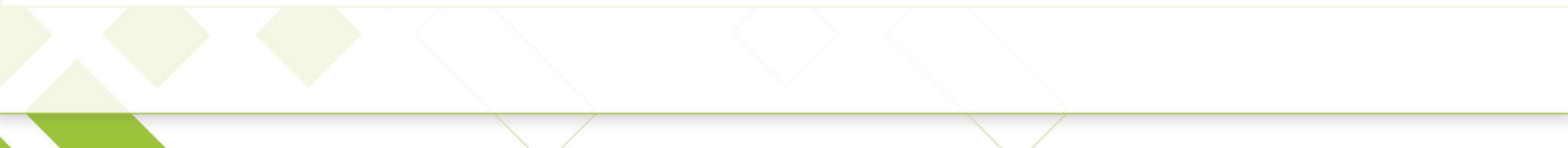




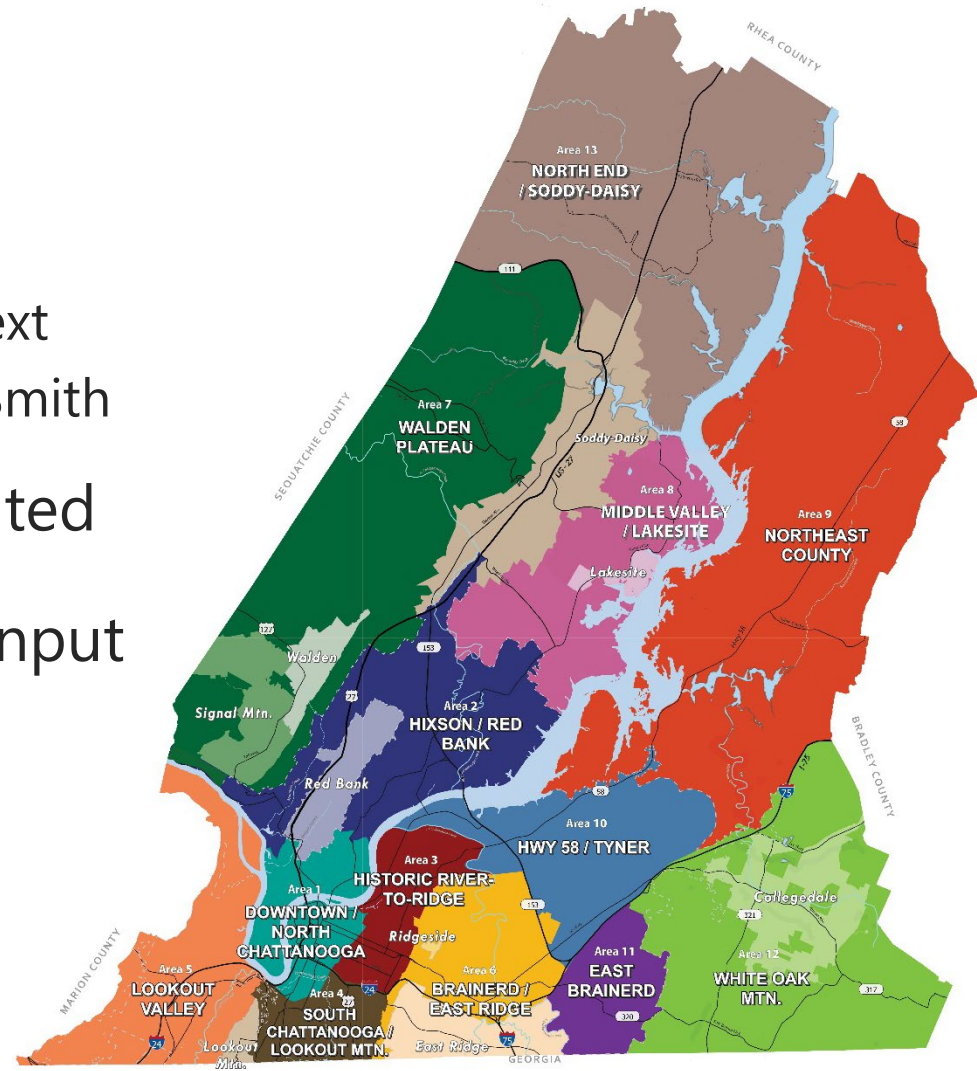
# CHATTANOOGA – HAMILTON COUNTY COMPREHENSIVE PLANS

Walden Plateau Community Meeting  
October 3, 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







*The character of the unincorporated areas varies widely from rural roads lined with mature trees (above); lots with vehicles or other equipment in front yards (top, right); to large estates (left middle); and new subdivisions (top, left) with suburban-style lots. The area also features several natural areas and trails, such as the Boston Branch trailhead on the edge of the North Chickamauga Creek Gorge State Natural Area (left).*

## 12 UNINCORPORATED WALDENS RIDGE PLAN



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

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



***Take the Surveys!***



**PLAN  
CHATTANOOGA**  
*shaping quality places together*

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



# 2020 - 2025 - 2030

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



*Planning for the efficient use of our limited resources is essential to creating a more resilient community.*



