



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

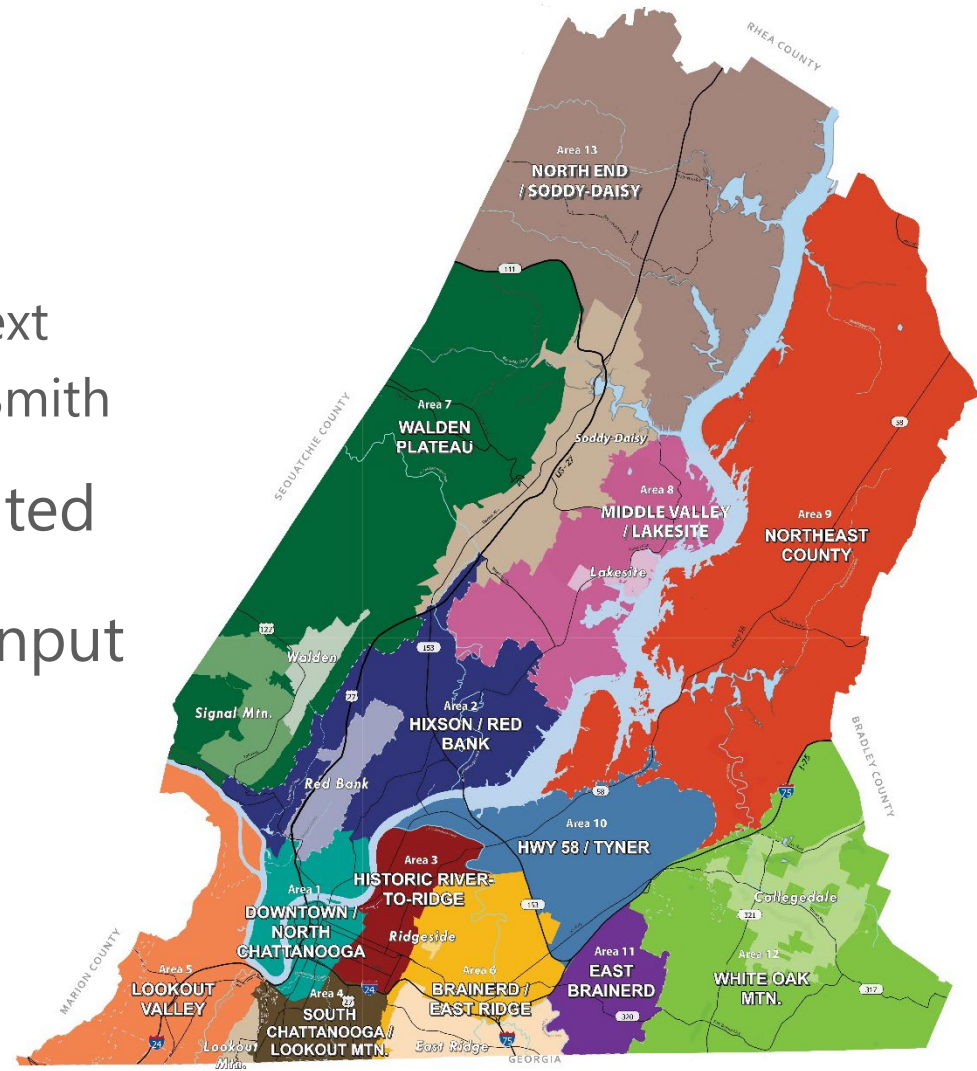
CHATTANOOGA – HAMILTON COUNTY  
COMPREHENSIVE PLANS

North County Community Meeting II  
September 14, 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



