

7 | UNINCORPORATED AREAS OF WALDEN'S RIDGE PLAN



DRAFT 12.23.2022

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and

The Citizens of Walden's Ridge

Prepared for Hamilton County by:

COMMON GROUND URBAN DESIGN + PLANNING



7 | UNINCORPORATED AREAS OF WALDEN'S RIDGE

PLAN

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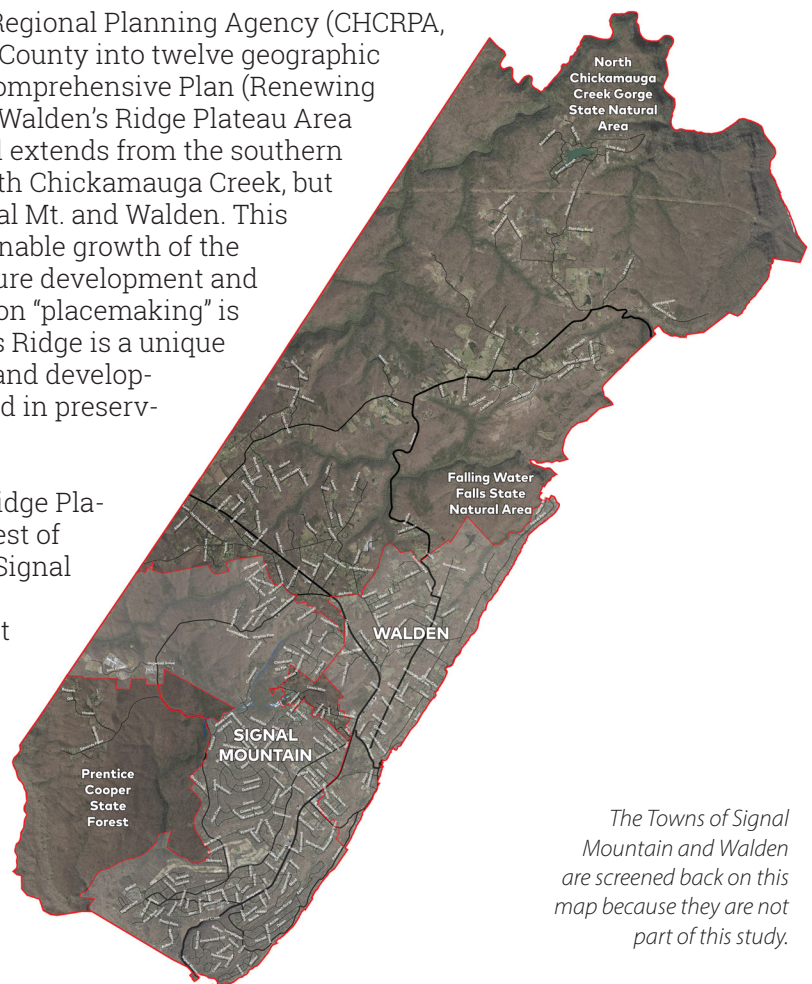
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INTRODUCTION & BACKGROUND

1

The Chattanooga Hamilton County Regional Planning Agency (CHCRPA, or RPA for short) divided Hamilton County into twelve geographic areas as part of the County-wide Comprehensive Plan (Renewing Our Vision). The southern portion of the Walden's Ridge Plateau Area Plan (Area 7) is the focus of this plan and extends from the southern end of Signal Mountain northeast to North Chickamauga Creek, but excludes the incorporated towns of Signal Mt. and Walden. This Area Plan is intended to guide the sustainable growth of the community and inform decisions on future development and supporting infrastructure. An emphasis on "placemaking" is paramount to this plan because Walden's Ridge is a unique and beautiful place in Hamilton County and development sensitive to its environment will aid in preserving its unique sense of place.

This plan acknowledges that Walden's Ridge Plateau will experience growth just as the rest of Hamilton County. The municipalities of Signal Mt. and Walden are largely built out. The combination of desirable schools, current development entitlements, the advancement of alternative wastewater treatment systems, and related issues will continue to place pressure on the unincorporated areas of Walden's Ridge. There is an opportunity, however, to manage this inevitable growth and minimize its impact on the character of Walden's Ridge.



The Towns of Signal Mountain and Walden are screened back on this map because they are not part of this study.

AERIAL VIEW OF STUDY AREA

HISTORICAL OVERVIEW

The entirety of Walden's Ridge is just over 70 miles long and it marks the eastern edge of the Cumberland Plateau. The ridge is also an escarpment, and its dramatic and sudden change of elevation is highly visible from the Tennessee River valley near Chattanooga. The southern end of Walden's Ridge is known as Signal Mountain due to its use by Cherokee and Creek native American tribes, and later Civil War troops, to signal messages between it and Lookout Mountain to the south.

Besides its early use in long distance communication, Walden's Ridge was also known for its coal. The Sewanee Coal seam runs primarily along the Middle Creek watershed and was mined for decades before the mines were finally abandoned. In the late 19th century, Walden's Ridge became an escape for Chattanooga families fleeing from outbreaks of cholera and yellow fever. The creeks, springs, and cool mountain air were a welcome refuge from the crowded city and valley below.

Several communities emerged on Walden's Ridge, from Fairmount to Summertown. The Town of Signal Mountain was incorporated in 1919 and grew around the Signal Mountain Inn—a resort established in 1913. The area's only other town, Walden, grew out of the Summer-

town community and was incorporated in 1975. The rest of Walden's Ridge south of North Chickamauga Creek remains unincorporated.

Sources:

"Walden's Ridge History Topic For Guild"
chattanooga.com
Friday, October 17, 2008

"The History of Signal Mountain"
signalmountain.gov

"The Sewanee Coal Seam, Walden's Ridge and Development"
Anthony Wheeler

"Chattanooga History: People of varied backgrounds helped grow Walden's Ridge"

Chattanooga Times Free Press
February 6, 2011
Joseph Petree

HOW TO USE THIS PLAN

The recommendations in this plan are based on an analysis of existing conditions, community input, and sound planning principles. This Area Plan should be used by property and business owners, developers, agencies, and elected and appointed officials. It should guide decisions on future development, infrastructure, and community facilities to ensure growth supports the vision of the community. The plan is not law, however, and should be considered a living document and should be revisited as demographic and market conditions change.

"So it happened that I went to Walden's Ridge for my last week in Tennessee, and have ever since thanked my stars — as New England Christians used to say, in my boyhood — for giving me the good wine at the end of the feast."

-Bradford Torrey, "A Week on Walden's Ridge", The Atlantic, May 1895

PLANNING PROCESS

The area plan for the unincorporated areas of Walden's Ridge was created through a simple four-step planning process.

UNDERSTAND

Available data related to the project was inventoried and analyzed to determine how it might affect or inform planning (see Chapter 2 Research & Analysis).

PLAN

A public workshop approach informed the planning effort. An initial public workshop gathered input on the community's vision. A second meeting was held where initial recommendations in the form of a Framework Plan were presented for input. After the presentation, participants were invited to study the Framework Plan up close and ask questions or provide additional input (see Public Input Recap on the following page).

REFINE

Following the Plan phase, this document was produced, which includes a summary of the planning effort and, most importantly, the final recommendations for the future of the unincorporated areas. After review by the Steering Committee, the draft plan was presented to the public for final input.

IMPLEMENT

After the Draft Plan Presentation, final revisions were made based on input received to produce the final Plan intended to provide guidance on future growth in the unincorporated areas of Walden's Ridge.



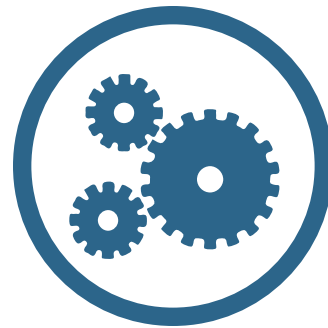
UNDERSTAND



PLAN



REFINE



IMPLEMENT

PUBLIC INPUT RECAP

Public input is crucial in any planning process. An overview of each engagement event follows. Gaining perspective on a place from those that live and move through it every day helps outside experts as they craft concepts and recommendations. There were several opportunities for the public to provide input and feedback on ideas in a variety of forms. Making everyone happy was not the goal, but rather to reach consensus on the future of Walden's Ridge. An overview of each engagement opportunity follows.

KICK-OFF

In the spring of 2022, a spirited kick-off meeting was held at the Walden Town Hall as part of a multi-day reconnaissance visit. The purpose of the meeting was to explain the purpose and process of the planning effort. Initial input was also gathered, which led to an additional focus group meeting due to the concern for lack of representation from residents in the unincorporated areas. A summary input received at the kick-off meeting is included in an appendix to this plan.

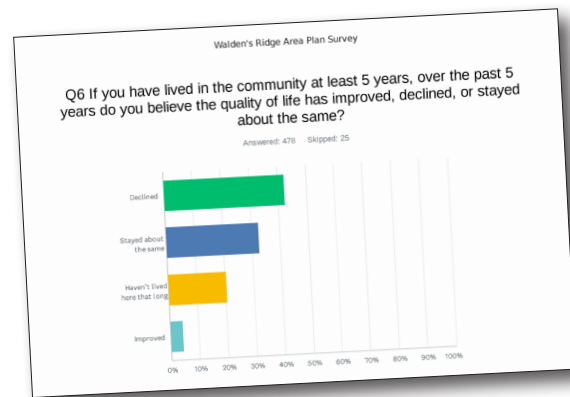


FOCUS GROUP MEETINGS

During the kick-off trip, a series of focus group meetings were held following a meeting with the Steering Committee. Meetings were organized according to common interest and included meetings with Developers/Builders/Design Professionals, Government Agencies, and Citizens. Following input from the Kick-off Meeting, an additional meeting was organized by volunteers in the unincorporated areas and held virtually. A summary of all meetings is included in an appendix to this plan.

PUBLIC OPINION SURVEY

In addition to in-person engagement, a public opinion survey was conducted prior to the initial workshop. The survey covered a variety of topics including recent and current development, future development, environmental issues, and mobility. The results of the survey are included in an appendix to this plan.



SURVEY PARTICIPATION

47% Unincorporated Walden's Ridge
30% Signal Mountain
22% Walden
1% Elsewhere

A public Kick-off meeting was held at Walden Town Hall to introduce the project and solicit initial input (left). Following the Kick-off, a public opinion survey was conducted that garnered over 500 responses (above).

PLANNING WORKSHOP

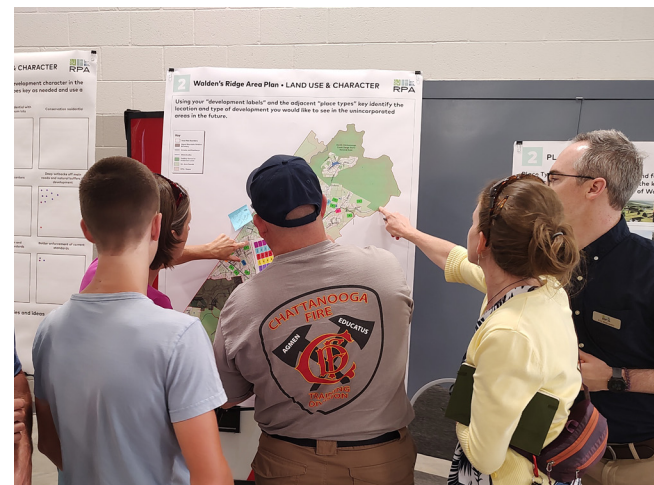
A public planning workshop was held at the Walden's Ridge Emergency Services station in Walden following the conclusion of the Understand phase. The workshop included a presentation of what was learned during the Understand phase including the results of the public opinion survey. Following the presentation, participants were invited to visit six interactive stations and asked to share their ideas and priorities on land use and development character, mobility, community facilities, sustainability, as well as any other issues they wanted to share.

FRAMEWORK PRESENTATION

A Framework Plan with initial recommendations was created based on input received at the workshop. In the fall of 2022, the Framework Plan was presented to the public for feedback.

DRAFT PLAN PRESENTATION

After review of the Draft Plan document by Steering Committee, the Draft Plan was presented to the community for review and input. The plan was then posted for a public review period.



At the beginning of the Planning Workshop, the analysis of existing conditions and results of the public opinion survey were summarized for attendees (top). At the conclusion of the presentation attendees were invited to provide additional input at six issue-based interactive stations (above and left).

TOP PRIORITIES FROM THE PLANNING WORKSHOP

Land Use & Development Character

- Preserve agricultural uses and promoting agritourism
- Require deeper setbacks/natural buffers off main roads to development
- Establish tree protection and replacement standards
- Building and landscape standards for new commercial development
- Updated stormwater and wastewater treatment standards

Sustainability

- Require larger open space set asides in new development
- Require geotechnical reports for new development
- Acquire environmentally sensitive lands
- Better enforcement of current environmental standards
- Improve standards for stormwater man-

agement, tree preservation/replacement

Mobility

- Make improvements to Taft, Robert's Mill, and the W for better access
- Add multi-purpose paths along major roads
- Ensure sidewalks in new development connect to regional sidewalk/trail network
- Ensure streets in new development slow traffic

Community Facilities

- More passive recreational spaces (natural areas, trails, etc.)
- Provide additional fire and emergency services
- Acquire environmentally sensitive lands for public purpose
- Connections to complete the Cumberland Trail

KEY THEMES

Based on input from the Kick-off meeting, public opinion survey, and Planning Workshop, the following key themes emerged:

Land Use & Development Character

Respect the rural character of the unincorporated areas by encouraging development that is designed in a manner to protect the sensitive natural features of Walden's Ridge.

Sustainability

Adopt and enforce environmental policies to guide more sustainable development and protect and enhance Walden Ridge's natural features.

Mobility

Improve access and connectivity on Walden's Ridge while accommodating multiple modes of transportation.

Community Facilities

Ensure that community facilities can adequately serve the Walden's Ridge community as development occurs.

The plan is organized according to these key themes, and the recommendations under each are intended to inform development decisions over the next twenty years.