*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 . . . . .**

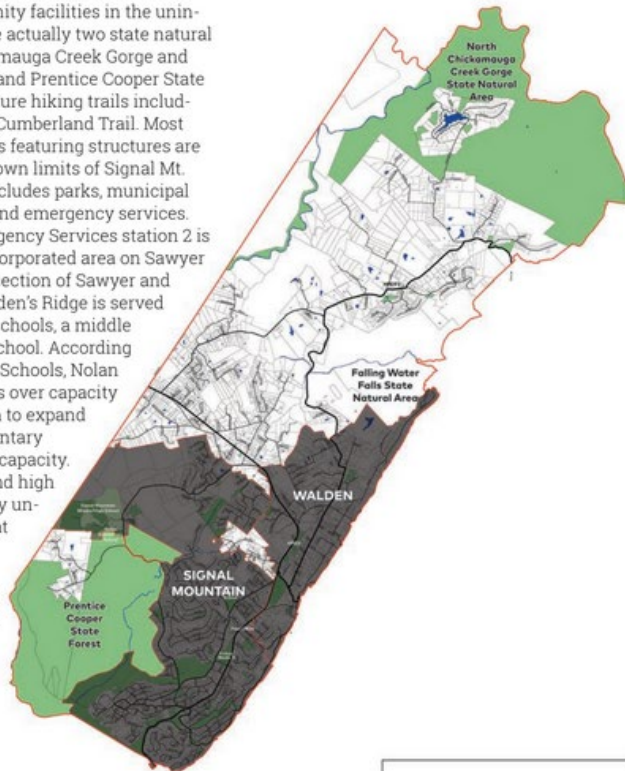
- Change zoning
- Guarantee funding



# BUILDING ON: THE WALDEN TOWN PLAN

## BUILT FEATURES: COMMUNITY FACILITIES

The largest community facilities in the unincorporated areas are actually two state natural areas, North Chickamauga Creek Gorge and Falling Water Falls, and Prentice Cooper State Forest. All three feature hiking trails including a portion of the Cumberland Trail. Most community facilities featuring structures are located within the town limits of Signal Mt. and Walden. This includes parks, municipal buildings, schools, and emergency services. Walden Ridge Emergency Services station 2 is located in the unincorporated area on Sawyer Road near the intersection of Sawyer and Tuckahoe Pass. Walden's Ridge is served by two elementary schools, a middle school, and a high school. According to Hamilton County Schools, Nolan elementary school is over capacity with very little room to expand and Thrasher elementary school is just under capacity. Signal Mt. middle and high schools are currently under capacity and that campus has room to expand in the future. The Schools Facilities Plan calls for an upgrade at Thrasher that would accommodate an additional 400 students.



## ■ Taking the Walden Town Plan a step further

## BUILT FEATURES: LAND USE

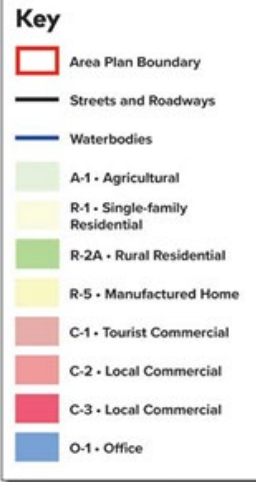
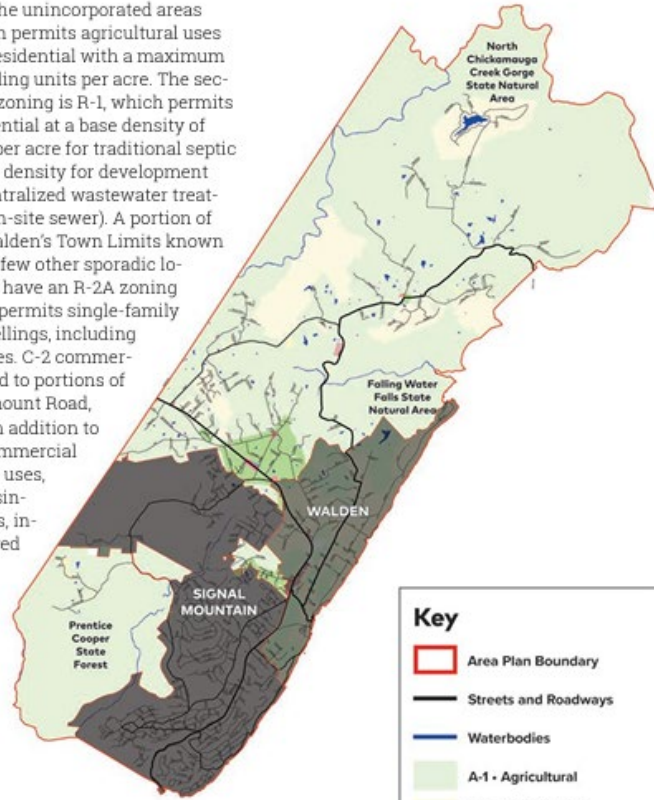
The primary land use in the unincorporated areas of Walden's Ridge is single-family residential. This specific land use exists in a variety of contexts from large farms to conventional subdivisions, the latter of which is the predominant pattern of development as of late. Commercial uses do exist in the unincorporated area, but along Taft Highway in several clusters near intersections with Hollister Road and Corral Road with some sporadic non-residential uses in-between.



# INCORPORATING: THE WALDEN TOWN PLAN

## REGULATIONS AND POLICY: ZONING

Most properties in the unincorporated areas are zoned A-1, which permits agricultural uses and single-family residential with a maximum density of two dwelling units per acre. The second most common zoning is R-1, which permits single-family residential at a base density of two dwelling units per acre for traditional septic systems and higher density for development that utilizes a decentralized wastewater treatment system (e.g. on-site sewer). A portion of the area north of Walden's Town Limits known as Fairmount and a few other sporadic locations to the north have an R-2A zoning designation, which permits single-family and two-family dwellings, including manufactured homes. C-2 commercial zoning is limited to portions of Taft Highway, Fairmount Road, and Sawyer Road. In addition to a wide variety of commercial and non-residential uses, these areas permit single-family dwellings, including manufactured homes.



