

## Area 13 - North County

Soddy-Daisy, Montlake

September 14, 2023

### Meeting Discussion Notes

Expand broadband access in Sale Creek.

How do we find out about development already approved/in progress? STAFF: See [CHCRPA.org/Project/Development-Trends-Dashboard](https://chcrpa.org/Project/Development-Trends-Dashboard) to see what is being built, recent development projects, and rezonings.

How was meeting advertised? STAFF: Emails, newspaper, website, and County Commissioners helped spread the word.

Maintain the rural character of the Soddy-Daisy/Montlake area.

Better communication for meetings, issued further in advance of meeting dates. Reach out to people without the internet.

We don't like the apartments off Sequoyah Access Rd.

Traffic on Hixson Pike is bad.

The ditches and swales - need better stormwater management for water run off and also clean-up litter along roads.

Water runoff is negatively impacting water quality.

City Council vs. County Commission? STAFF: Two different planning processes; each has it's own meetings and team of consultants.

How much development is already approved/in progress? STAFF: See [CHCRPA.org/Project/Development-Trends-Dashboard](https://chcrpa.org/Project/Development-Trends-Dashboard) to see what is being built, recent development projects, and rezonings.

When are public meetings held for review of development proposals? STAFF: The Planning Commission meets on the 2nd Monday of each month starting at 1:00pm in the Hamilton County Courthouse.

Concern about Wastewater Treatment Authority (WWTA) How are decisions made about sewer service for new development?

Manage density.

Increase parks.

Need to focus on roads/infrastructure prior to new development.

We are losing too much tree canopy with new development.

New roads, better connectivity, and alternative routes are needed to mitigate traffic.

Armstrong Rd - Lee Pike issues: Development, tree removal, vehicle speeds, traffic, heavy truck traffic/noise/turning issues.

Expand and improve maintenance for roads and sidewalks.

The number of homes/subdivisions near Armstrong Road is excessive.

What is the rezoning process?

Cliff Mill Rd. traffic.

Osage Rd. traffic.

Bike safety is threatened by increased traffic.

Fire hydrants north of Possum Creek are needed and need repairs.

Who pays for new infrastructure and development related impacts (e.g. stormwater, traffic)?

How long is this planning process going to take? And how long (time-frame) does the plan cover, and is there a physical plan document? STAFF: We do not have a specific deadline, but anticipate the process running until Summer 2024. The Plan is a 10-year plan. A physical plan document will be produced.

One Chattanooga Plan - How much influence is it going to have on the County Plan?

Make it easier for more community participation in the rezoning process.

Development requirements, in particular, building materials, zoning codes, subdivision regs, and building code, need to be improved.

### Community Comment Cards

Maybe include bike lanes on roads in Soddy Daisy.

When will we have fire hydrants NE of Possum Creek? If an R1 zoned property is being developed in Hamilton County, are fire hydrants required?

Preserve rural neighborhoods, Soddy Gulf, and the lake; improvement on sidewalks & traffic patterns in parts (traffic light on Hwy 27 & Highwater); Definitely manage density, increase parks, and have good roads/infrastructure; Is there a way for suburban neighborhoods to be built on minimum lot sizes so that not everything is packed together? Would like to see more local restaurants & shops - not fast food or franchises.

As a resident straddling the Soddy city-county line (Highwater Rd), living on the county side, I would like to limit development (housing) in the County, based on lot size. Ideally to preserve the rural living, but also allowing for as much growth as possible. For example, can development be limited to a minimum of 1 acre lots? So that density is managed?

People may be moving here. I am one of them. But we moved here because we wanted a small town (even though Soddy-Daisy is pretty big to me) but we love it. I don't want it to grow to a big downtown or a big busy city. All of us moving here are moving because we want land and country. We love it the way it is. We don't want any solar farms!!! Keep Soddy-Daisy rural!!!

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What to preserve? keep it the same; What to improve? Litter/trash; illegal dumping on side of the roads (Hamby); What needs to change? notifications of these meetings was very bad. The turn out needs to be better if you really want to know what we all think.

If growth is coming, every tree does not need to be bulldozed down, except where the house is going and to make the property nice looking. Trees are removed because it is convenient for the builder [*who*] forgets the beauty of the land.

Like to see parks built; like to see more roadway service - trash pickup and digging out ditches for drainage; have to manage density.

Good - maintain rural feel; Needs - improve secondary roads, ie: shoulders, width; improve and create green space ie: parks, walking trails, the "gulf" is fantastic; prevent high density living; create rental requirements, ie: BNB, short-term rentals; require large construction trucks, (concrete, 18 wheelers,) to use wider roads. Get a wireless microphone so folks asking questions can be heard.

One Chattanooga Plan