RESEARCH & ANALYSIS

2

Before developing the Town of Walden Plan, the consultant team conducted a study of existing conditions to understand opportunities and constraints to future growth better. In addition to studying the physical characteristics of the study area, an assessment of demographic trends, development trends, and previous planning efforts was also completed. The following pages highlight these findings.

POPULATION, HOUSEHOLDS, AND AGE

Walden's Ridge has been growing faster than Hamilton County on average. Between 2010 and 2020, the population of Walden's Ridge increased by 12% versus 9% in Hamilton County overall. While much of that growth has occurred in Signal Mt., the unincorporated area has increased in population by 9% consistent with the County average. At the same time, the median age is trending younger and the total number of households is decreasing in the unincorporated areas. This likely reflects the number of families moving into these areas. Growth is expected to continue as the RPA estimates indicate population in the 37377 area code to grow to 15,981 by 2050. It could be greater given current development trends.

POPULATION IN WALDEN'S RIDGE 2010-2020



2010: 13,263 (Census)

2020: 14,881 (Census)

12% increase

(9% increase for the County over same period)

POPULATION CHANGE IN UNINCORPORATED AREAS 2010-2020



2010: 3,721 (9,452 in Signal Mt. & Walden)

2020: 4,048 (10,833 in Signal Mt. & Walden)

9% increase

2050 ESTIMATED POPULATION FOR 37377 AREA CODE

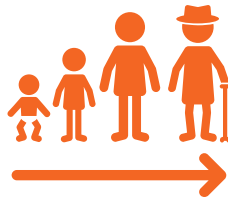


5,981 (CHCRPA)

EXISTING CONDITIONS ASSESSMENT

The following pages summarize the study of existing conditions in the unincorporated areas of Walden's Ridge (south of North Chickamauga Creek). Data was collected from a number of sources including RPA, Hamilton County GIS Department, and the State of Tennessee's LiDAR initiative. A set of maps illustrating the physical characteristics of the study area was then created.

MEDIAN AGE IN UNINCORPORATED AREAS



43+/-

Trending younger than the rest of
Walden's Ridge

NUMBER OF HOUSEHOLDS IN UNINCORPORATED WALDEN'S RIDGE 2010-2020



2010: 1,363

2020: 1,191

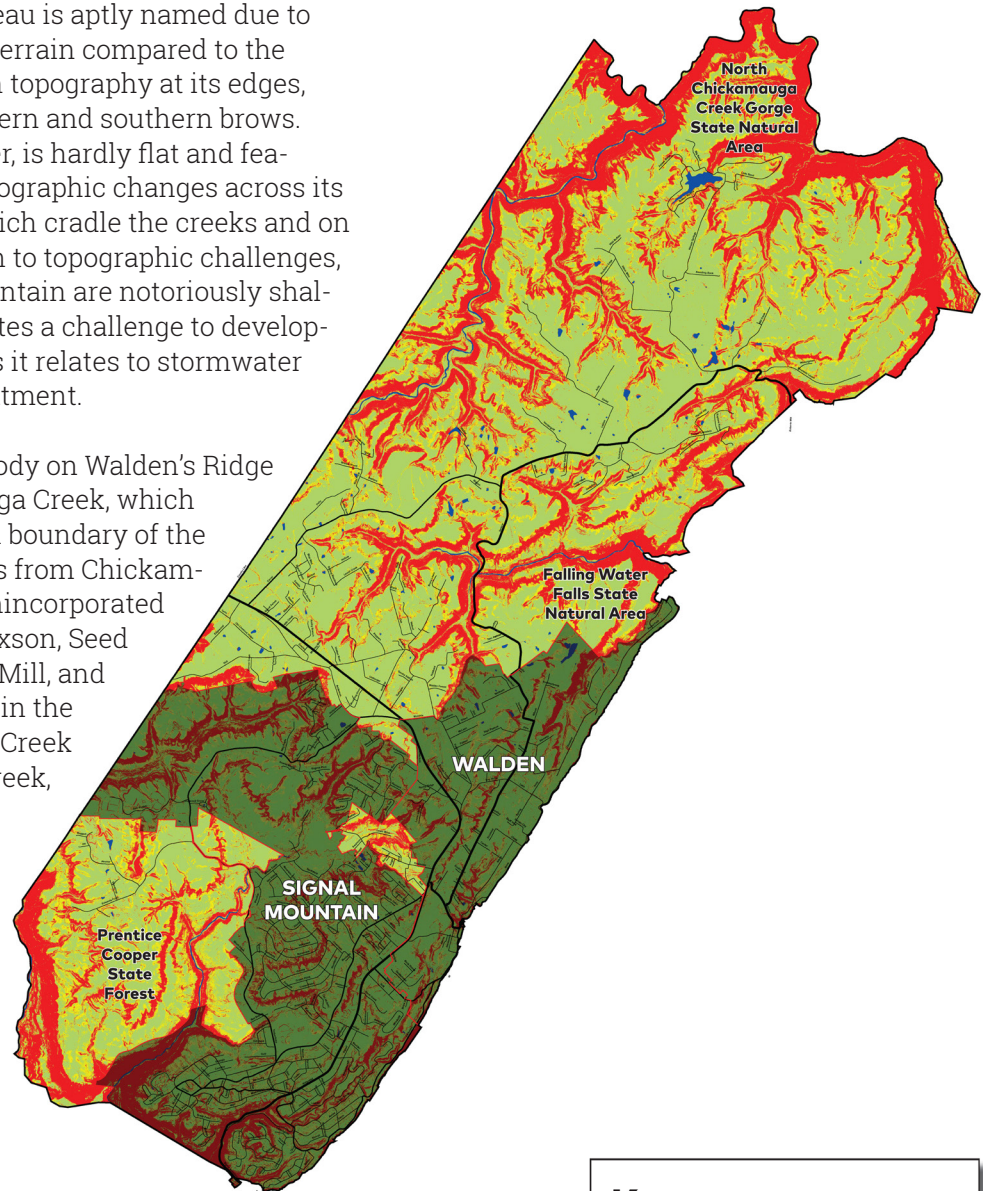
13% decrease

Indicates a growing average household
size (i.e. families)

NATURAL FEATURES: TOPOGRAPHY AND WATER FEATURES

Walden's Ridge Plateau is aptly named due to its generally flatter terrain compared to the dramatic changes in topography at its edges, particularly the eastern and southern brows. The plateau, however, is hardly flat and features significant topographic changes across its breadth many of which cradle the creeks and on the ridge. In addition to topographic challenges, the soils on the mountain are notoriously shallow, which also creates a challenge to development, particularly as it relates to stormwater and wastewater treatment.

The primary waterbody on Walden's Ridge is North Chickamauga Creek, which defines the northern boundary of the study area. Branches from Chickamauga Creek in the unincorporated areas include the Hixson, Seed Tick, Hicks, Roberts Mill, and Rocky. Other creeks in the area include Middle Creek and Falling Water Creek, which leads to the Falling Water Falls State Natural Area north of the Town of Walden.

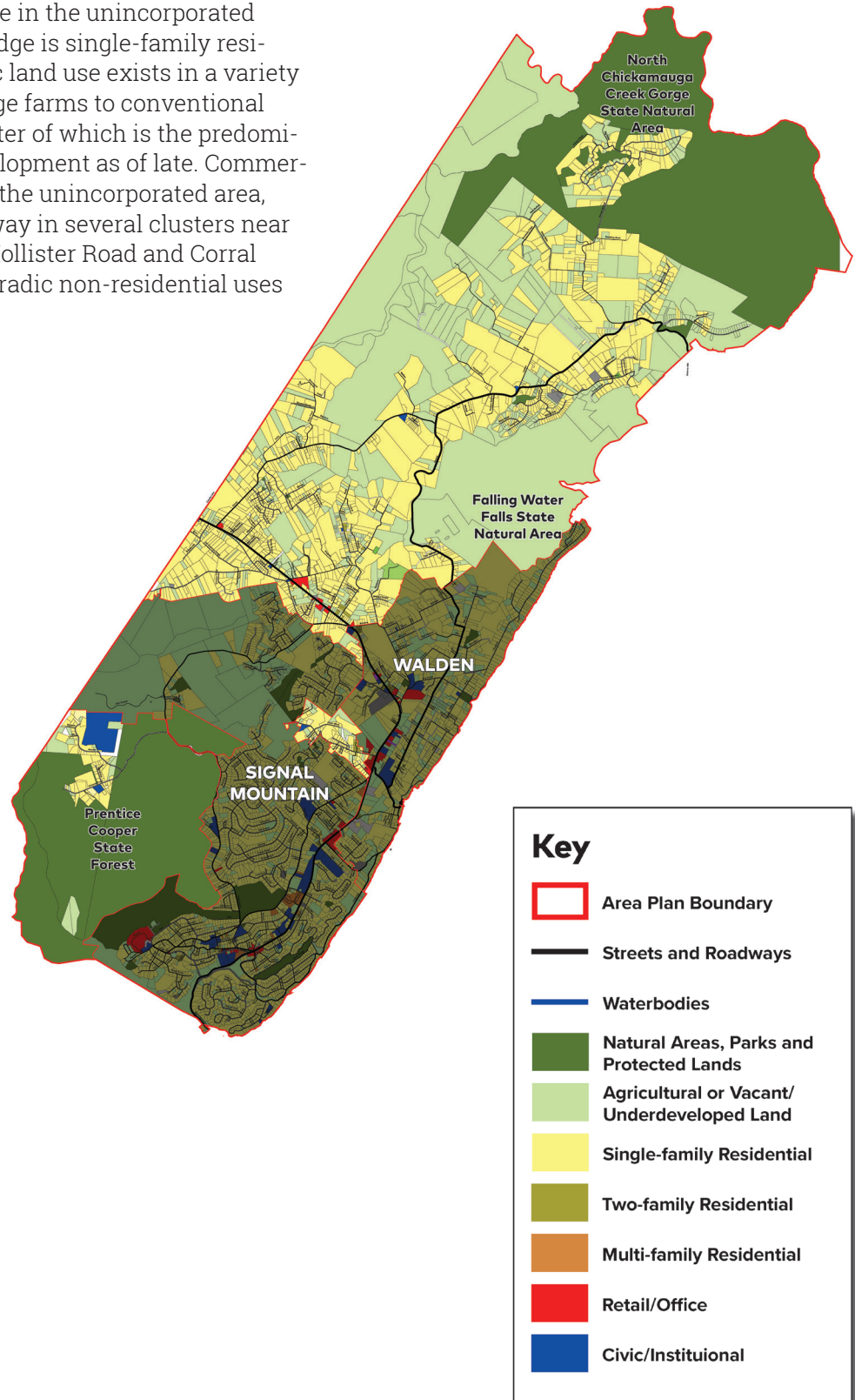


Key

- Area Plan Boundary
- Streets and Roadways
- Waterbodies
- 0%-15% slopes
- 15%-25% slopes
- 25%+ slopes

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.



BUILT FEATURES: DEVELOPMENT TRENDS

The RPA maintains a Development Trends Dashboard for all of Hamilton County (<https://chcrpa.org/project/development-trend-dashboards/>). There are dashboards for Project Development Status, Subdivision Plats, Building Permits, and Zoning Cases. The data dates back to 2006 and can be searched by planning area, jurisdiction, County Commission or Council districts, year, and case type. The dashboards are a useful tool to study historical development patterns and identify useful trends. For the unincorporated areas of Walden's Ridge, 2008 seems to be a key year as it is the year Signal Mt. Middle and High School opened and the sewer moratorium went into effect. The lack of access to sewer, the draw of the new school, and the availability of land in the undoubtedly led to the development pressure in the unincorporated areas. Some important development trends identified are as follows:

**APPROVED LOTS
SINCE 2008**

293

**4% average increase
per year**

**Biggest jump was 2017-21
210**

**APPROVED
RESIDENTIAL
PERMITS SINCE 2008**

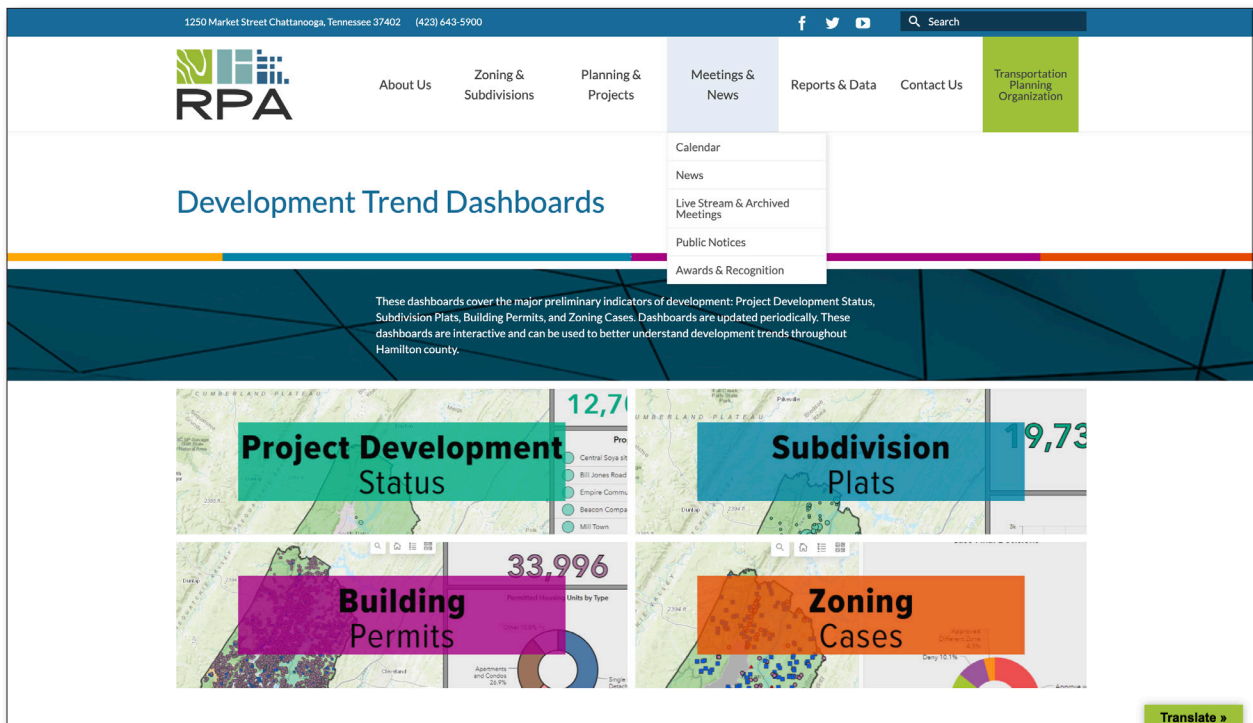
573

**2% average increase
per year**

**Biggest jump was 2021
91**

**APPROVED
NON-RESIDENTIAL
PERMITS SINCE 2008**

10



Screenshot of RPA's Development Trends Dashboard that can be accessed at <https://chcrpa.org/project/development-trend-dashboards/>