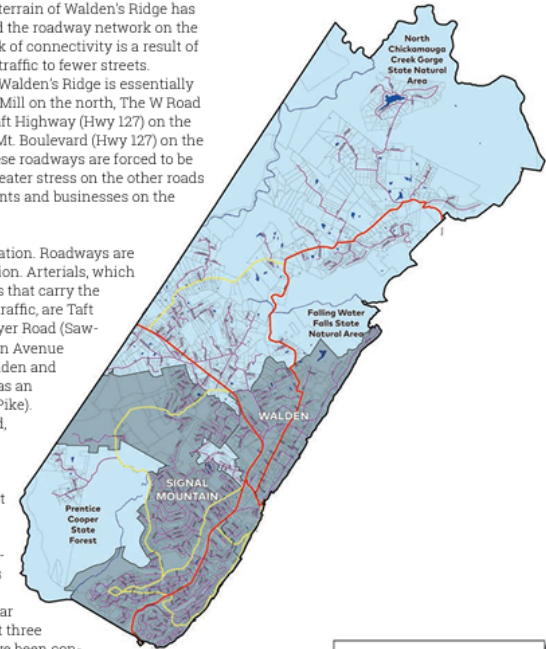
- All your input remains valuable

## MOBILITY: STREETS AND ROADWAYS

Connectivity. The terrain of Walden's Ridge has largely determined the roadway network on the mountain. The lack of connectivity is a result of this, which forces traffic to fewer streets. Access. Access to Walden's Ridge is essentially limited to Roberts Mill on the north, The W Road on the east, and Taft Highway (Hwy 127) on the north, and Signal Mt. Boulevard (Hwy 127) on the south. If any of these roadways are forced to be closed, it places greater stress on the other roads to serve the residents and businesses on the mountain.

Roadway Classification. Roadways are classified by function. Arterials, which are primary streets that carry the largest volume of traffic, are Taft Highway and Sawyer Road (Sawyer tees into Wilson Avenue in the Town of Walden and Wilson continues as an arterial to Wilson Pike). Corral, Shackelford, Timberlinks, and Palisades Roads function as collectors which connect the remaining local streets to the arterials. In the unincorporated areas there have been nearly 600 vehicular crashes in the past three years and they have been concentrated primarily on Taft Highway at intersections with Corral and Anderson (several spots), as well as Roberts Mill and the intersection of Corral and Sawyer.

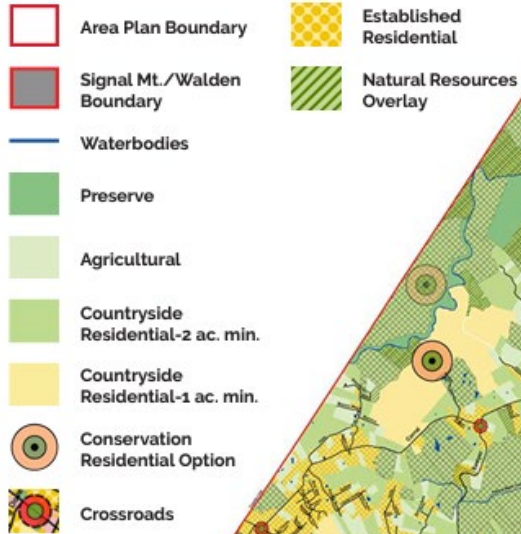
Pedestrian and Bicycle Network. It is really no surprise that the unincorporated areas feature no sidewalks along major roads given the historically rural character of the area. That stated, there are many recreational trails in the area and the increase in residents may support multi-purpose trails to improve mobility.



# FURTHER ANALYSES

## PROPOSED PLACE TYPES MAP

### KEY



- How do Signal Mtn, Town of Walden, and area north to Highway 111 function as region?

