neighborhood Node (NN)
 - Neighborhood Center (NC)
 - Town Center (TC)
 - Suburban Corridor (SC)
 - Mixed-use Corridor (MC)
 - Campus (CA)
 - Preserve (PR)
 - Natural Resources Overlay (NR)

SCHEDULE



COUNTY MEETING SCHEDULE

All meetings are from 6:00PM – 7:30PM

North County (Area 13)

Sale Creek / Flat Top

August 21

Sale Creek Fire Hall

Mid-County (Area 8)

Middle Valley / Lakesite

September 7

Chester Frost Park Pavilion

Northeast County (Area 9)

Birchwood / Ooltewah / Georgetown

August 24

Ooltewah High School gym

North County 2 (Area 13)

Soddy-Daisy / Montlake

September 14

Soddy-Daisy High School

Southeast County (Area 12)

White Oak Mtn/E. Brainerd/Ooltewah/Apison

August 29

East Hamilton High School

Walden Plateau (Area 7)

Signal Mtn. / Walden / north to Hwy 111

October 3

Bachman Community Center

GET INVOLVED!

planhamilton.org



Join our Email List
chcrpa.org



Take a Survey

Attend Public Meetings

Look for us at Special Events

Growth by CHOICE or by CHANCE?

1. What do you want to **PRESERVE?**
2. What needs to be **IMPROVED?**
3. What would you like to **SEE MORE OF** in the future?