

Walden Plateau - Area 7
Signal Mountain, Walden, unincorporated areas
October 3, 2023

Meeting Discussion Notes

What does plan entail right now? Does existing draft cover schools, sewer/WWTA, etc.?
Unprecedented growth and how to protect residents - topo and geography is different, we have access issues.
Centers & Corridors - is this about a 15 minute city?
New grocery store, do we have input? What is status?
RPA planners don't live here. Do they know our community?
If planners aren't stakeholders or working for developers - what is your professional role?
Increased density is a concern.
Taft Hwy - no more commercial along corridor - should stay the same.
Who funds and who appoints the RPA and Planning Commission?
Does the RPA have lobbyists that contact you? How do you get suggestions on plan?
Population growth - how much are we planning for and what are the projections?
Plan for Council & their interests? Not doing a plan for residents.
Don't want high density development.
Was there a "top award" given by the American Planning Association for the Walden Plan?
Are there any plans for annexation?
Environmental issues & problems with sewer waste, abandoned coal mines, etc.
RPA and the plan does not automatically rezone properties. Need a study or request for rezoning.
Maintain growth or reduce future growth?
Is the plan a guide?
Climate Action Plan - references area plans.
Why not partner with non-profit groups to involve more people and for feedback?
Financial commitment - federal funds, state funds and local funds are used for improvements, infrastructure, etc.
Who appoints the Planning Commission members? *STAFF: The Planning Commission (PC) is a board of volunteers appointed by the Mayors of Hamilton County and Chattanooga. It was established by State law to review and approve new subdivisions and to review and make recommendations on rezoning requests.*
From US-27, we have limited access to the mountain - issues of safety and difficult to modify roads up the mountain.
Septic systems & polluted streams - failing septic is a problem.
Evacuation route for mountain - have constraints been looked at?
Traffic & access - is there a fire risk with only two ways on/off mountain?
Communication on roads & signage could be improved.
Change classifications: R-1 & A-1.
Location of public meetings - difficult to make it to downtown Planning Commission or County Commission meetings.
Look into traffic light - Corral Road.
EPA investigation - streams failing and septic tanks are a problem.
Need Emergency notification system - text alerts, etc.

Community Comment Cards

Want to keep rural feeling of it; traffic needs to be considered before development; coal mine locations need to be identified ASAP - don't develop over them.

Please connect with North Chickamauga Creek Conservatory and the Cumberland Trails Conference.

Sewer is needed to protect the stream water; preserve trails and green space.

Tree canopy; wildlife; native species - trees, shrubs.

Control to keep reasonable growth. Limited by capacity of septic systems. Consider traffic issues created by new development. Turning lane in Walden on Taft Highway.

Stop building big houses on small lots!! This house growth is a nightmare. Too many living up here to promote added building anywhere. No [big] box stores! Limited Permits! Roads are hazardous, stop building any new houses or businesses; NO to grocery store at Taft/Timesville.

Preserve our rural community and lifestyle; improve the horrible septic at Mapco and Hollister; reduce the amount of growth; we didn't move to this beautiful mountain for amenities & commercial development along Taft.

Roberts Mill Road is a beautifully updated road but it's an unregulated traffic zone. It is a disaster waiting to happen. It is becoming a death trap with drivers riding your bumpers, cars speeding, driving so wrecklessly, carelessly.... Many mindlessly crossing the yellow lines; the danger has increased exponentially with the greater density and unplanned population expansion.

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Walden Plateau/Cumberland Plateau has no vision for preserving the beauty and history of this amazing place. Are you aware that the Cumberland Plateau has more diversity of flora and fauna than any place else in the world except one town in China? That needs protection.

No parking in the back of the mountain.