## SCENARIO 1

### KEY

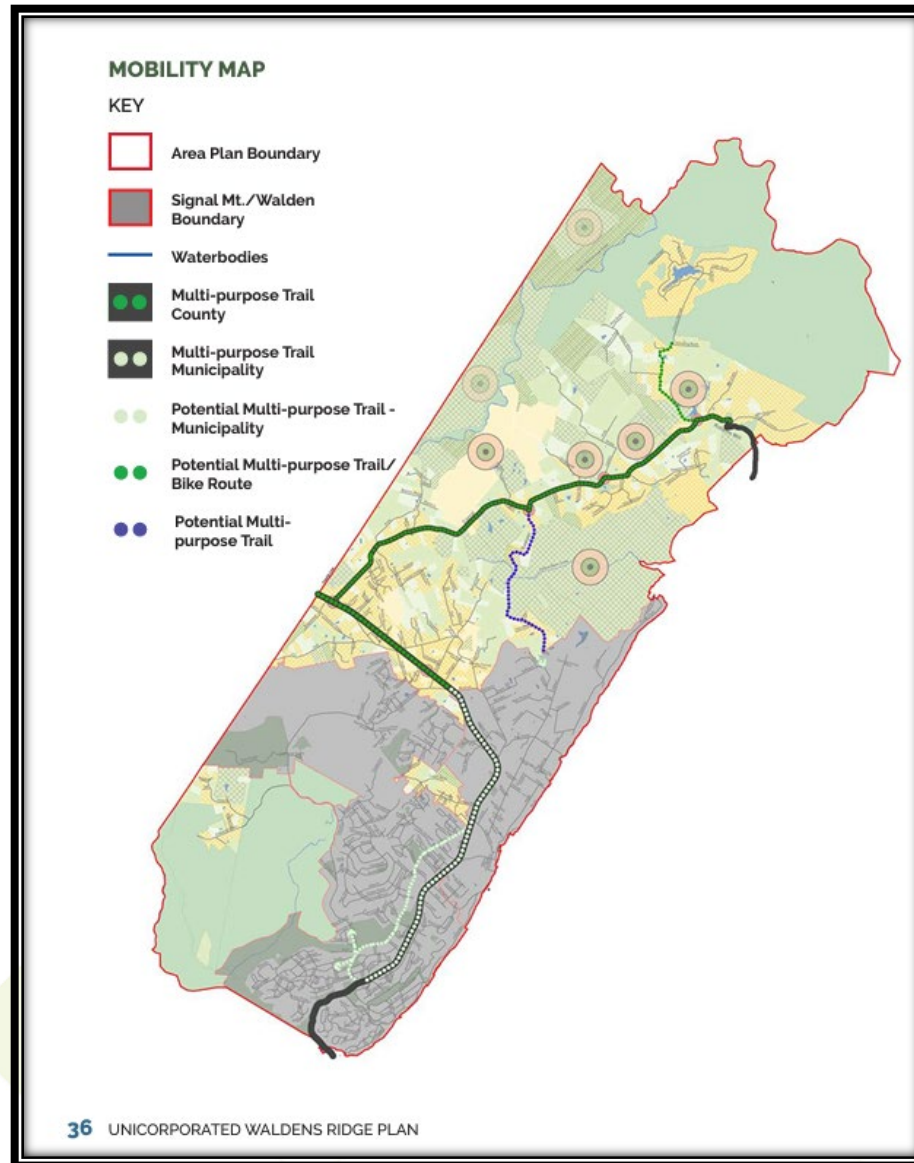


## SCENARIO 2

### KEY

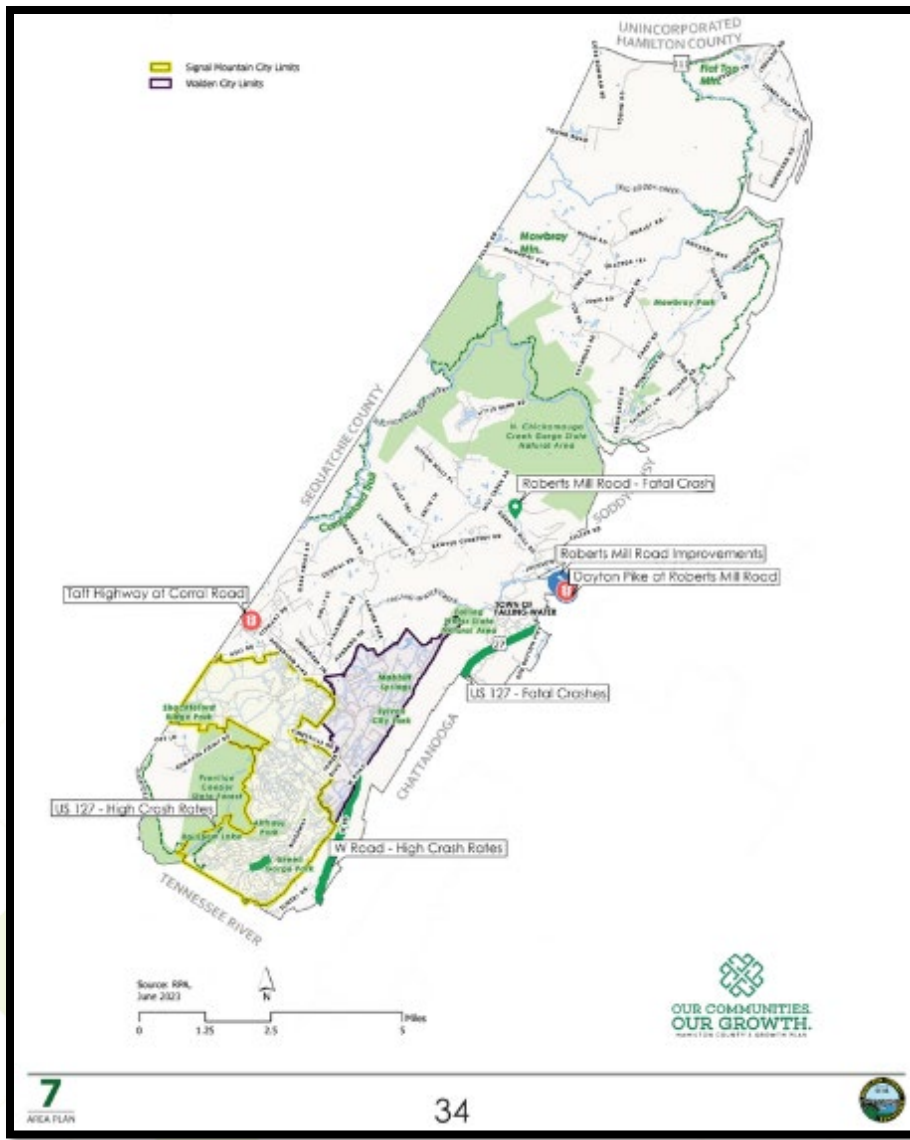


# MOBILITY, NATURAL RESOURCES, AND TRAILS



# LOCAL INTEREST ISSUES

## ▪ Roadway safety for routes on-/off- the mountain



Name	Description
<b>Tier 3 - Roberts Mill Road Improvements</b>	This Roadway Maintenance project located at Roberts Mill Rd. from Dayton Blvd. To Hixson Camp Road / Sawyer Road will consist of Maintenance and Safety Enhancements and Improvements. project lies within area 7 and area 8.

### AREA 7 IMPROVEMENT CONSIDERATIONS

Name	Description
Roberts Mill Road - Fatal Crash	Fatal crash at this site on Roberts Mill Road
Roberts Mill Road Improvements	
Dayton Pike at Roberts Mill Road	Based on TDOT HSAM Vol 3 Design Criteria's Future Traffic Signal Warranted volumes, this intersection is anticipated to warrant a signal by 2050
Taff Highway at Corral Road	Based on TDOT HSAM Vol 3 Design Criteria's Future Traffic Signal Warranted volumes, this intersection is anticipated to warrant a signal by 2050
US 127 - High Crash Rates	This segment of US 127 has had 46 crashes in the last 4 years.
W Road - High Crash Rates	Identified as a roadway of concern based on crash severity.



# LOCAL INTEREST ISSUES

- Level of development interest on Walden and Signal Mtn.