AREA

13

# North County

Sale Creek

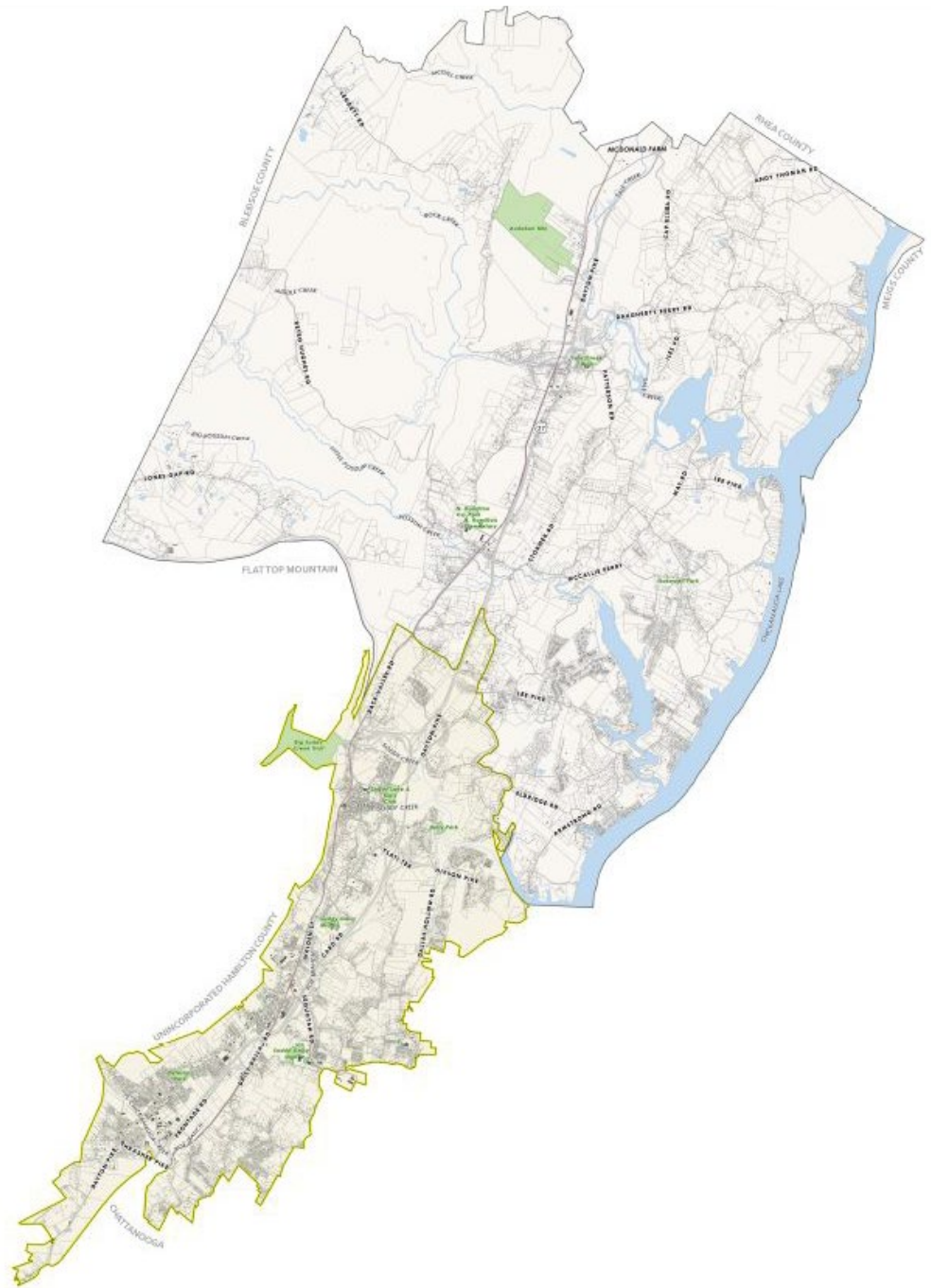
Bakewell

Soddy-Daisy

Possum Creek

Montlake

Flat Top Mtn





*"People make the Place"*





OUR COMMUNITIES.  
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HAMILTON COUNTY'S GROWTH PLAN

[planhamilton.org](http://planhamilton.org)



PLAN  
CHATTANOOGA  
*shaping quality places together*

[planchattanooga.org](http://planchattanooga.org)



***Take the Surveys! Closed 10/7***



# 2020 - 2025 - 2030

- Growing population
- Changing retail market
- Housing supply & demand
- Infrastructure & service needs
- Traffic & transportation
- Environmental conditions & 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 . . . . .**