BUILT FEATURES: DEVELOPMENT CHARACTER

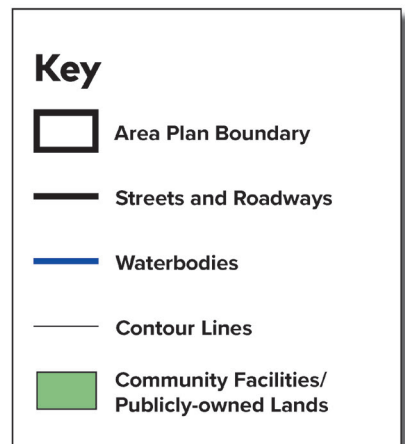
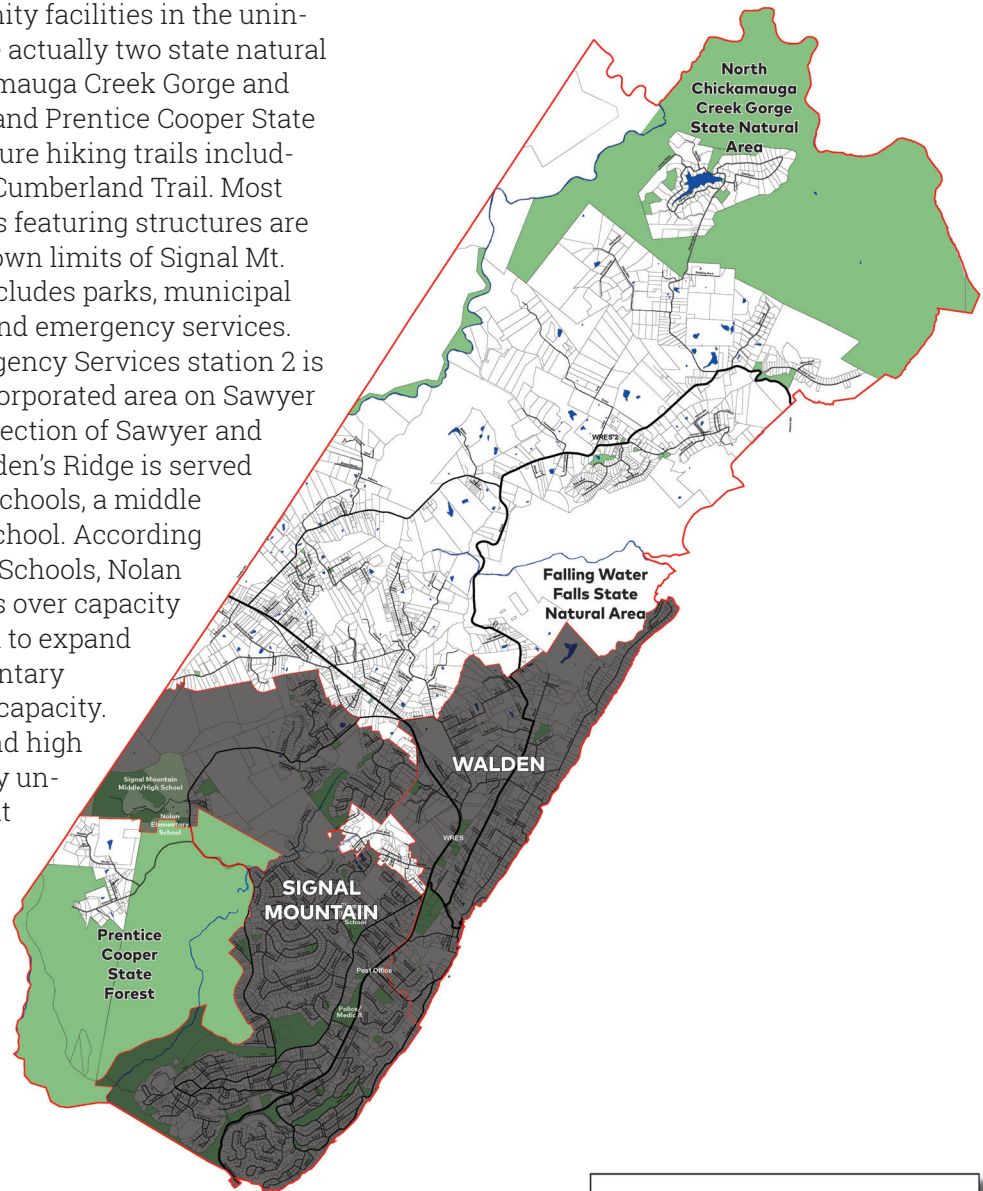
The predominant development character in this area is buildings on large lots and mature stands of trees, which contributes to the area's overall rural character. With that rural character also comes the occasional property that has not been kept up creating unattractive spots along some corridors. Recent development has more of a conventional residential subdivision character that can detract from the predominantly rural character of the unincorporated area, particularly if trees are completely cleared from a property and development occurs close to the primary corridors. Commercial areas along Taft Highway have a varying effect on the character of the area with typical roadside architecture, parking areas, and a few vacant buildings creating some unappealing spots along the corridor.



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).

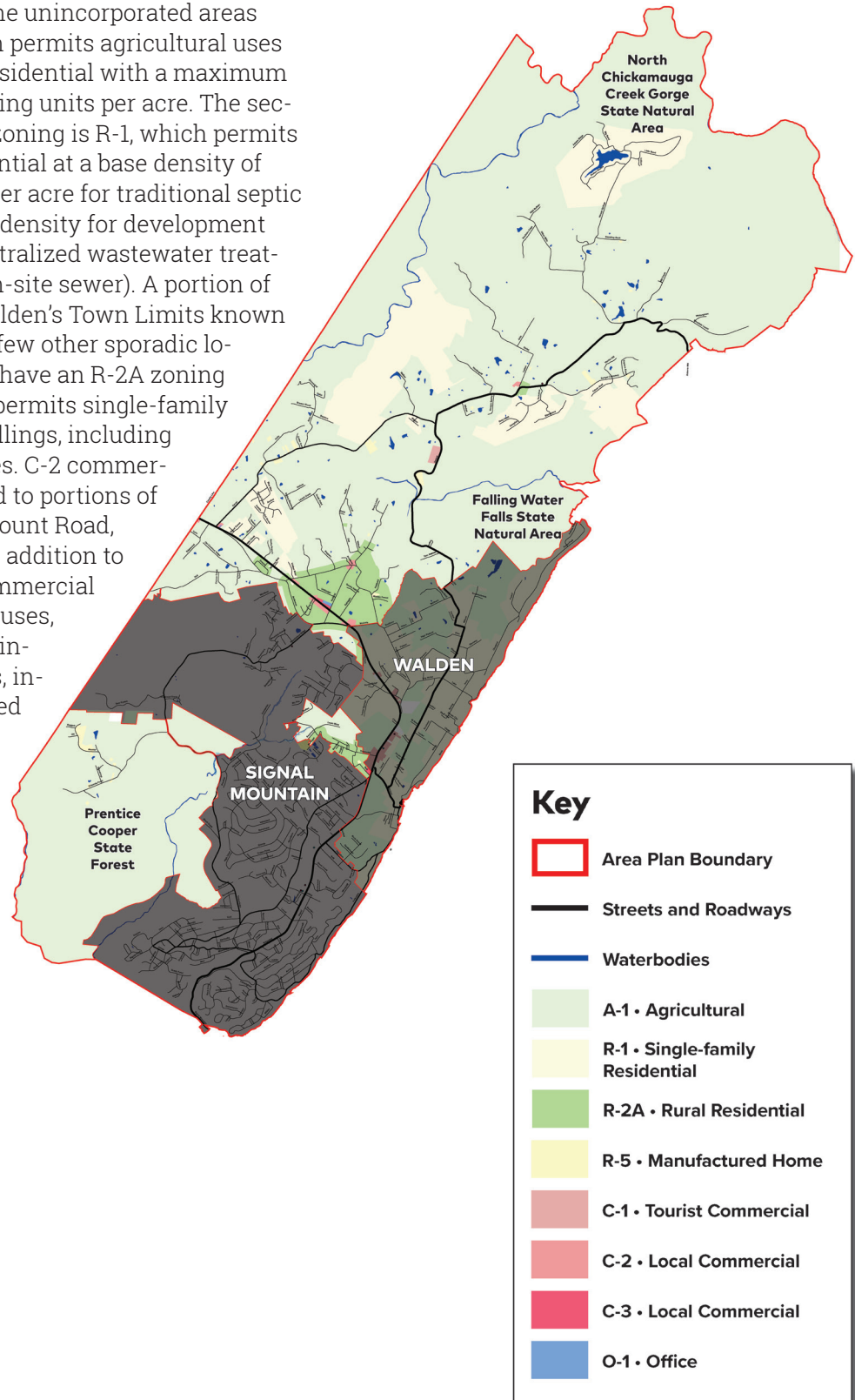
BUILT FEATURES: COMMUNITY FACILITIES

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.



REGULATIONS AND POLICY: ZONING

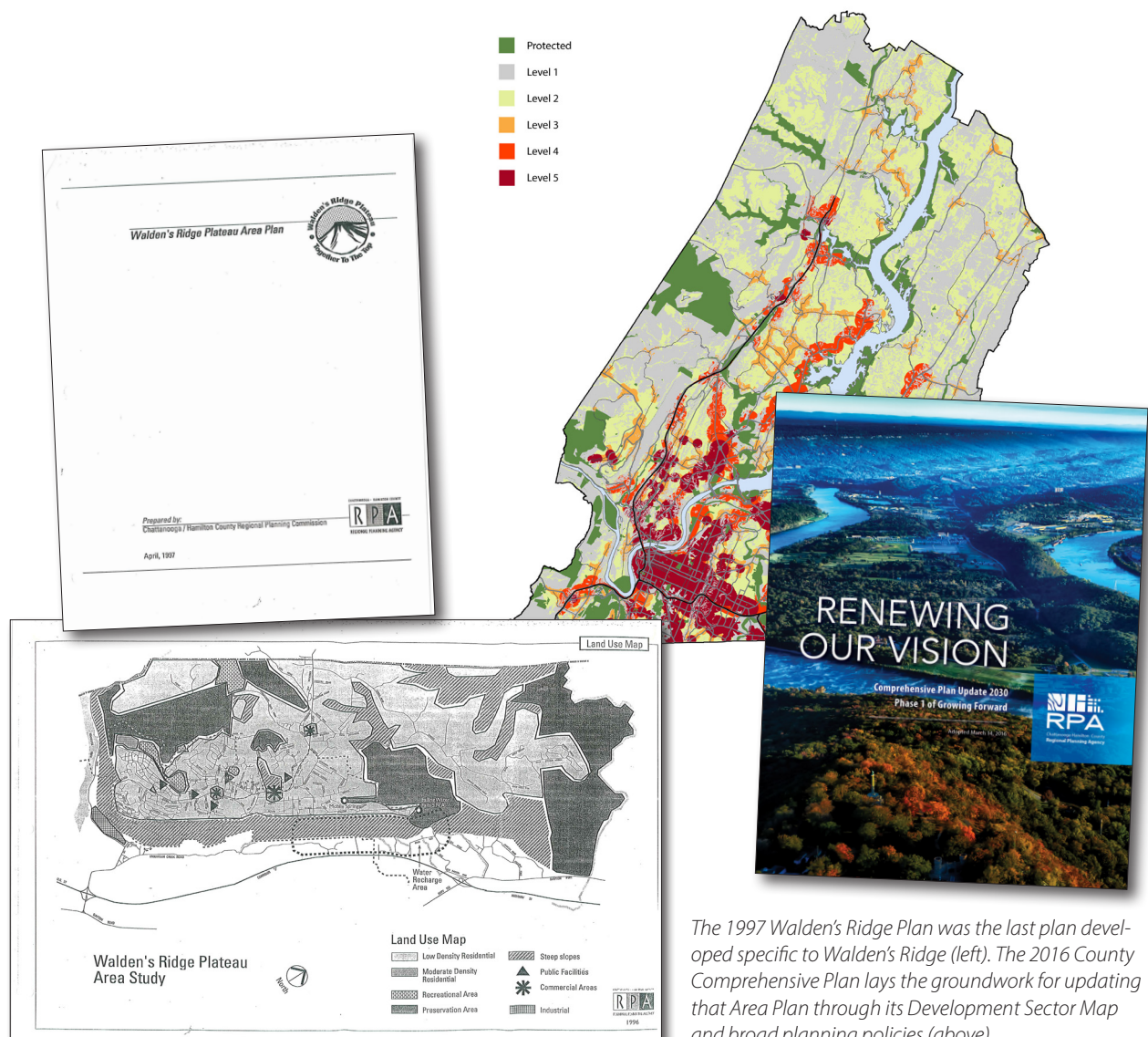
Most properties in the unincorporated areas are zoned A-1, which permits agricultural uses and single-family residential with a maximum density of two dwelling units per acre. The second most common zoning is R-1, which permits single-family residential at a base density of two dwelling units per acre 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.



REGULATIONS AND POLICY: PAST PLANNING EFFORTS

The most recent planning effort specific to the unincorporated areas of Walden’s Ridge occurred in 1997. The future land use plan from that study carved out areas of steep slopes and sensitive areas like Prentice Cooper State Forest and the North Chickamauga Creek Gorge State Natural Area for preservation. The remaining unincorporated area was envisioned as low-density residential development. It should be noted that the plan also envisioned the extension of sewer in two phases terminating at the county line north of Corral Road. This extension never occurred and given the current sewer issues in Hamilton County, the extension may never occur, but certainly not in the near future.