FIGURE 2.4 - BUILDING PERMITS MAP (2013-2023)

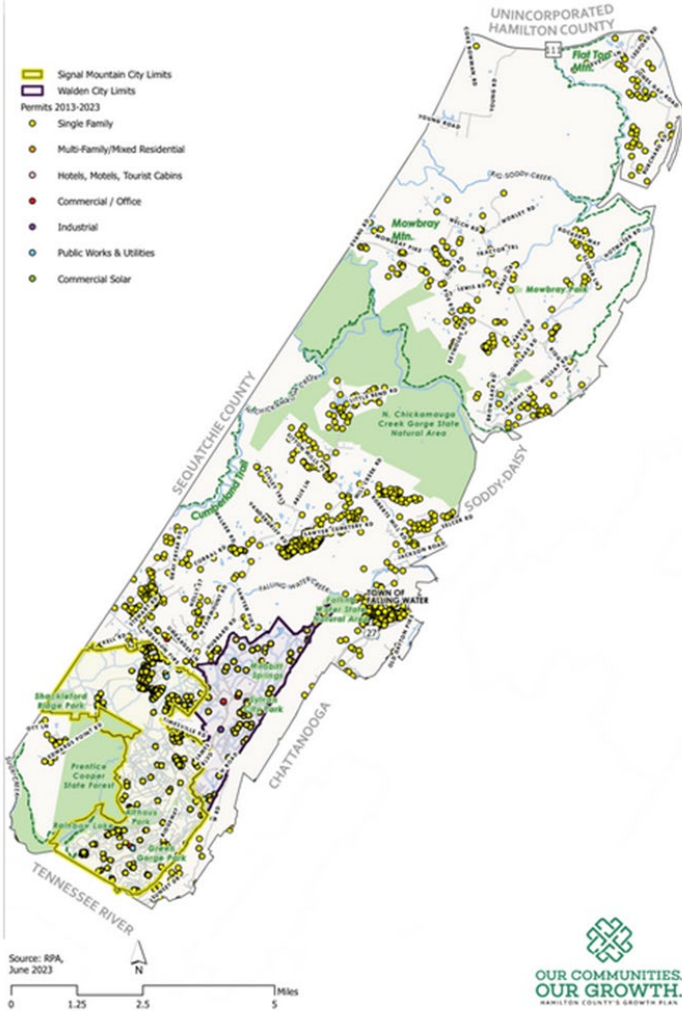
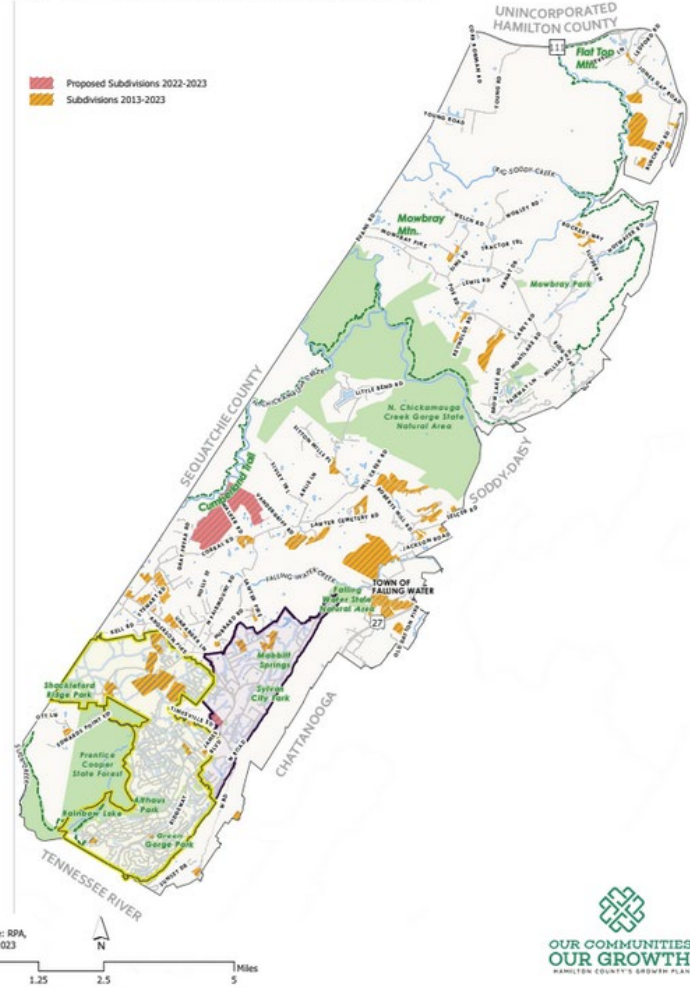


FIGURE 2.7 - SUBDIVISION OPPORTUNITIES MAP (2023)