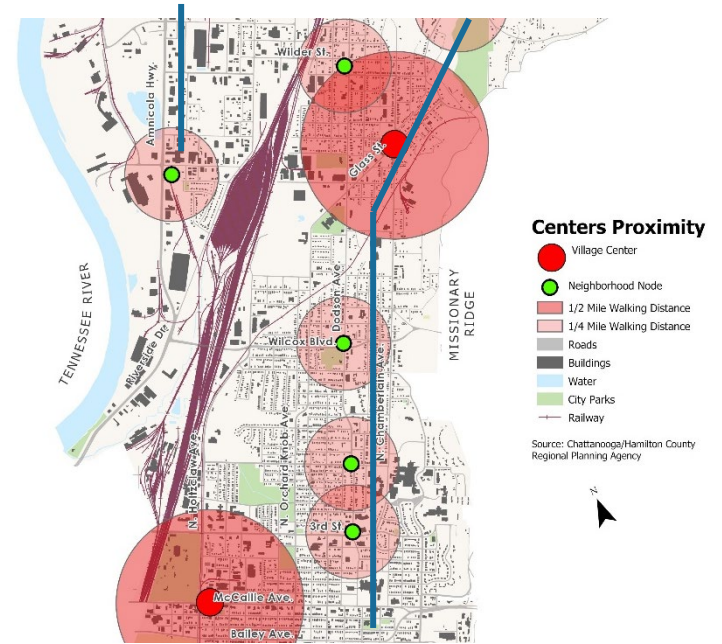
- Change zoning
- Guarantee funding



Communities are made up of...



# CENTERS & CORRIDORS





# PLACE TYPES

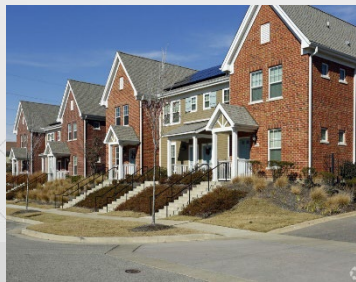
*No two communities are alike. One-size-fits-all zoning will not give us the places where people want to be.*

Rural

Suburban

Urban

Special



# LAND USE RECOMMENDATIONS & OPPORTUNITY SITES

SR

## SUBURBAN RESIDENTIAL Place Type

**General Description:** The Suburban Residential Place Type has a predominantly low intensity, single family detached, residential development pattern, especially within 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 infill 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**

**Primary Uses**  
(Predominant)

Single family detached



**SECONDARY**

**Secondary Uses**  
(Less Common)

Townhomes (with limited massing of up to 4 units per building), multi-family 2-4 units per building, accessory dwelling units (ADUs), home occupations, short-term vacation rentals, golf courses



**Development Pattern:** Densities can range from 3-10 dwelling units per acre or more, depending on a variety of factors (such as infrastructure capacity or proximity to schools or parks).



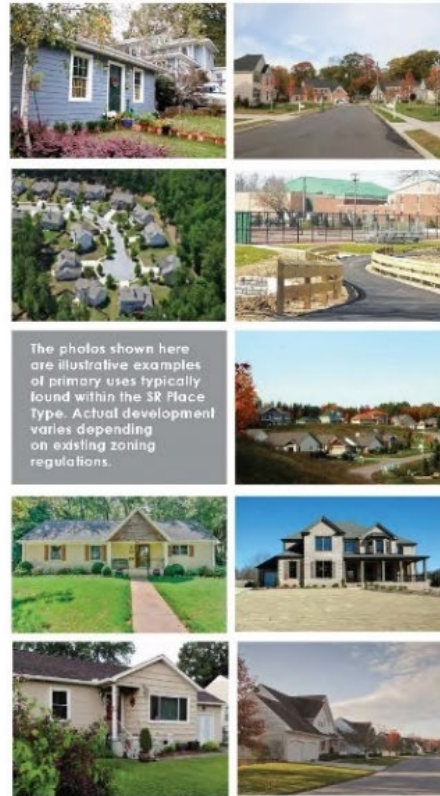
**Image Sources:** Cover, Kohl and Partners, Town Planning, Opticos Design, Genesis Studios, Dispection Illustration

See [chcrpa.org](http://chcrpa.org) for the most current Place Type designations in each Area Plan.

Date Created: 07/20/22

## ADVANCING GREAT PLACES

Examples of an Accessory Dwelling Unit (ADU) built to the rear of a property. | Sidewalk street design found in the SR Place Type.



The photos shown here are illustrative examples of primary uses typically found within the SR Place Type. Actual development varies depending on existing zoning regulations.



