

Middle Valley - Area 8

Middle Valley, Lakesite

September 7, 2023

Meeting Discussion Notes

Railroad at Thrasher Pike - safety, a difficult crossing and traffic backing up, it's a problem.

More communication needed from Norfolk Southern - for closings, etc.

Is CARTA service in the area possible? Not necessarily bus transit but could be something like a twice daily uptown/downtown or Middle Valley to Hixson & back shuttle.

Para-transit for medical appointments, i.e., elderly or disabled individuals needing on-demand/scheduled transportation.

Traffic from state route for housing development is a problem. Did not receive sufficient notice of the development before it was approved.

Gold Point at Hixson Pike has traffic problems.

Development and traffic issues in particular areas: Boy Scout Rd., Dayton Blvd., Hwy 153

Car washes shouldn't be near Dupont Elementary.

Infrastructure maintenance - quantity, quality and upgrades are needed.

Land acquisition for roads? Widening or having more alternative routes is needed.

Retail, commercial businesses; need greater variety of retail and commercial businesses, attract more to the area and we should support local businesses.

Improvement Districts or Business Improvement Districts for Centers in Middle Valley, Lakesite, and other centers in the County in order to improve quality.

Alternative mobility options: Sidewalks, trails, etc.

Middle Valley Road: Bikes and vehicles, space issues with lanes.

Can we do a Building Permit moratorium until roads are improved and infrastructure in place?

Need clarity on RPA and Planning Commission. *STAFF: The Regional Planning Agency (RPA) is a joint city/county agency staffed by planning professionals. The Regional Planning Commission (PC), is a body of volunteers, appointed by the Mayors of Hamilton County and Chattanooga. The Planning Commission (PC) provides recommendations to the Chattanooga City Council, Hamilton County Commissioners, and other smaller municipalities regarding rezoning requests. The Planning Commission (PC) meets on the 2nd Monday of each month in the Hamilton County Courthouse.*

Accessibility and transportation for mobility challenged, older, disabled, or individuals with busy schedules, hard to attend [PC] meetings held once a month.

How does County zoning differ from City zoning? *STAFF: Each has their own Zoning Ordinance.*

Is it wise to develop with insufficient infrastructure?

What is the Planning Commission and where does it get its authority? *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.*

How we can have zoning that's responsible and not damaging to the integrity of watersheds?

Middle Valley Airport status? *STAFF: See chcrpa.org for case details.*

Tree Commission needed for unincorporated Hamilton County

Any plans for sewer expansion?

Need more greenery.

How to get information about upcoming development or zoning cases?

Hwy 127, curb cuts, traffic - are there any options to lessen?

Could website or a map show all cases/development in area number of interest? *STAFF: See <https://chcrpa.org/project/development-trend-dashboards/>*

Zero-lot line zoning, it's popular, but does it benefit anyone aside from developers?

Concern: Loss of tree canopy; will it be addressed?

Hixson Pike: Does it have to develop without regard for what's already there in terms of residential development?

Storage businesses; how many do we need, when do we say "There are enough or we have too many"?

Trash & outdoor material stored outside is a widespread issue and commercial and residential properties can be unsightly and should be cleaned up.

Community Comment Cards

Preserve: tree canopy, native landscape, mom & pop businesses, rural feel with suburban amenities; **Improve:** shade in parking lots, Water quality outreach by local government seeking community input; Infrastructure in parks. **See more of:** library, rec center, trees, using existing retail or cleared land real estate for redevelopment instead of turning forested areas into development.

Bus service (including handicapped) to North Hamilton County; Business improvement district on Hixson Pike; limited access to Hwy 153.

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Please don't forget families that have lived here for several generations as you welcome all the new families.

Daisy Dallas Rd is like a race track. It is 2 lanes, it carries traffic from Hixson Pike to Harrison Rd. It is becoming more congested especially at Sedman Road and Daisy Dallas Road. Are there any future plans for widening it?

There is a transportation issue for the disabled and elderly. What is the plan? If there is no plan, how or when will that issue/problem in unincorporated areas be resolved?

Developers should share in cost of increasing traffic control and road capacity including sidewalks; RPA recommendations should be binding but collaborative; Developers should properly fix roads they dig up.

Traffic on Hixson Pike: most of the traffic goes south in the morning and north in the afternoon. Use the center left turn lane as rush hour directional lane for busiest 2 hours am/pm; example, use center lane for south lane 7-9am and north lane 4-6pm; Railroad crossing at Hamil next to hospital number 1 overpass needed.