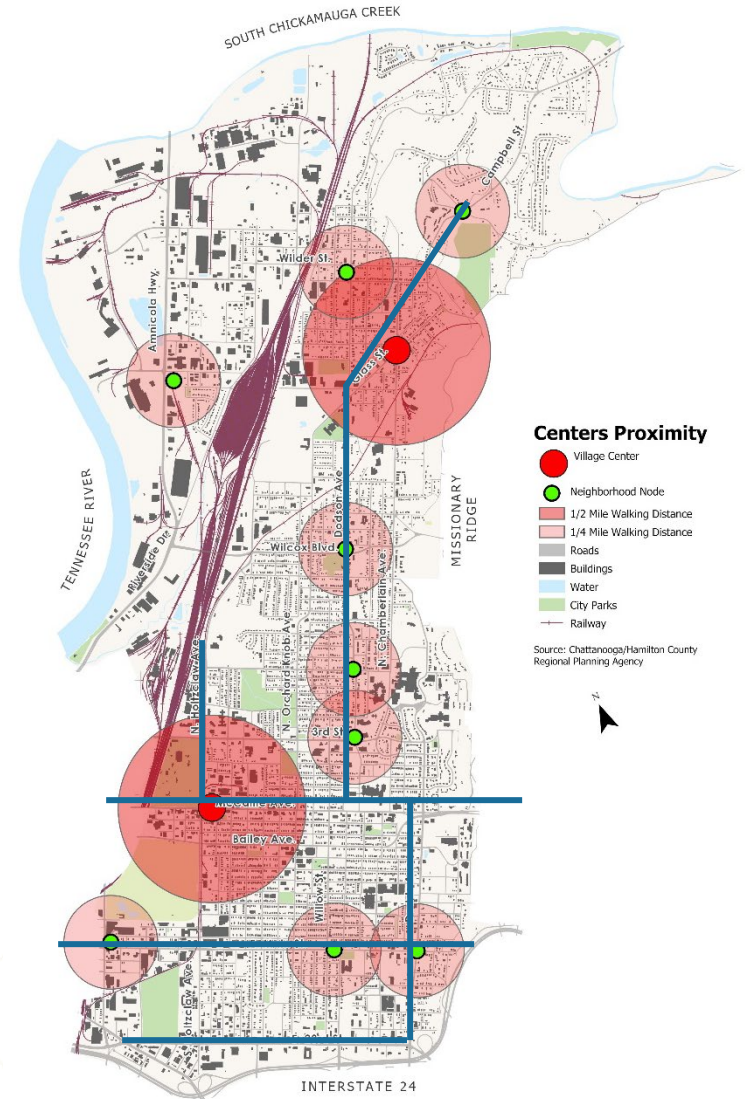
# KEY UNDERSTANDING

1. Highly desirable environment and community to live in.
2. Interest from developers to create additional residential opportunities in the area for people
3. Quality of life is a primary concern.
4. Sewer capacity not only a constraint to new development but a concern for the existing community long term.
5. 127, the W Road, and Roberts Mill Road each have design, safety, and capacity challenges.
6. We want to hear from the community about how to address these and other challenges before making recommendations.
7. Recommendations will have to acknowledge and reflect constraints and explore any transportation solutions that are cost effective, environmentally feasible, and warranted in terms of the community's vision





# CENTERS & CORRIDORS



# PLACE TYPES

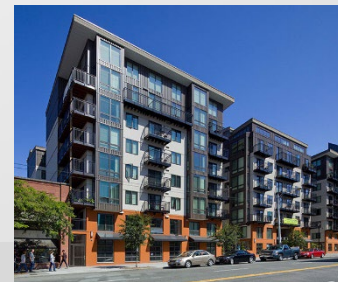
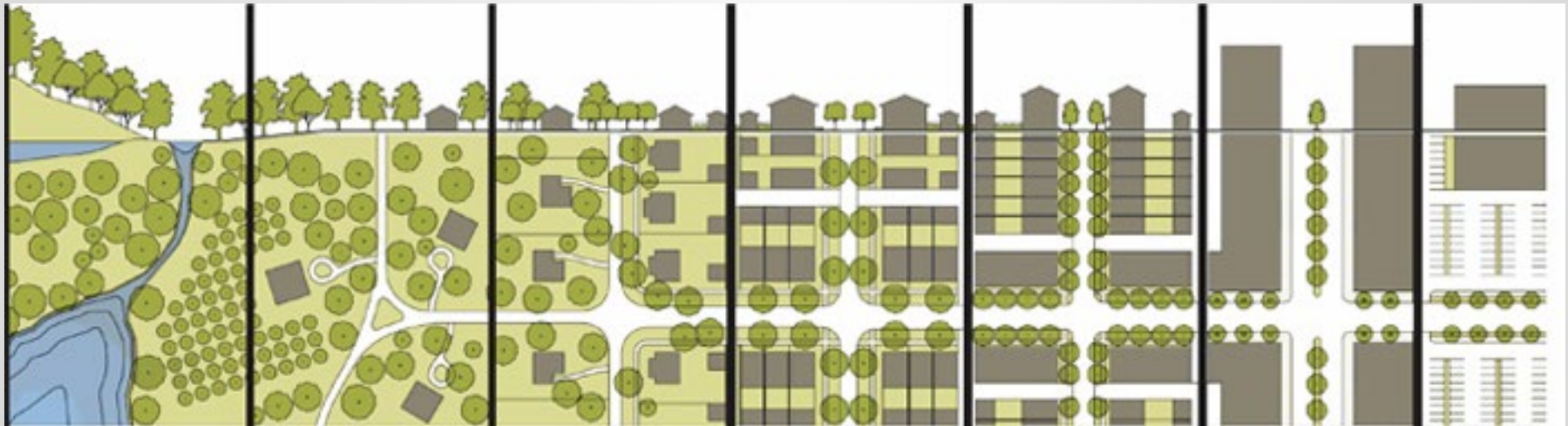
*No two communities are alike. One-size-fits-all zoning will not give us the places where people want to be.*

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-hamr 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 [chrapa.org](http://chrapa.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.