### (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.

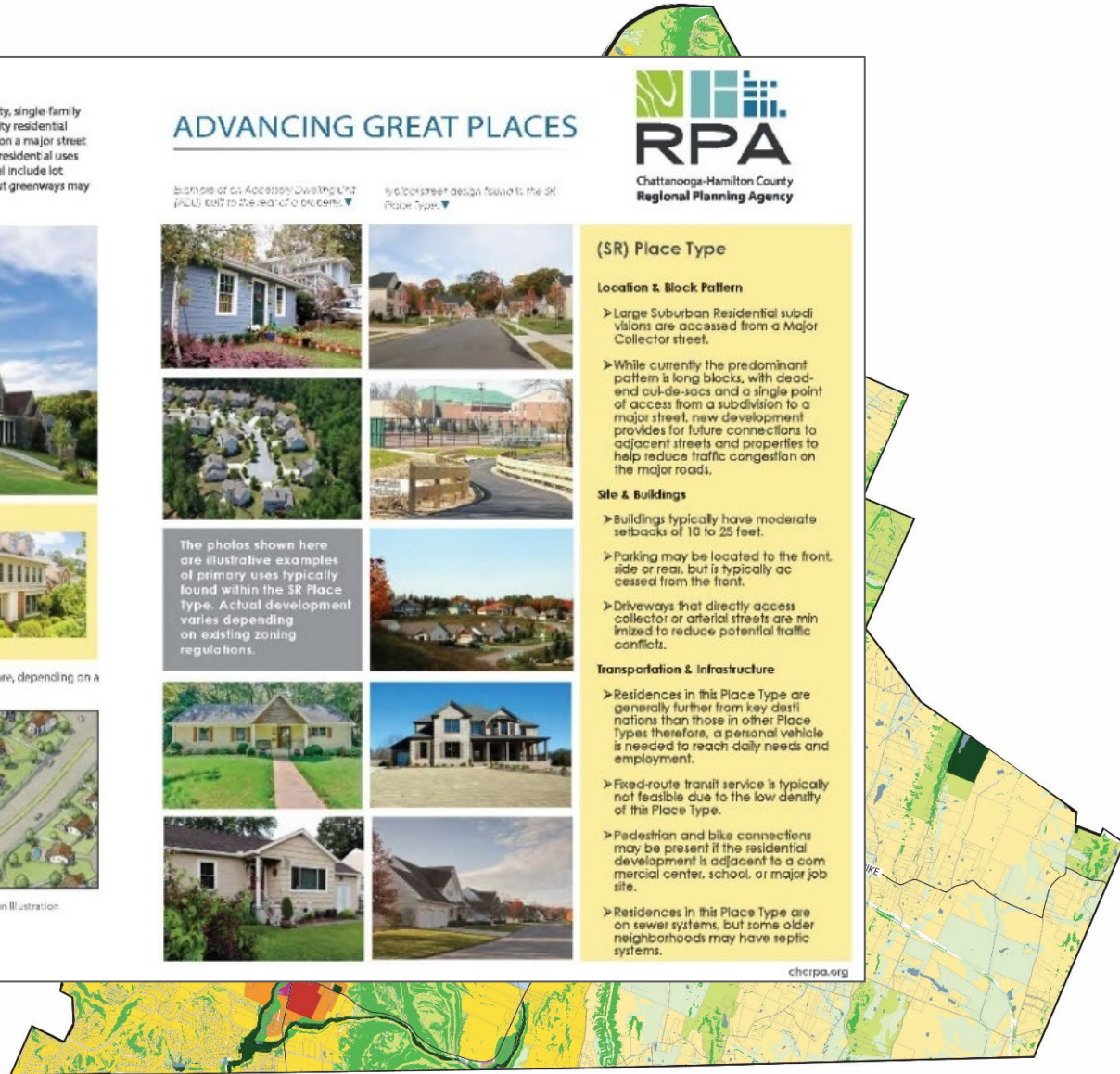
#### Site & Buildings

- Buildings typically have moderate setbacks of 10 to 25 feet.
- Parking may be located to the front, side or rear, but is typically accessed from the front.
- Driveways that directly access collector or arterial streets are minimized to reduce potential traffic conflicts.