In 2016, Hamilton County adopted its countywide Comprehensive Plan as the overarching document that sets the broad vision for future development. The plan includes a Development Sector Map with sectors ranging from “protected” to level 5. The unincorporated areas are designated as Level 1 and 2, which acknowledges the rural character of Walden’s Ridge and moderately developed areas.



The 1997 Walden’s Ridge Plan was the last plan developed specific to Walden’s Ridge (left). The 2016 County Comprehensive Plan lays the groundwork for updating that Area Plan through its Development Sector Map and broad planning policies (above).

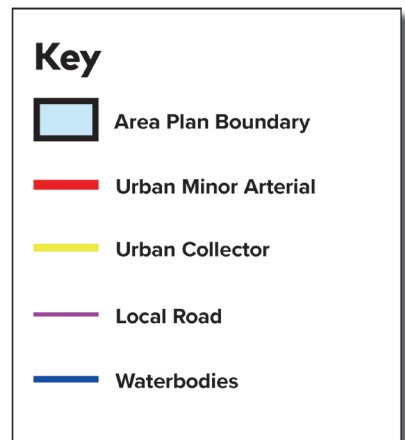
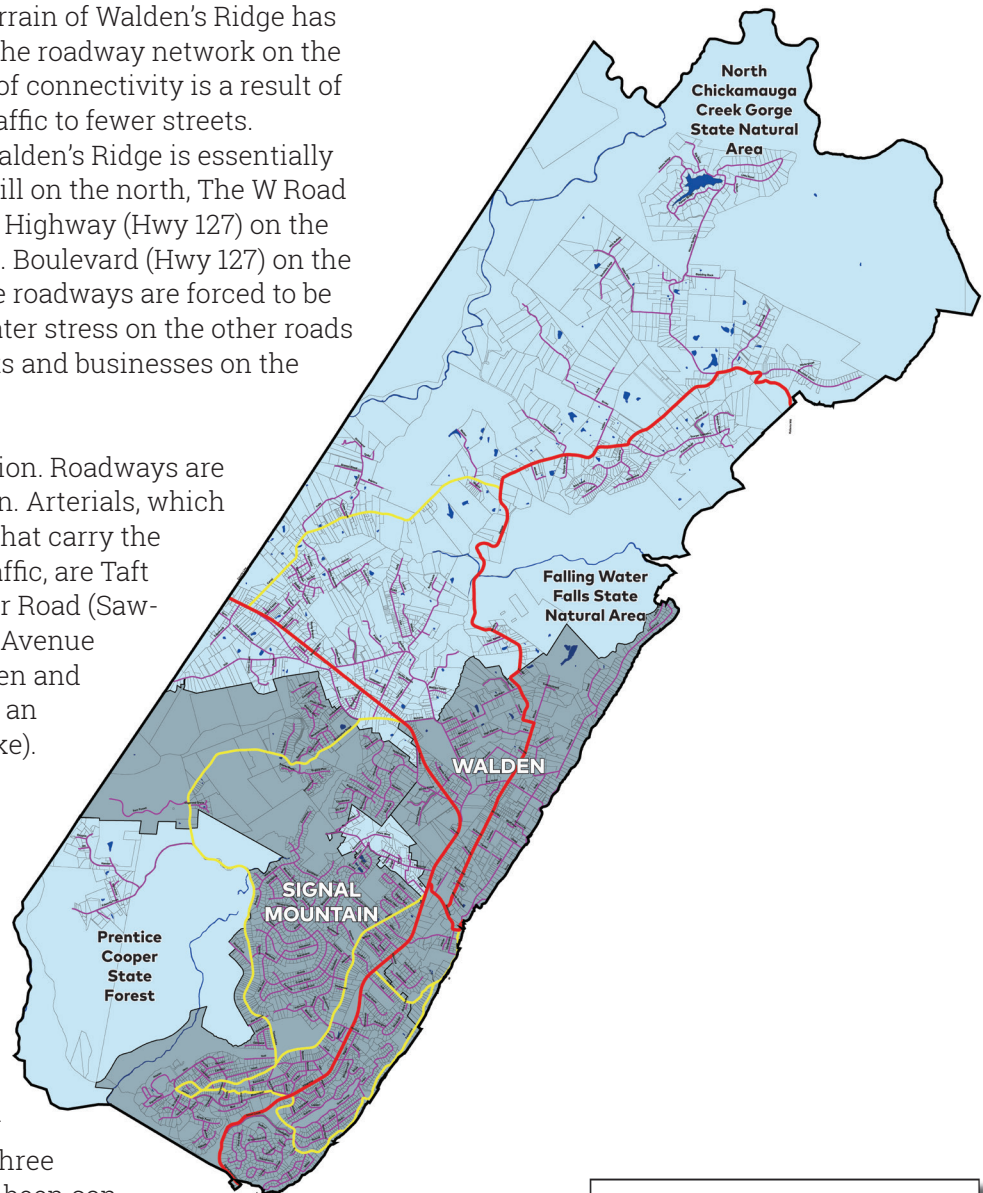
MOBILITY: STREETS AND ROADWAYS

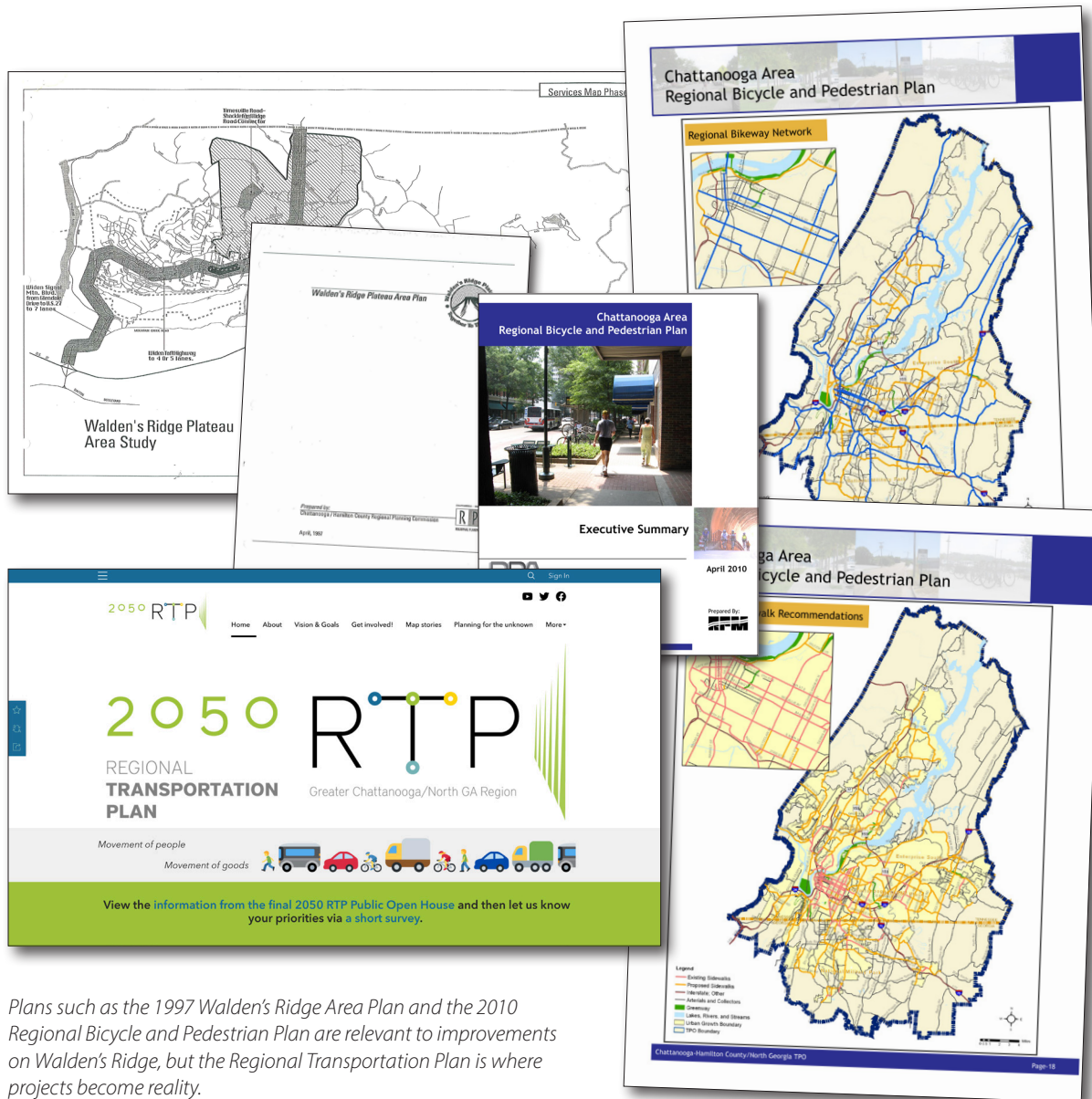
Connectivity. The terrain of Walden's Ridge has largely determined the roadway network on the mountain. The lack of connectivity is a result of this, which forces traffic to fewer streets.

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.





Plans such as the 1997 Walden's Ridge Area Plan and the 2010 Regional Bicycle and Pedestrian Plan are relevant to improvements on Walden's Ridge, but the Regional Transportation Plan is where projects become reality.

REGULATIONS AND POLICY: PAST PLANNING EFFORTS

The 1997 Walden's Ridge Area Plan acknowledged access to the mountain and limited connectivity as an issue as the area grows. The plan called for connections between developments to improve connectivity; however, new developments have fallen short of this recommendation, in part due to topographic constraints. Regionally, a road was recommended to connect Shackleford Ridge Road to Timesville Road, but this largely impossible now due to topography and recent development along Shackleford Ridge in the vicinity of the proposed connection.

The 2040 Regional Transportation Plan, which is currently being updated, includes limited, but still important, improvements to the transportation network on Walden's Ridge. \$1.5 million has been allocated to maintenance improvements along Roberts Mill Road. Maintenance improvements to the W Road and the southern end of Highway 127 are also included in the plan, but no funding has been allocated at this point.

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LAND USE & DEVELOPMENT CHARACTER

3

KEY THEME

Respect the rural character of the unincorporated areas by encouraging development that is designed in a manner to protect the sensitive natural features of Walden's Ridge.

PLACE TYPES

THE CHCRPA PLACE TYPES APPROACH

The Chattanooga-Hamilton County Regional Planning Agency (CHCRPA, or RPA for short) utilizes a "Place Types" approach to land use policy in the County's Area Plans. The agency has created a palette of 20 Place Types to describe the various uses, forms, and character that development can take throughout the County. The RPA's Place Types Matrix (7/26/22) addresses a range of contexts from most urban to most rural. Each Place Type policy includes a general description, real world examples, recommended land uses, guidance on intensity and form, mobility, and infrastructure. The descriptions from the Place Types Matrix follow the Scenarios.

FRAMEWORK PLAN SCENARIOS









As summarized in chapter 1, most property in the unincorporated areas is zoned A-1 or R-1, which ensures entitlements for single-family residential development on half-acre lots or smaller if a decentralized wastewater treatment system is used. Current entitlements pose a threat to the character of the unincorporated areas if care is not taken in the design of new development. These scenarios were based on current development patterns as follows:

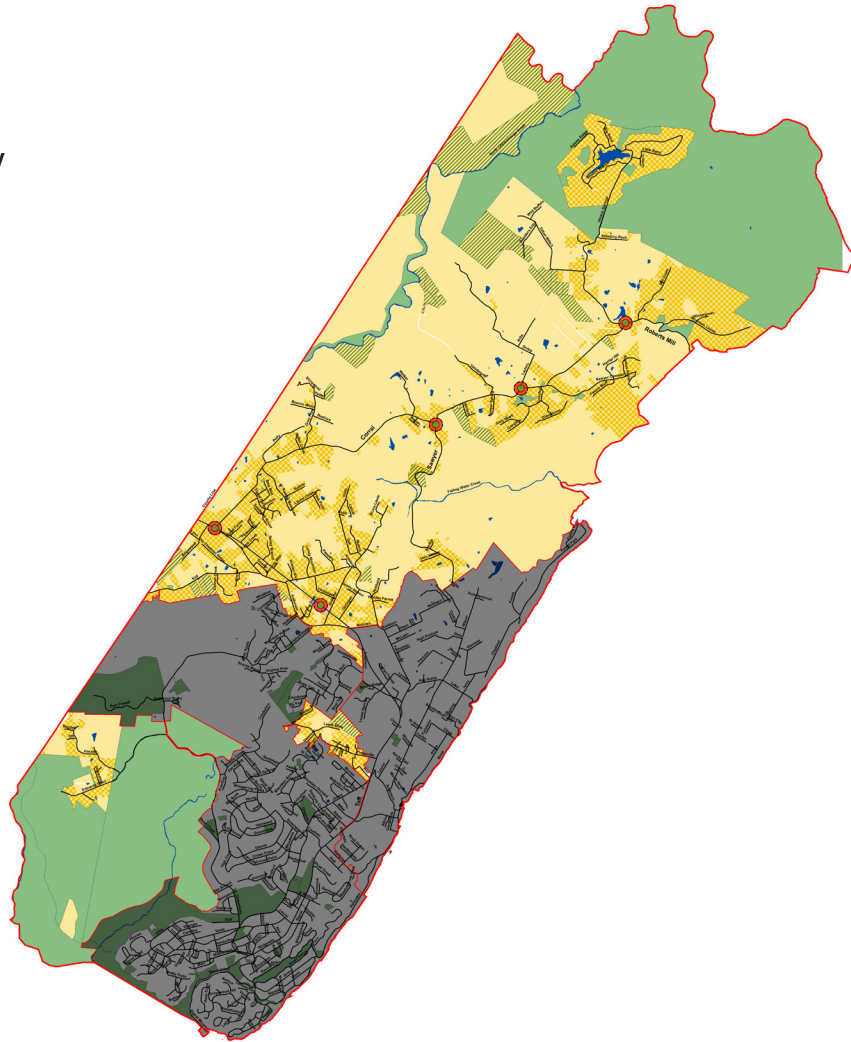
The minimum total size for most proposed developments has been five acres; and Historically, the average lot size in new subdivisions is one acre in the unincorporated areas most likely due to soil conditions and individual septic systems;

As part of developing this plan, three potential build-out scenarios were considered. In developing and analyzing these scenarios, parcels were grouped by size (less than 5 ac., 5-10 ac., 10+ ac.) and parcels with severely constrained lands or an established development pattern were removed. The two scenarios that garnered the least support from the public are summarized on the following pages.