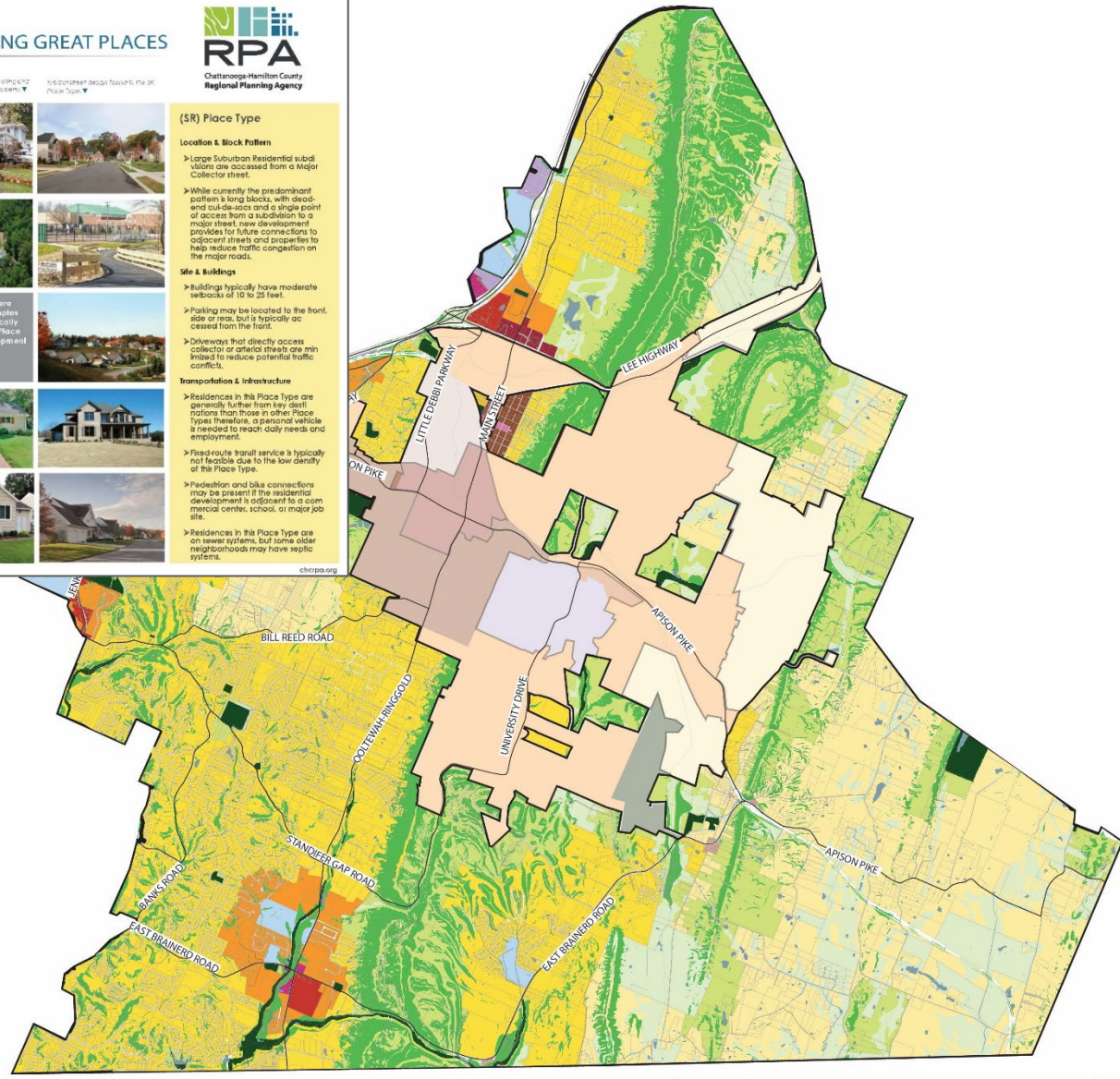
**Site & Buildings**

- > 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.

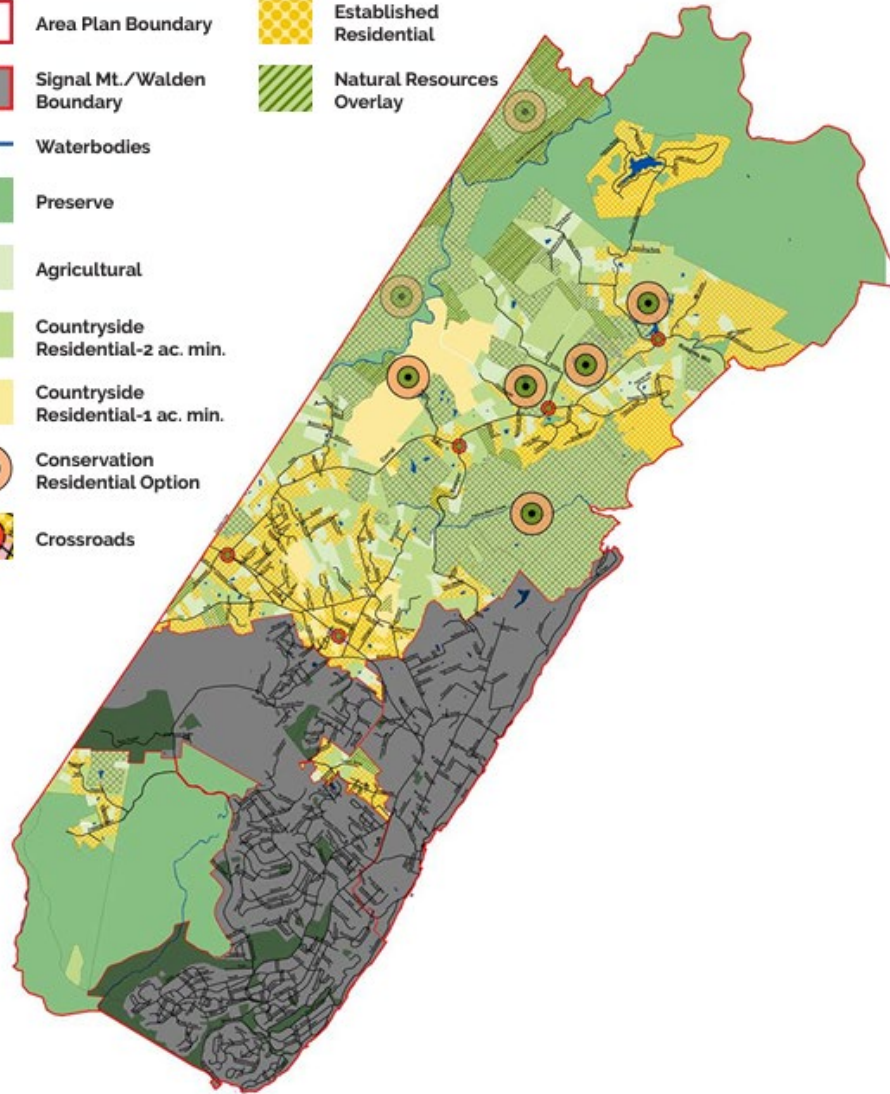
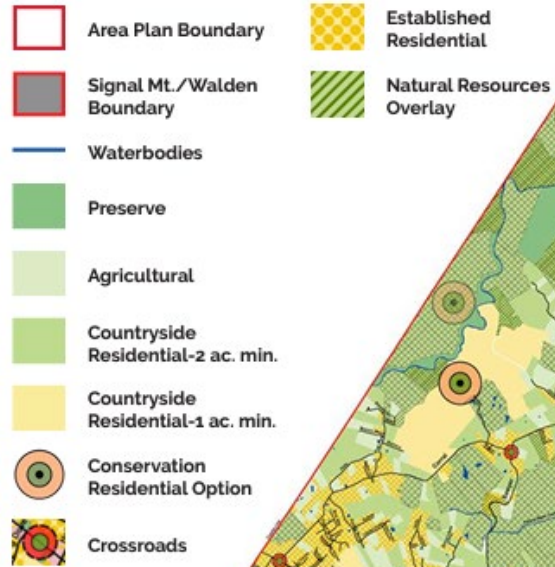
chrapa.org