Will there ever be a north county bridge from Soddy-Daisy/Sale Creek to the Harrison/Ooltewah/I-75 areas?

Would love to see a renewed study of new bridge over the river in northern county; a bridge could take the load off Hwy 153 and Hixson pike and US 27; many motorists go out of the way because there is no bridge from Soddy Daisy to Ooltewah and Cleveland.

Preserve - Natural beauty, lake living lifestyle, small town feel; **Improve** - Lakesite needs a city center; more moderate - density housing so next generation can raise their children here; multi-modal transportation; public lake access outside of Chester Frost Park.

* You can NOT open up parks for anyone coming into them without SECURITY.

* You can NOT approve zero lot lines without sewers, and Hamilton County does not need zero lot lines anywhere.

* Parks should not be reopened on a one lane road (i.e. Pinky's Point)!

* Nelson Spur Rd does not need any more traffic; only residents who reside there should be traveling on it. Needs to be a private road; too many sightseers and deer! Relocate 3/4 of deer! It is a narrow, curvey road with deep ditches, overhanging tree limbs, and an S-shaped steep turn in the road.

* The Pinky's Point Park at the end of the road should not be opened due to this one lane road and no security in that park. It should be protected due to the historical trail of tears. (also grave of Indian Woman - unmarked).

Preserve our land - too much building; Improve roads. Hixson Pike and Middle Valley very congested, very hard to get in and out now, Middle Valley flooding from too much building; East Boy Scout and Eagle Drive floods now and we do not need more construction pushing water on us. Thank you.

I have noticed a lot of building of overpriced homes on Thrasher Pike even from my subdivision of Port Serena. The homes are very close together and look like crackerjack box houses that are built well. There are at least 3 new subdivisions being built within a mile or two from where I live. I know that you cut the lot size from 1 acre to 1/2 to cram as many homes as possible. I moved up to Port Serena around 44 years ago to get away from the sprawl of the city of Chattanooga. I ask you where are the animals going to live if you cut down the trees and build these homes? You don't have any regular people that care for the environment or the people themselves on the board [i.e. *the Planning Commission*], just rich developers who only see \$\$ signs on any undeveloped land. What I see when I see a piece of land that doesn't have anything on it is beauty and peace. Hixson Pike is looking like an overdeveloped zoo with buildings and overpriced apartment complexes being built up so close to each other. I know you want to develop Sale Creek in the same way, but don't. Hamilton County as a whole is losing its beauty that makes it special. You can't have pocket woods ,for the animals to live in, surrounded by houses. Who can afford to live in Hamilton County if you keep building over priced homes and apartment complexes that are ugly as heck?

Behind Northgate mall are 2 apartment complexes that are built so close to the road that anyone who rents them is sure to have hearing loss. What are you going to do about Northgate mall? It was once a good shopping complex and now it's dead.

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My late grandfather and late father used to say that if you build homes that are so close to each other that you can tell who is having sex or not just by looking out your window, then [your houses] are [built] too close to each other. Look at Stone Walls Farms just south of Thrasher Pike on Hixson Pike; the homes are within 10 feet of each other. That is a fire hazard since if one goes up there is a higher chance the rest will go up as well if the fire is left to burn. Stone Wall Farms is a perfect example why building homes close together isn't a good thing. Do you want to walk outside and see what your next door neighbor is doing in his yard or cooking? I doubt that you would, but again most of you live in mansions so that you don't have to be on top of your neighbor like you are forcing the rest of us to do. There used to be deer and other animals that used to live in the woods behind my house. Now there is nothing thanks to people like you who want to overdevelop it. As far as EVs go - whoever buys them must not like driving long distances like to any other metro area. The price of the batteries are nearly the price of the car and does cause more damage to the environment than gas powered cars. Also look at the countries that have gone electric and you will see that there are piles of them left on the side of the road. When a EV car burns, it stays that way for hours - burning with no chance of being put out. The mandate by the government is [ridiculous] since we don't have enough charging stations and the grid can't handle the influx of the cars being charged at the same time. Look at California with the blackouts that they have had. That can be us if you keep pushing the "green energy agenda" before ready. Building the grid up first and the charging stations as well as make sure that you can drive more than 300 miles with a full load before telling the rest of us to go green and buy these death traps of a car. I'd appreciate it if you'd take my words to heart and use some common sense and not greed to make your decisions about what this county needs.