SCENARIO 1

KEY

-  Area Plan Boundary
-  Signal Mt./Walden Boundary
-  Waterbodies
-  Preserve
-  Countryside Residential
-  Crossroads
-  Established Residential
-  Natural Resources Overlay



Business As Usual

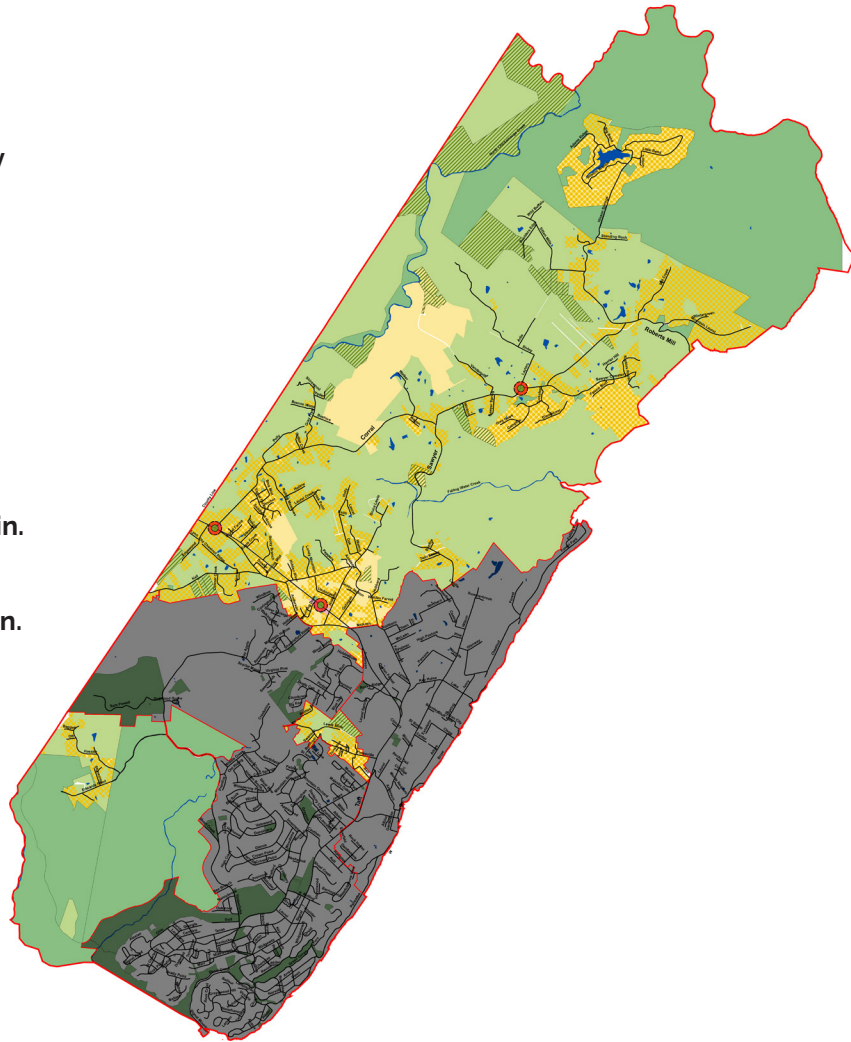
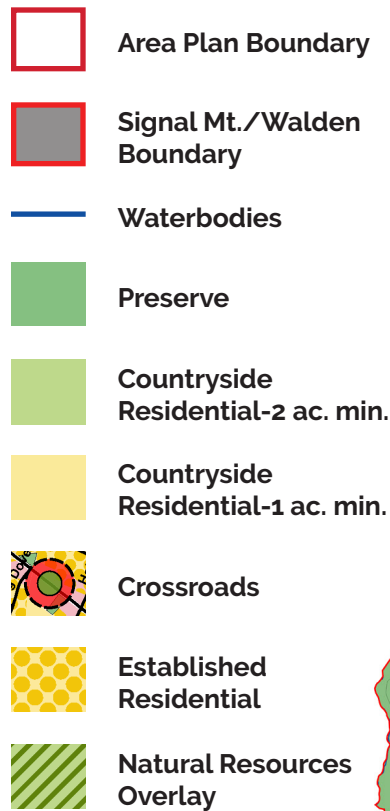
In Scenario 1, the Countryside Residential Place Type is applied to the majority of property in the unincorporated areas. This Place Type supports single-family detached residential on ½ to 1 acre lots on traditional septic and less than ½ acre lots on a decentralized wastewater treatment system. Additionally, the Crossroads Place Type is applied to the existing and several potential commercial nodes along key corridors. The Preserve Place Type was applied to permanently protected lands.

This scenario largely reflects the current zoning entitlements in the unincorporated areas (predominantly A-1 and R-1). While it is unlikely that all potential lands in the unincorporated area will develop with 1 acre or fewer lots, a complete

build-out under current conditions could yield up to nearly 21,000 additional residential lots in the unincorporated areas. Additionally, this scenario would perpetuate a sprawling form of development similar to recent developments in the area.

SCENARIO 2

KEY














Reaching for Rural

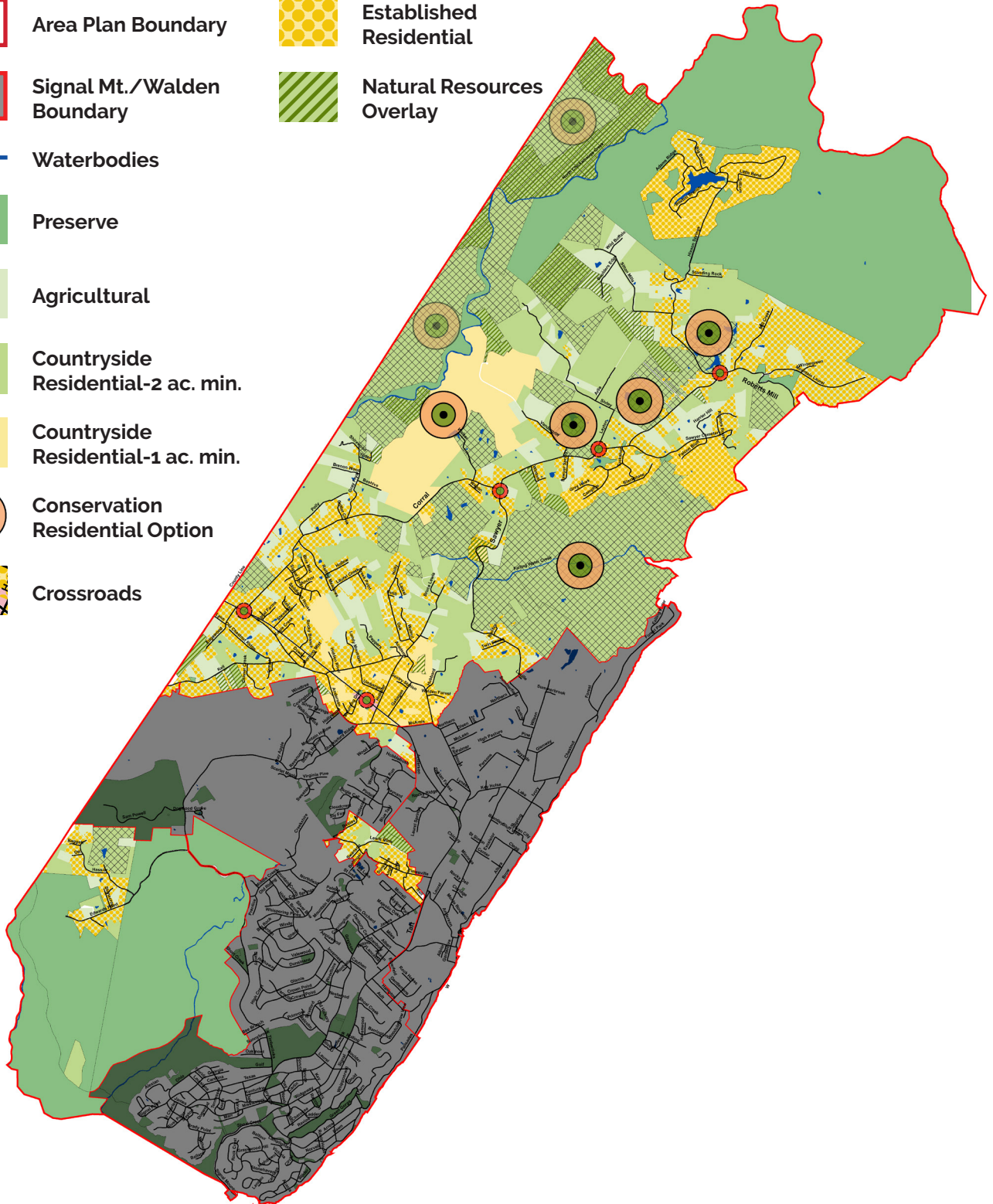
In Scenario 2, the Countryside Residential Place Type is applied to the majority of property in the unincorporated areas, but with different recommendations on intensity of development. For areas that are currently zoned for agricultural uses, this scenario recommends single-family residential development on 2 acre minimum lots. For areas that are zoned for residential uses, this scenario recommends single-family residential development on 1 acre minimum lots. As in Scenario 1, the Crossroads Place Type is applied to existing commercial nodes along Taft; however, only one potential node was identified on Sawyer because the Countryside Residential Place Types envision residential development with much less intensity than Scenario 1.

First and foremost, new zoning districts would need to be created to implement this scenario. The current A-1 and R-1 zoning districts have the potential to permit a much greater intensity of development. If new zoning districts are created and the County rezoned the unincorporated areas to these new districts, it would be considered a downzoning resulting in +/- 80% reduction in current entitlements. This might be seen by some as a reduction in the value of their land. Others might consider the result of fewer potential lots (+/- 4,500 new lots) as adding value. Regardless, 1 to 2 acre lots are not what is typically considered to be rural. A truly rural character features lots with 3 acres or more. Residential subdivisions with 1 to 2 acre lots may also perpetuate a sprawling form of development.

PROPOSED PLACE TYPES MAP

KEY

-  Area Plan Boundary
-  Signal Mt./Walden Boundary
-  Waterbodies
-  Preserve
-  Agricultural
-  Countryside Residential-2 ac. min.
-  Countryside Residential-1 ac. min.
-  Conservation Residential Option
-  Crossroads
-  Established Residential
-  Natural Resources Overlay



Rural Hybrid

Scenario 3 attempts to find a middle ground between the desire for rural conservation and current zoning entitlements. It also seeks to introduce a pattern of development that goes farther than conventional subdivisions in respecting the natural features and the character of the unincorporated areas. For areas that are currently zoned for agricultural uses, the Agricultural Place Type is applied, which promotes agricultural uses, agritourism, and single-family residential development on 2 acre minimum lots. For areas that are currently zoned for residential uses, the Countryside Residential Place Type is applied allowing single-family residential development with a recommended maximum density of 1 dwelling unit per acre. Alternatively, the scenario includes a Conservation Development option for larger parcels (40+ acres) regardless of zoning to permit a variety of housing types with a gross density between 2 and 4 dwelling units per acre if there is a significant amount of open space set aside permanently (50%+) and a decentralized wastewater treatment system is installed. Similar to Scenario 1, the Crossroads Place Type has been applied to existing and proposed nodes of commercial. A detailed description of Place Types follows this section.

Scenario 3 is the preferred scenario and was tweaked based on public input. Just like Scenario 2, this approach requires the creation of new zoning districts to implement the planning policy. It also requires the creation of design standards to guide the implementation of the Conservation Development option and the Crossroads Place Type. While the recommended base density for residential development is less than current entitlements (+/- 4,500 potential new lots), the increased density and variety in housing type of the Conservation Development option (+/- 20,000 potential new lots) is less than current entitlements and can be an incentive in exchange for higher quality, more sensitive development. This scenario creates the opportunity for less intense development overall or more intense development that is clustered and designed in a manner that preserves natural features and minimizes visual impact.

SPOTLIGHT

AGRITOURISM

Agricultural tourism, or agritourism as it is commonly named, is a business that welcomes the public to visit and experience a working farm or ranch. These experiences can take the form of overnight or long term stays, tours, or classes on various agricultural-related practices. Agritourism is an immersive experience where visitors can enjoy the fruits of their labor in products they make on-site or farm-to-table meals they enjoy on-site.

Agritourism can be an economic development tool for rural areas that highlights all an area has to offer as well as provides a source of income for farmers and ranchers. Agritourism is one way that farmers and ranchers can preserve an agricultural heritage while also diversifying their business. While the benefits of agritourism are great, there is also a need to regulate the practice to ensure that the practice does not become a burden on surrounding properties and the environment.



PRESERVE PLACE TYPE

Preserves (PR) are typically large expanses of forest, floodplains and other natural resources, as well as public parks and recreation areas that have been set aside as places where general development is not allowed. Preserves may also include privately-owned land that is permanently protected by conservation easements and remains in a largely undeveloped state. Some Preserves may be used for passive recreation, while others are largely off limits to human use due to sensitive natural resources or their remote location. Development and land disturbance within the Preserve is minimized, to protect natural resources, and limited to cultural or educational uses.

Key Characteristics:

PRIMARY USES

Undisturbed open space, visitors' centers, nature centers, public parks, passive recreation, trails, cemeteries

SECONDARY USES

Historic structures, active recreation fields, accessory structures (such as private concessions, equipment storage)

LOCATION, SIZE, DENSITY

Street Location: Typically local, but may be located on any street type.

Size: NA

Density: 0-1 du/ac

Block Pattern: NA

SITE AND BUILDINGS

Building Coverage: Building coverage is very low and limited to recreational support buildings (restrooms, visitor centers) or single-family homes.