#### Transportation & Infrastructure

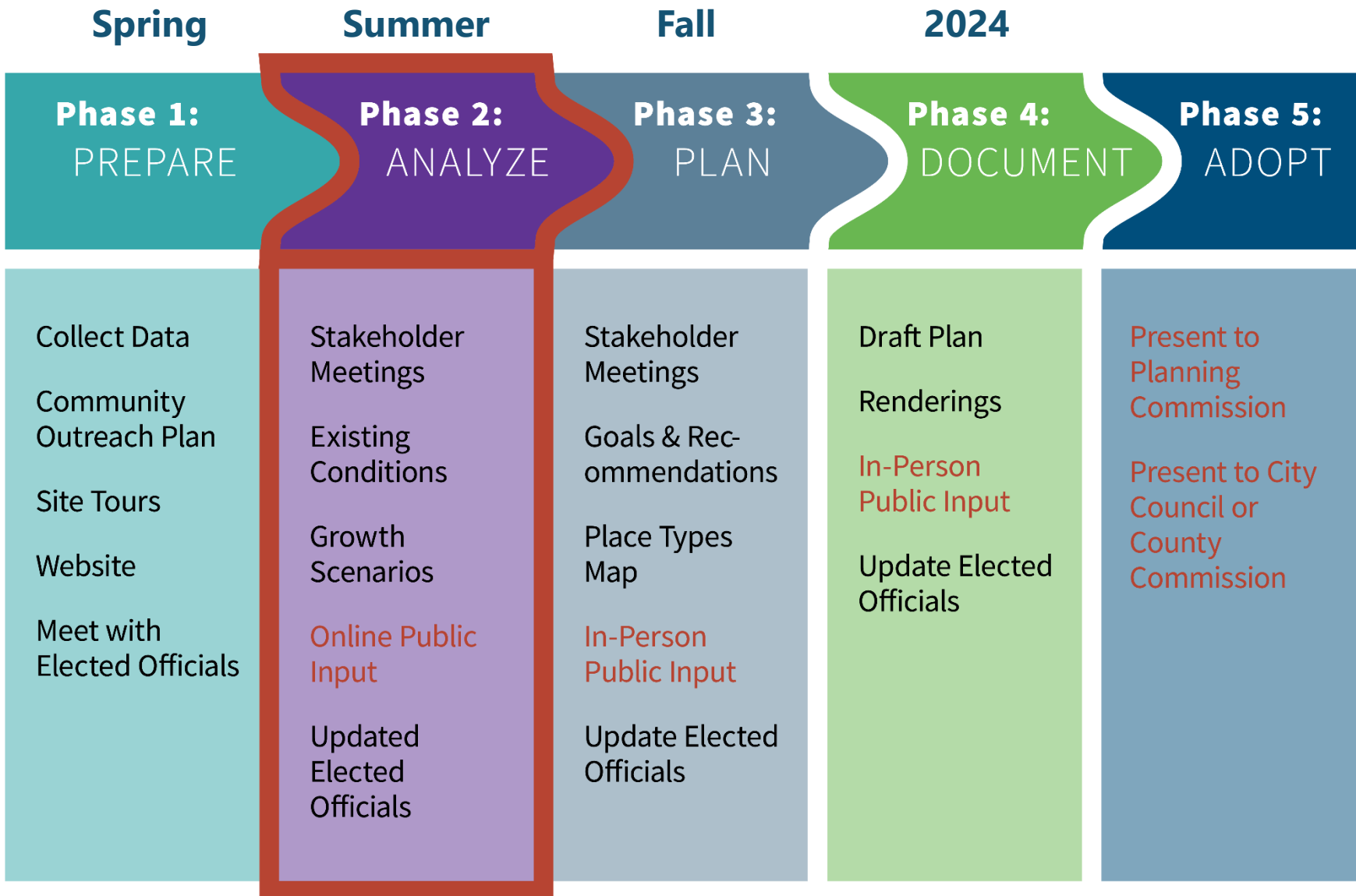
- Residences in this Place Type are generally further from key destinations than those in other Place Types; therefore, a personal vehicle is needed to reach daily needs and employment.
- Fixed-route transit service is typically not feasible due to the low density of this Place Type.
- Pedestrian and 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.

[chcrpa.org](http://chcrpa.org)





# 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](http://planhamilton.org)



*Join our Email List*  
*[chcrpa.org](http://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?