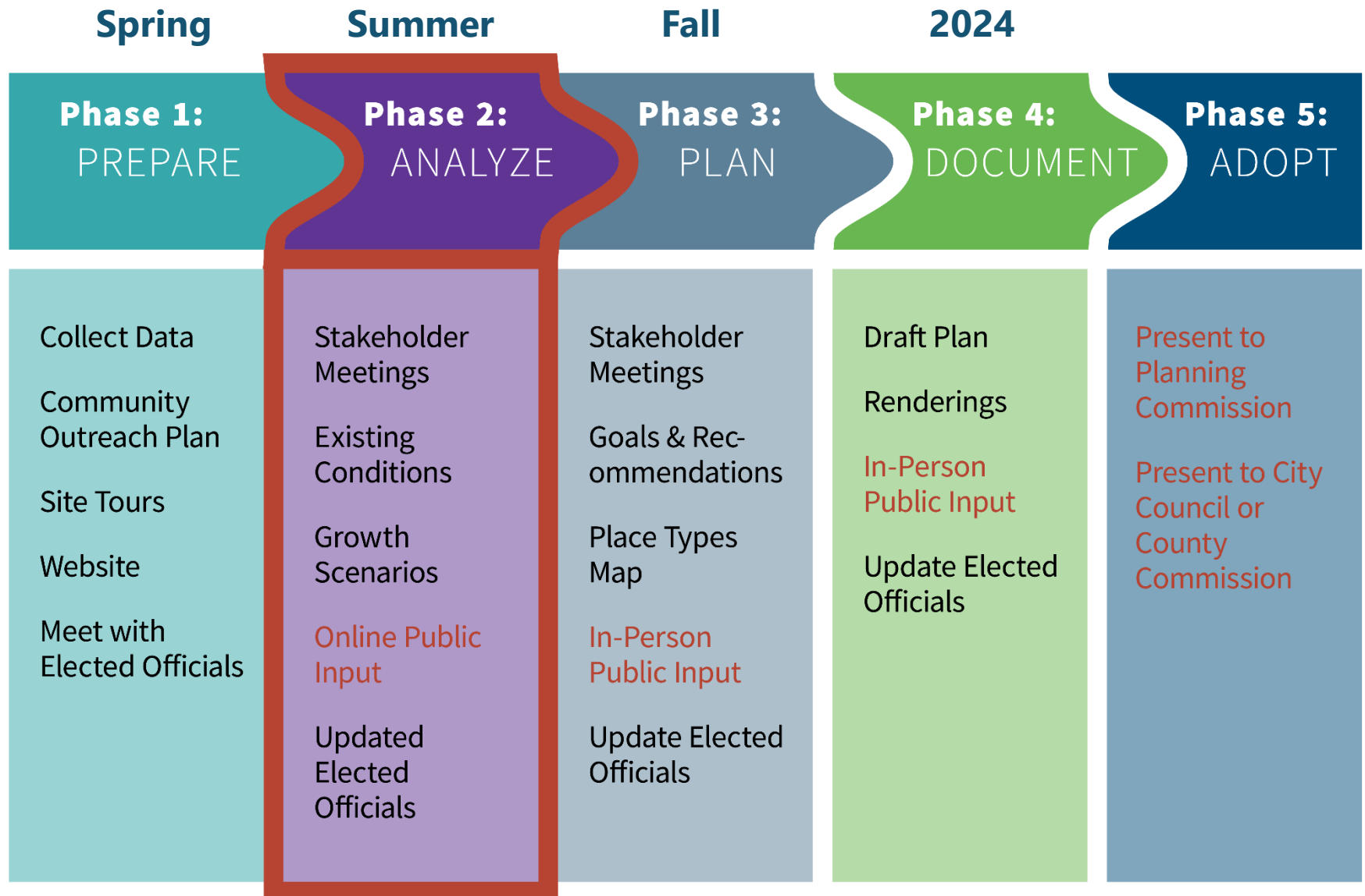
- Place Types**
- Countryside Residential (CR)
  - Suburban Residential (SR)
  - Mixed Residential (MR)
  - Neighborhood Node (NN)
  - Neighborhood Center (NC)
  - Town Center (TC)
  - Suburban Corridor (SC)
  - Mixed-use Corridor (MC)
  - Campus (CA)
  - Preserve (PR)
  - Natural Resources Overlay (NR)

## PROPOSED PLACE TYPES MAP

### KEY



# SCHEDULE



# COUNTY MEETINGS SO FAR

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**

*Attend Public Meetings*

*Look for us at Special Events*



*Join our Email List*  
***chcrpa.org***



*Take the Survey*  
***By Saturday, Oct. 7<sup>th</sup> 11:59***  
***PM***