Front Setbacks: NA

Building Frontage: NA

Building Orientation: Buildings are sited to minimize disturbance to natural resources.

Building Height: 1-2 stories

Parking and Access: Parking, access, and paving are sited to minimize disturbance of the site's natural resources (waterways, topography, trees, culturally significant features).

TRANSPORTATION AND INFRASTRUCTURE

Primary Modes: Walking (wider sidewalks, shared use paths—10' min 12' preferred, shared streets); Biking (bike lanes, protected bike lanes,

shared route, shared use paths, bike share—dependent on residential and employment density, bicycle boulevards, shared streets)

Secondary Modes: Auto (car share—dependent on residential density and employment density, private automobile)

Street Standards: Internal streets are typically parkways or narrow lanes, rural roads or gravel paths.

Other Infrastructure: NA

EXAMPLES IN WALDEN'S RIDGE

Prentice Cooper State Forest, North Chickamauga Creek Gorge State Natural Area



AGRICULTURAL PLACE TYPE

Agricultural Place Types are for the production of crops, the raising of livestock, forestry uses and processes, agricultural service businesses and supporting residences, and agritourism. They are typically larger properties in primarily rural areas.

Key Characteristics:

PRIMARY USES

Agricultural fields and grazing pastures, equestrian facilities, accessory agriculture-related structures, forestry processes, agriculture-related businesses (such as boarding stables, riding academies, agritourism-related facilities), farm stands, estate homes, single-wide manufactured homes

SECONDARY USES

Non-noxious and non-nuisance light industrial, accessory dwelling units (ADUs)

LOCATION, SIZE, DENSITY

Street Location: Typically local, but may be located on any street type.

Size: 2 acres

Density: 0-0.5 du/ac/up to 2 du/ac gross for conservation developments

Block Pattern: N/A - Typically large properties with limited streets (see Conservation Development for guidance on alternative patterns)

SITE AND BUILDINGS

Building Coverage: 0-10%

Front Setbacks: NA/ Spacing between buildings may often be significant

Building Frontage: NA

Building Orientation: NA

Building Height: 1-2 stories—some utility or accessory structures (barns, silos) may exceed 3 stories.

Parking and Access: Vehicular access from the primary or secondary street.

TRANSPORTATION AND INFRASTRUCTURE

Primary and Secondary Modes: NA

Street Standards: Rural Streets and Avenues

Other Infrastructure: Septic systems

EXAMPLES IN WALDEN'S RIDGE

Hidden Haven Farms



COUNTRYSIDE RESIDENTIAL PLACE TYPE

Countryside Residential Place Types have a rural character and consist primarily of single-family homes on large lots. A few scattered subdivisions with smaller lots may be found in the area. Countryside Residential may include open fields, woodlands, and streams or lakes, as well as accessory buildings, such as barns and greenhouses. Residences in this Place Type are typically on septic systems. Residences are generally further from key destinations than other residential Place Types therefore, a personal vehicle is needed to reach daily needs.

Key Characteristics:

PRIMARY USES

Single-family detached

SECONDARY USES

Single-family attached, non-commercial farming activities, accessory buildings (barns, greenhouses, etc.), manufactured homes, home occupations, accessory dwelling units (ADUs), short term vacation rentals, event facilities, golf courses

LOCATION, SIZE, DENSITY

Street Location: Rural or Urban Minor Collector (subdivisions)

Size: 1 acre or greater

Density: 1 du/ac/up to 4 du/ac gross for conservation developments

Block Pattern: The road network is sparse, and streets are often winding and curvilinear.

SITE AND BUILDINGS

Building Coverage: 0-20%

Front Setbacks: 25 ft. or more

Building Frontage: NA

Building Orientation: Typically oriented to the street in subdivisions, but in more rural places building orientation is less relevant due to typically large setbacks.

Building Height: 1-2.5 stories

Parking and Access: Driveways, in new subdivisions, that directly access collector or arterial streets are minimized to reduce potential traffic conflicts. Front, side, or rear parking location

TRANSPORTATION AND INFRASTRUCTURE

Primary Modes: Auto

Secondary Modes: Walking (limited) - within 1/2

mile of destinations; Biking (limited) - within 3 miles of destinations; pedestrian and bike amenities, when they exist, are typically walking trails or regional bike routes.

Street Standards: Rural Streets and Avenues
Other Infrastructure: Individual septic systems or decentralized wastewater treatment systems

EXAMPLES IN WALDEN'S RIDGE

Much of the unincorporated areas of Walden's Ridge



CROSSROADS PLACE TYPE

Generally four acres or less, Crossroads are smaller than Village Centers or Town Centers and are typically located in rural areas. They often serve as gateways to adjacent neighborhoods. Smaller footprint buildings typically frame a single intersection of two arterials or collector streets, or extend a short distance from the intersection. The cluster of businesses meets some of the daily needs of the immediate residents with small convenience stores, hardware stores, restaurants and other neighborhood-serving commercial uses. Over time Crossroads may grow into the larger Village Center.

Key Characteristics:

PRIMARY USES

Retail, restaurants, garden centers, personal services, offices, gas stations, small markets

SECONDARY USES

Auto repair, landscape businesses, yard equipment sales/rentals, small artisanal industry (such as studios, work spaces, bakeries, breweries, or other low impact production)

LOCATION, SIZE, DENSITY

Street Location: Principal Arterial or Collector
Typically limited to within 400 feet of an intersection

Size: Gross area of less than 4 acres

Density: Residential is ancillary to development

Block Pattern: May or may not have a connected street pattern depending on context. Block length is typically 200–500 ft

SITE AND BUILDINGS

Building Coverage: 40-60%

Front Setbacks: 10-80 ft.

Building Frontage: 50-80%

Building Orientation: Buildings are oriented to the street

Building Height: 1-1.5 stories

Parking and Access: Parking locations vary (front/side/rear), but large parking lots (over 20 spaces) are typically located to the side or rear. Vehicular access from the primary or secondary street. Curb cuts are limited in areas with sidewalks to avoid conflict with pedestrian traffic.

TRANSPORTATION AND INFRASTRUCTURE

Primary Modes: Auto - (suburban) private automobile primary mode of transportation, (urban)

balanced with other modes

Secondary Modes: Walking - sidewalks, shared use path within 1/2 mile of intersection

Biking - within 3 miles of intersection, bike lanes, protected bike lanes, shared route, shared use paths

Street Standards: Avenues and Boulevards

Other Infrastructure: Individual septic systems or decentralized wastewater treatment systems

EXAMPLES IN WALDEN'S RIDGE

Taft Highway and Corral Road



NATURAL RESOURCES OVERLAY

The Natural Resources Overlay is not a Place Type in and of itself. It is an Overlay on top of the underlying Place Type that identifies areas considered sensitive due to the presence of steep slopes, floodplains or wetlands. Unlike Preserves, sites within the Natural Resource Overlay are not protected from development by law. The purpose of the Natural Resources Overlay is to identify these sensitive areas so that they are given consideration for protection, or incorporated as amenities within new developments. Some of these sites are already developed. This designation does not mean development cannot expand in these areas; it merely identifies the location of floodplains, wetlands, and steep slopes.

If sites within a Natural Resources Overlay become legally protected through conservation easements or government purchases, they are then re-designated as Preserves. Ultimately, the underlying zoning of a property determines what can be built within a Natural Resources Overlay. When considering rezoning requests, this overlay supports concepts that balance development with protection of the environmentally sensitive resources. Densities are reflected by the underlying Place Type, but are adjusted based on the presence of sensitive resources.

A variety of legal tools are available to protect natural resources, including conservation easements, land trusts, and park designations. Conservation-based subdivisions and Planned Unit Developments (PUDs) are recommended zoning tools for these areas because they allow the clustering of development in portions of the property to protect the sensitive natural resources in other locations.



COMMUNITY DESIGN

THE CHCRPA CENTERS AND CORRIDORS APPROACH

In addition to Place Types, RPA utilizes a “centers approach” in its planning to help prioritize where municipal investment is directed and development is envisioned to be concentrated. Likewise, RPA recognizes the number of major transportation corridors in the County that connect centers and neighborhoods. For these major roads, RPA utilizes a “corridors approach” in its planning with an emphasis on revitalizing deteriorating development along them and providing opportunity for housing and other uses between centers. The unincorporated areas of Walden’s Ridge do not fit the typical definition of centers and corridors in more populous areas of the County or municipalities, but there are centers and corridors on Walden’s Ridge. The following sections are intended to provide additional guidance on corridors, centers, as well as other elements of good design for rural, yet growing areas.

Corridors

With the lack of connectivity in the unincorporated areas, key roads tend to function as corridors by carrying larger volumes of traffic. These corridors, such as Corral Road and Sawyer Road, are primarily lined with houses and farms. Taft Highway, on the other hand, is a corridor in the true sense of the word. It is the primary artery through the southern portion of Walden’s Ridge and is a state and federal route. Yet, other than a few clusters of businesses, development is limited to residential and a few institutional uses along Taft in the unincorporated areas. The vision is for existing clusters of businesses to revitalize into true Crossroad Centers over time (see below). In between these clusters of businesses, single-family residential will continue to be the primary land use; however, there are opportunities to frame the revitalized centers with a mix of slightly more intense housing types that blend seamlessly with the centers. On corridors other than Taft, the vision is to encourage new residential development to have a significant separation distance from the road and to maintain existing mature stands of trees along the frontage of developments where possible.



Crossroads Centers

Smaller centers, such as the cluster of business near the intersection of Taft Highway and Hollister Road, are hubs of activity and can benefit from clear guidance should they redevelop or revitalize in the future. It is helpful to think of crossroads centers as akin to the country store that is often found at the intersection of key roads in rural communities. While the country store has slowly disappeared the need for goods and services in rural areas has not. Historic crossroads have transformed into small nodes containing convenience stores and dollar stores. The goods and services they provide are useful; however, the form and character of these new crossroads detracts from the rural character of the communities they inhabit. The fact that they are auto-oriented is understandable and acceptable; however, these centers often miss the opportunity to leverage their location for other uses, including housing that might not be suited to other locations along a corridor. Just because they are more auto-oriented than traditional neighborhood centers and downtowns, does not mean that other forms of mobility, like walking and biking, should be disallowed. There is an opportunity to reinvent the crossroads center for the 21st century with cues from their historical predecessors.



The reinvented "country store" is a good example of type of use and building found in a Crossroads area (above). Conservation residential is aptly named as it seeks to conserve open space in its natural state (right).

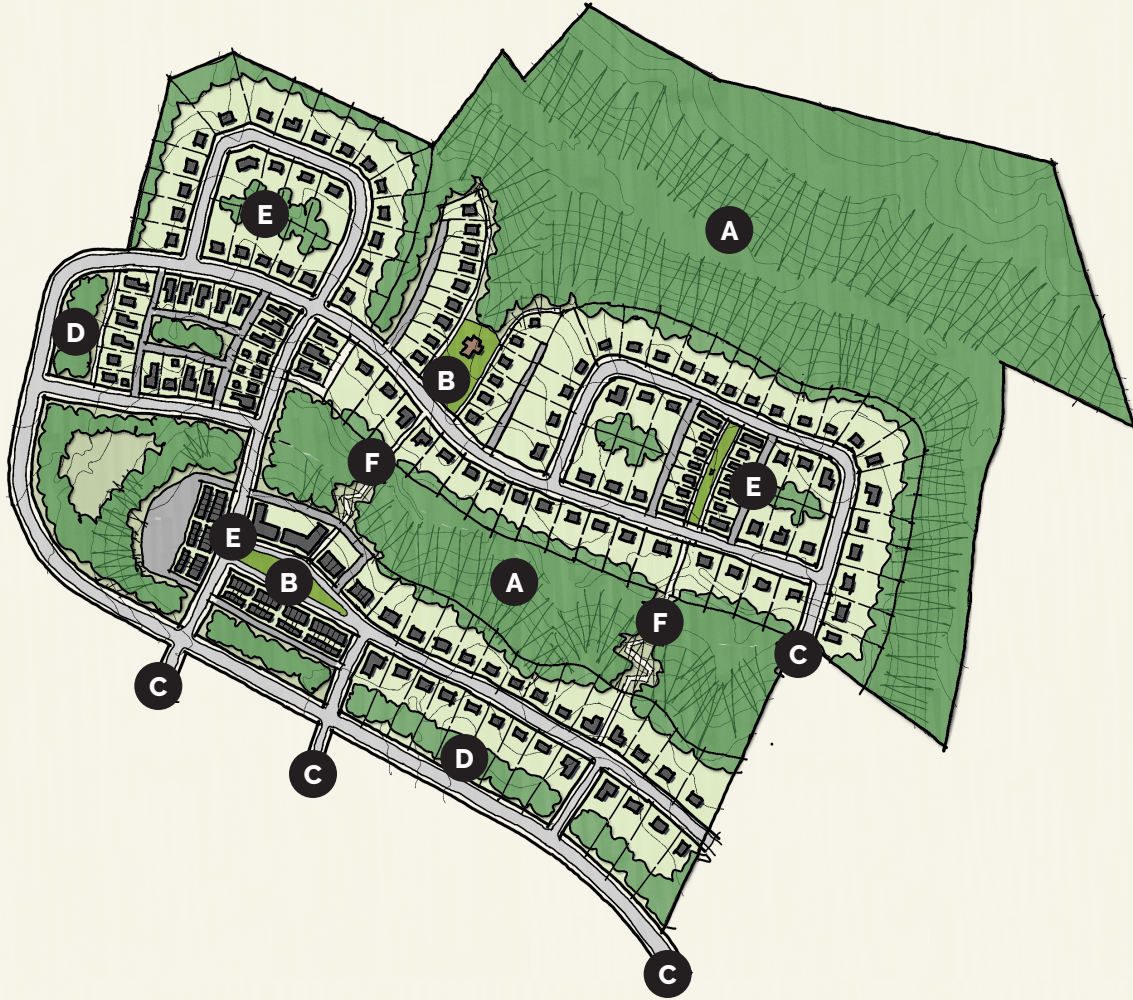
Conservation Residential

Conservation Residential is a form of a development that prioritizes the preservation of natural features, agricultural land, and open space. Inspired by Ian McHarg's "Design with Nature" and popularized in the 1990's by Randall Arendt's "Rural By Design," conservation development features a compact, interconnected form of development ideally with a mix of housing types and occasionally a mix of uses. By utilizing a compact form of development there is an opportunity to preserve a large amount of open space in its natural state. Conservation development requires development regulations to govern proper design and may include incentives, such as increased density and an expedited approval process, to make it an attractive alternative to conventional sprawling subdivisions.

The typical approach to conservation development design is to first identify all environmentally sensitive site features and other open space and designate them as conservation areas. Next, the area best suited for development is identified. Ideally, the layout and orientation of lots compliment the preserved open space. Lastly, a system of roads and trails connects everything together. Conservation development has the potential to yield the same or more residential intensity on 30%-50% of the land meaning that 50%-70% of the site is preserved in its natural state. Given the inevitability of growth, this has an important positive impact on the environment and the rural character of a place. Conservation development is one way to manage growth.



CONSERVATION RESIDENTIAL ILLUSTRATIVE PLAN



- A** Natural features such as steep slopes are preserved
- B** Formal greens, courtyards, and pocket parks fronted by buildings
- C** Connected streets that also connect to surrounding development
- D** Natural or planted buffer between main roads and proposed development
- E** Mixture of housing types to meet a variety of housing needs
- F** Internal sidewalks and trails that connect to a public sidewalk and trail network

Better Subdivision Design

Conventional subdivision design is often characterized as suburban sprawl where large tracts of land are clear cut, mass graded, and developed with the same or similar lot sizes on dead end streets. These developments are often disconnected pods that feed into a few major corridors. While conventional subdivisions are one of the least efficient forms of development, the design of these neighborhoods can be better.

- A** Fewer dead-end streets, unless forced by topography, allows for greater connectivity
- B** When dead-end streets are necessary, include open space in the turnaround
- C** Natural or planted buffer between main roads and proposed development
- D** Limit tree clearing and require replacement trees when clearing occurs

LARGE-LOT SUBDIVISION ILLUSTRATIVE PLAN





CONVENTIONAL SUBDIVISION ILLUSTRATIVE PLAN



RECOMMENDATIONS

(0, 5, 20-YEAR TIMEFRAME)

DO THIS NOW

- 3.1 Adopt the Walden's Ridge Place Types Map as the RPA's official land use policy and use it to inform municipal decisions on development proposals.
- 3.2 Adopt a separation distance of 100 ft. minimum between major streets and lots within residential subdivisions with requirements to preserve mature tree canopy or plant an effective, natural buffer for new development.
- 3.2 Create a new Agricultural zoning district that lowers the base density to 0.5 dwelling units per acre and permits agritourism uses with appropriate standards.
- 3.3 Create a new Residential zoning district that lowers the base density for single-family residential development to 1 dwelling unit per acre maximum.
- 3.4 Review development submittal requirements and determine if additional information is necessary from applicants to better review proposed development against the County's policies and regulations.

DO THIS WITHIN 5 YEARS

- 3.5 Consider conducting a fiscal impact and benefit analysis of the policies in this plan.
- 3.6 Develop Conservation Development standards to implement this option for large parcels zoned for agricultural or residential.
- 3.7 Develop design standards to guide new residential development
- 3.8 Develop design standards to guide new or revitalized commercial development.
- 3.9 Update current standards for stormwater management, steep slopes, and tree preservation/replacement to state-of-the-art best practices.

DO THIS WITHIN 20 YEARS

- 3.10 Develop a program whereby environmentally sensitive lands can be purchased and preserved in their natural state for public use.
- 3.11 Review the land use policy in the Walden's Ridge Area Plan every five years and adjust it as needed to reflect changes in community preference, market conditions, infrastructure, or other factors that could affect the quality of life.

MOBILITY

KEY THEME

Improve access and connectivity on Walden's Ridge while accommodating multiple modes of transportation.

One might argue that only the car should be the focus of transportation recommendations in the unincorporated areas of Walden's Ridge. While the single-occupancy vehicle is, and will continue to be for the foreseeable future, the most used form of transportation on Walden's Ridge, walking and biking should not be dismissed. The ability to walk and bike is just as important in the unincorporated areas as it is in more urbanized areas, though it may be more for recreation, exercise, or interaction purposes.









ACCESS

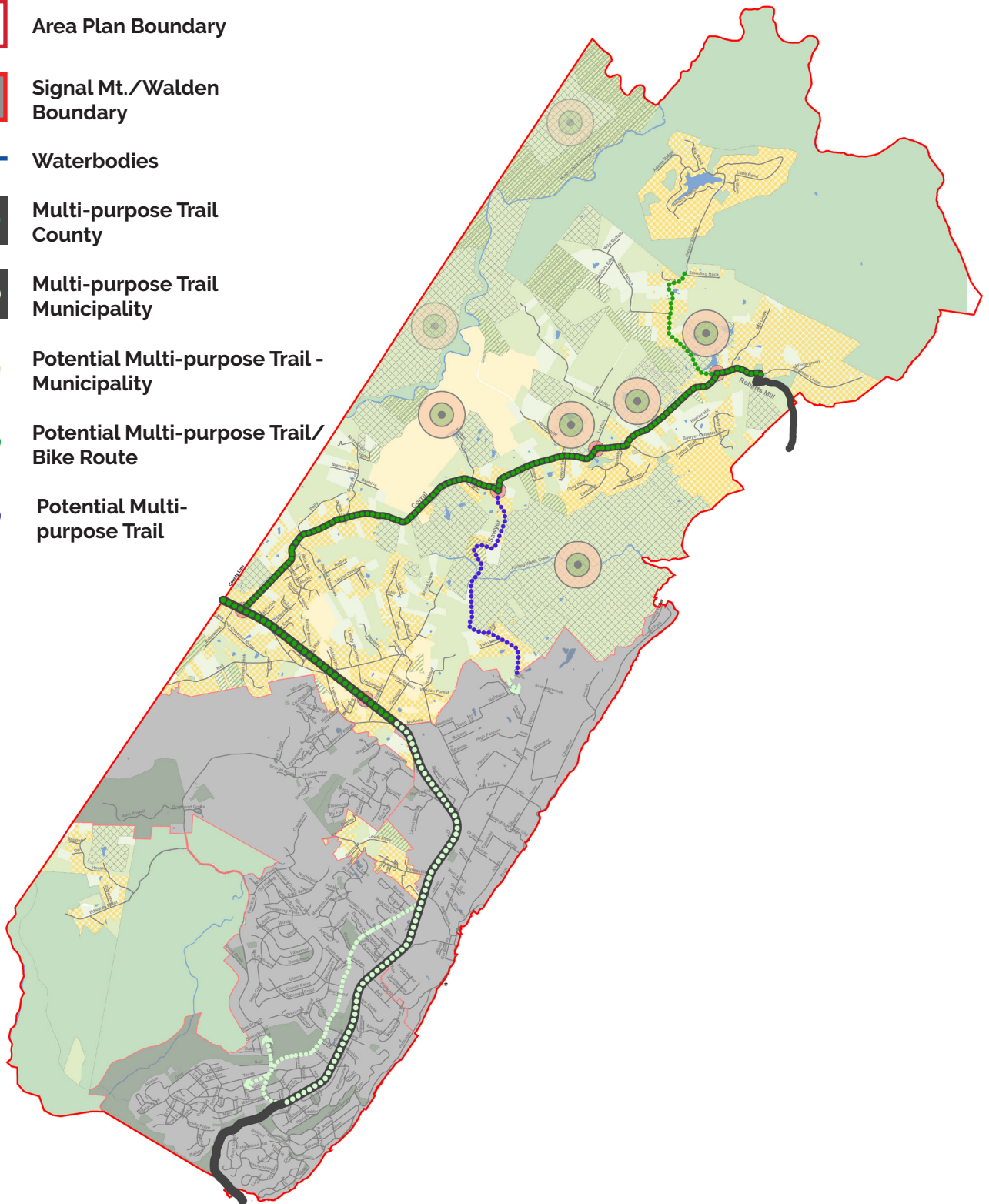
Walden's Ridge has three points of access from the valleys below, Highway 127 (Taft Highway/Signal Mt. Blvd.), the W Road, and Roberts Mill Road. Despite ideas to create a new access road to the mountain that would connect to Suck Creek Road, these three existing thoroughfares will likely be the only access to the mountain



MOBILITY MAP

KEY

-  Area Plan Boundary
-  Signal Mt./Walden Boundary
-  Waterbodies
-  Multi-purpose Trail County
-  Multi-purpose Trail Municipality
-  Potential Multi-purpose Trail - Municipality
-  Potential Multi-purpose Trail/ Bike Route
-  Potential Multi-purpose Trail



in the foreseeable future. The focus, therefore, should be on improving these key roads and developing systems to ensure that multiple means of access are possible when one or more of these key roads are impassable.

CONNECTIVITY

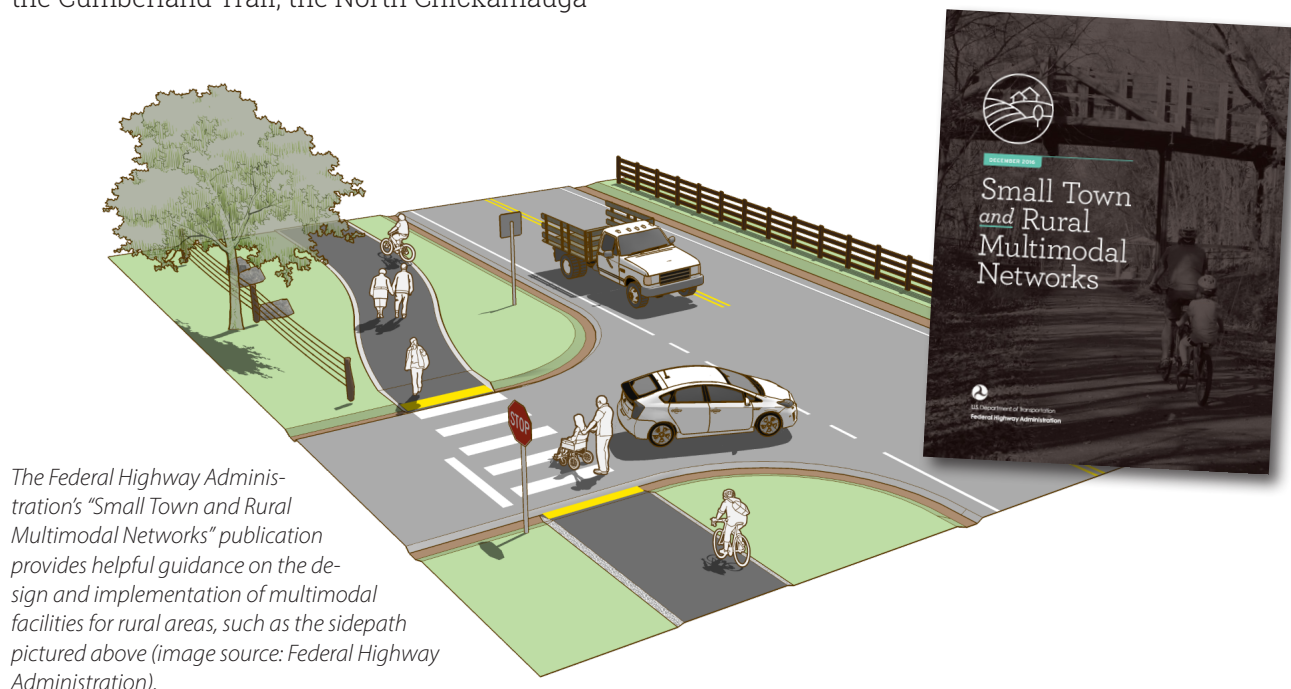
Connectivity between neighborhoods is important for several reasons. When developments are connected to each other with appropriate streets, it allows for the dispersal of traffic. If there are multiple routes to move within and between communities, streets can be designed to be narrower, which naturally calms traffic. Connectivity between developments can also help ensure that emergency services such as police, fire, and ambulance services can quickly and easily reach residents in the event of an emergency.

MULTI-PURPOSE TRAILS

There are numerous public and private trails on Walden's Ridge. A portion of the Justin P. Wilson Cumberland Trail, a state scenic trail, is located on Walden's Ridge and, when complete, will link state parks and natural areas for 300 miles. There is a great opportunity to build on the Cumberland Trail, the North Chickamauga

Creek Gorge State Natural Area, Falling Water Falls State Natural Area, and the Prentice Cooper State Forest and improve access and connectivity between these assets for residents as well as visitors.

There is an opportunity to construct a multi-purpose trail that eventually connects from the Boston Branch Trailhead in the North Chickamauga Creek Gorge area to Signal Point just south of Prentice Cooper State Forest. The best path would be along key corridors including Sawyer, Corral, and Taft Highway. The Town of Walden is currently applying for grants to fund a multi-purpose trail from heart of the Town to James Boulevard. The total distance of multi-purpose trail in the unincorporated areas would be over ten miles in this scenario and would have to be phased over a long period of time; however, it would not only connect residents to great natural assets, it would help connect residents to each other. Alternatively, a shorter distance trail along Sawyer into the Town of Walden could shave three miles off the total length, but would leave a large portion of the unincorporated disconnected for bikers and walkers. Other recommendations include studying the addition of dedicated equestrian paths in Prentice Cooper State Forest.



The Federal Highway Administration's "Small Town and Rural Multimodal Networks" publication provides helpful guidance on the design and implementation of multimodal facilities for rural areas, such as the sidepath pictured above (image source: Federal Highway Administration).

RECOMMENDATIONS

(0, 5, 20-YEAR TIMEFRAME)

DO THIS NOW

- 4.1 Update the Hamilton County zoning ordinance and subdivision regulations to require connectivity between all adjacent developments.
- 4.2 Initiate a study for Highway 127, Robert's Mill Rd., and the W Rd. to identify improvements for access and safety.
- 4.3 Identify areas along corridors where graded shoulders (grass or gravel) may be feasible to provide pull-outs for cyclists.
- 4.4 Require new developments to dedicate and potentially build a multi-purpose trail along the frontage of developments as they occur.
- 4.5 Update the Bike and Pedestrian Plan to study the implementation of a multi-purpose trail connecting the North Chickamauga Creek Gorge area to Signal Point working with the Towns of Signal Mountain and Walden.
- 4.6 Actively participate in long-range transportation planning and policy efforts in the region.

DO THIS WITHIN 5 YEARS

- 4.7 Begin implementation of the updated Bike and Pedestrian Plan.
- 4.8 Apply for TDOT's Multimodal Access Grant to implement a multi-purpose path along key corridors.

DO THIS WITHIN 20 YEARS

- 4.9 Review the mobility policy in the Walden's Ridge Area Plan every five years and adjust it as needed to reflect changes in community preference, market conditions, infrastructure, or other factors that could affect the quality of life.

SUSTAINABILITY

5

KEY THEME

Adopt and enforce environmental policies to guide more sustainable development and protect and enhance Walden Ridge's natural features.

Preserving the sensitive natural features of Walden's Ridge should be a priority; however, new development can go beyond just preserving such features. Impacting less sensitive features like moderately steep topography and mature stands of trees can also affect the sustainability of an environment. Designing a layout that responds to the land, minimizes significant grading, and protects mature vegetation where possible can not only be more sustainable, but it can also add value to the project.

STEEP SLOPES

Steep topography is a key feature on Walden's Ridge, and it is imperative to protect areas with steep slopes. Hamilton County zoning ordinance and subdivision regulations have few restrictions for development on steep terrain. A key recommendation of this plan is to preserve all

slopes of 25% and greater from development. The County should consider requiring engineered site plans for development on moderately steep slopes between 15% and just under 25%. Lastly, the County should discourage mass grading and, instead, encourage or require that development layout work with the topography of the site.



A defining feature of Walden's Ridge is its escarpment, which rises rapidly and noticeably from the valley below. Despite it being termed a plateau, however, there is much topographic change on the plateau itself.

TREE PRESERVATION

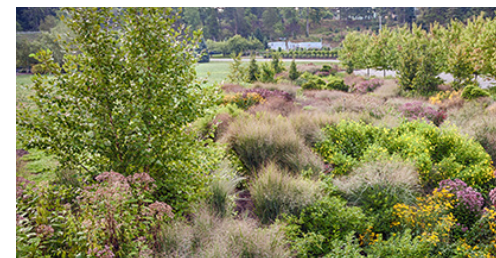
Mature trees and forested areas are important assets on Walden's Ridge. When large sites are clear cut for development it not only changes the character of the area, you lose a feature important to the environment. While some amount of tree removal is necessary for development, standards can be adopted they help to mitigate the loss of mature tree canopy. A key recommendation of this plan is for the County to adopt tree protection and replacement regulations as part of the zoning ordinance. Such standards would require development to be designed to minimize significant tree removal and create a plan to replace trees through street trees, trees within formal open space, and individual lots.



STORMWATER

Stormwater runoff related to development can impact adjacent properties and even farther areas off the mountain. The removal of mature vegetation that typically accommodates new development can exacerbate the potential problems. Hamilton County's subdivision regulations do include stormwater management standards, but low impact or light imprint stormwater standards are only encouraged. Low impact stormwater management tools and techniques have evolved greatly from the industry standard detention pond. While detention and retention will continue to be a tool in stormwater management, there are many new tools and techniques that can reduce and treat runoff before reaching a pond or bypassing it altogether. A key recommendation of this plan is to update the stormwater management regulations to include Best Management Practices (BMPs) that are appropriate to the type of development envisioned in the unincorporated areas.

Preserving stands of mature trees along corridors and within development will maintain the rural character of an area (left). Low impact or light imprint stormwater management techniques attempt to treat runoff near its source with the added benefit of a more natural appearance (below). Well-designed wastewater treatment systems can effectively treat wastewater and be designed in a manner that uses treated wastewater for irrigation and similar purposes.



WASTEWATER

Wastewater treatment in the unincorporated areas is dependent on traditional septic systems. With the Moccasin Bend treatment facility being at capacity and the high cost of needed improvements to the entire system, the extension of sewer to the unincorporated areas is well off in the future, if it ever happens at all. Because of this, WWTa has increasingly studied the use of decentralized wastewater treatment. Such systems are similar to conventional septic systems, with the exception that the secondary treatment is separate from the primary treatment. Each unit has its own septic tank (sometimes groups of units share a tank), and the effluent is then pumped to a secondary treatment area. There are several different types of these systems and some have been used with success on Walden's Ridge. The developer typically installs the system and WWTa manages the system. WWTa is developing a set of guidelines to govern the design of such system. Of course, the challenge for

any wastewater treatment system on Walden's Ridge are its topography and shallow soils. With ever evolving technology, though, such systems may prove to be more efficient and environmentally friendly in the long run. Hamilton County and WWTa should continue to study the use of decentralized systems and provide guidance to developers on how to create the best system to serve development.

SPOTLIGHT DECENTRALIZED WASTEWATER TREATMENT SYSTEMS

Traditional septic systems treat and dispose of wastewater on site. Traditional sewer systems convey wastewater via pipes to a central treatment plant for treatment and disposal. Both systems could be considered centralized as treatment and disposal occurs together. A decentralized wastewater treatment system is like a combination of traditional septic and sewer. In a decentralized system, buildings or groups of buildings have a septic tank on-site as an initial treatment. Wastewater is then piped to a central location for additional treatment and disposal.

The technology of decentralized systems continues to improve. There are several benefits to this type of system. One benefit is that disposal occurs off-site, which allows variety in housing type and the potential to save valuable open space. Another benefit is that centralized treatment and disposal minimizes the potential failure of individual systems. This can have a positive environmental impact. If engineered properly, decentralized systems can have a positive impact on future development.



RECOMMENDATIONS

(0, 5, 20-YEAR TIMEFRAME)

DO THIS NOW

- 5.1 Adopt standards to protect extremely steep slopes from development and provide guidance for development on moderately steep slopes.
- 5.2 Adopt stormwater management standards that incorporate Low Impact and/or Light Imprint stormwater techniques.
- 5.3 Adopt guidelines for the use of decentralized wastewater treatment systems.

DO THIS WITHIN 5 YEARS

- 5.4 Adopt tree preservation and replacement standards in areas where growth is planned to occur.

DO THIS WITHIN 20 YEARS

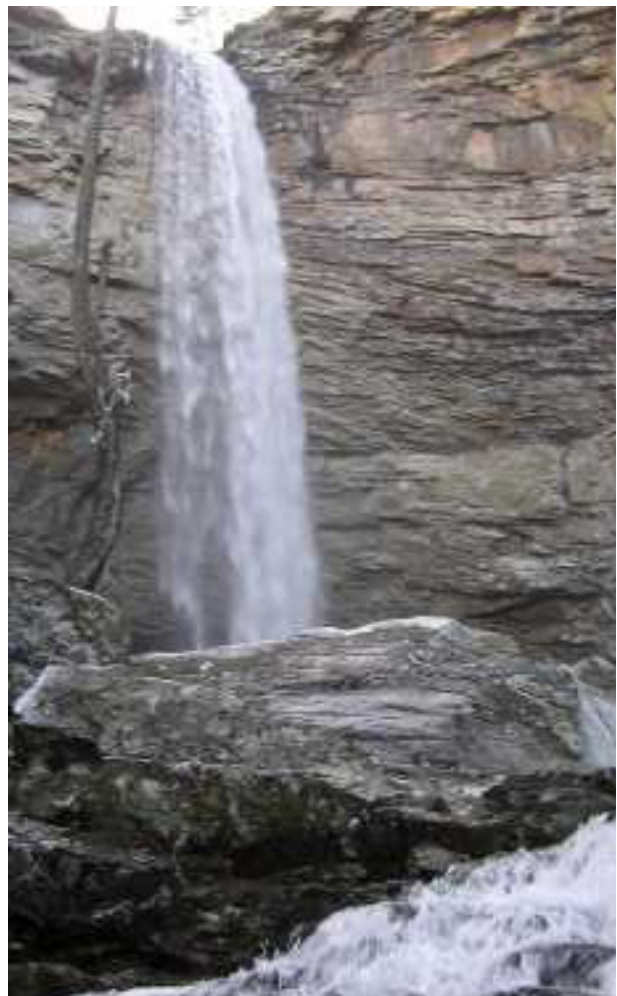
- 5.5 Study the creation of a program whereby the County and/or other entities purchase, preserve, and manage environmentally-sensitive lands for public benefit.

COMMUNITY FACILITIES

KEY THEME

Ensure that community facilities can adequately serve the Walden's Ridge community as development occurs.

Community facilities are just as important in the unincorporated areas of Walden's Ridge as they are in the towns of Signal Mountain and Walden, though the needs may be different. As the unincorporated areas continue to grow, it is important to ensure they are served by good emergency services and that schools can accommodate new students. Additionally, the unincorporated areas are anchored on the north and south by state natural areas with recreational opportunities for the immediate community and beyond. These facilities should be maintained and enhanced to meet new demand.



Falling Water Falls (image source: Tennessee Department of Environment and Conservation)

EMERGENCY SERVICES

As identified in chapter 1, Walden's Ridge Emergency Services (WRES) has one station (Station 2) in the unincorporated area of this plan and it is located on Sawyer Road near its intersection with Tuckahoe. The newest WRES station is located in the Town of Walden and there are also stations in the Town of Signal Mountain. Hamilton County Emergency Services (HCEMS) has one station (Medic 8) located on Taft Highway in the heart of the Town of Signal Mountain. WRES is a volunteer fire department, but there is anticipation that it will eventually transition to a full-time fire department. An addition to Station 2 in the unincorporated area is in the planning stages. As growth on the mountain continues, there is some benefit to considering a relocating Medic 8 to a more central location to improve response times; however, WRES has confirmed that while they cannot transport their apparatus has the same medical equipment as HCEMS and there are many locations where Lifeforce can land. This should provide peace of mind to residents in the unincorporated areas. Nevertheless, as growth continues, it will be important to review emergency service and response and improve accordingly.

SCHOOLS

It is imperative that Hamilton County Schools be part of the conversation when it comes to growth on Walden's Ridge. As stated in chapter 1, while Signal Mt. Middle and High Schools are under capacity, Nolan and Thrasher Elementary Schools are over or near capacity and Nolan has no room to expand. The highest priority right now in Walden's Ridge is to renovate and add capacity to Thrasher. According to the Hamilton County Schools Facilities Master Plan, the plan is to add capacity for 400 additional students at Thrasher, but this is a phase 2 project and the timeframe is unclear. Regardless, it is encouraged that RPA work with HCS to keep them informed of proposed and pending developments so that HCS can plan accordingly. Also, development options that introduce a mix of housing types—rather than exclusively single-family,

which generally results in more school-age children—may help to ease the burden on school population.

RECREATION AND TRAILS

There are no formal parks in the unincorporated areas of Walden's Ridge, but there are a number of passive open spaces that are State forests or natural areas. In addition to preserving sensitive environmental assets, these areas are a recreational asset that draws hikers, bikers, horse riders, and campers from all over. As noted in chapter 4, the Cumberland Trail, eventually a 300 mile long state trail, traverses the North Chickamauga Creek Gorge Natural Area and will ultimately connect to Signal Point.



Above and opposite page, bottom: Prentice Cooper State Forest (image source: Tennessee Wildlife Resources Agency. Opposite page, top: North Chickamauga Creek Gorge State Natural Area (image source: Tennessee Department of Environment and Conservation)

Connecting the Cumberland Trail and the many other trails and natural areas, such as Falling Water Falls and Prentice Cooper State Forest connects the residents of Walden’s Ridge to these unique and important assets. It also provides safe and convenient access to recreation, which can have enormous health benefits.

This plan recommends that the County, through local, state, and federal partnerships, seek to expand connectivity between the natural areas via multi-purpose trails along key corridors (see chapter 4), expand recreational opportunities in these areas, such as dedicated equestrian trails in Prentice Cooper State Forest, and consider purchasing environmentally-sensitive lands for preservation and public purpose.



RECOMMENDATIONS

(0, 5, 20-YEAR TIMEFRAME)

DO THIS NOW

- 6.1 Work with HCS to monitor the impact of proposed and pending development on school facilities.
- 6.2 Require new developments to dedicate and potentially build a multi-purpose trail along the frontage of developments as they occur.
- 6.3 Update the Bike and Pedestrian Plan to study the implementation of a multi-purpose trail connecting the North Chickamauga Creek Gorge area to Signal Point working with the Towns of Signal Mountain and Walden.

DO THIS WITHIN 5 YEARS

- 6.4 Expand Walden’s Ridge Emergency Services Station #2.
- 6.5 Revisit efforts to make the Volunteer Fire Departments full-time.
- 6.6 Begin preparation for the renovation and expansion of Thrasher Elementary School per the Hamilton County Schools Facilities Master Plan.
- 6.7 Begin implementation of the updated Bike and Pedestrian Plan.
- 6.8 Study the addition of dedicated equestrian trails in Prentice Cooper State Forest.

DO THIS WITHIN 20 YEARS

- 6.9 Relocate HCEMS Medic 8 Station to a more central location on Walden’s Ridge.
- 6.10 Study the creation of a program whereby the County and/or other entities purchase, preserve, and manage environmentally-sensitive lands for public benefit.

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IMPLEMENTATION

HOW TO USE THIS MATRIX

This chapter lists all of the Recommendations from the previous chapters in a table along with useful information regarding time frame, responsible party, and potential funding sources. The time frames have been defined as short term (0-2 years), medium term (3-5 years), and long term (6-20 years). Responsible parties include the County, meaning elected officials and appointed commissions, the Chattanooga Hamilton County Regional Planning Agency (CHCRPA), the State, and other organizations. Funding sources are generally classified as follows:

County: General Budget and Capital Improvement Budget items

Grants: In particular, the State Departments of Commerce, Tourism Development, Transportation (TDOT), Environment and Conservation (TDEC), as well as, the Federal Government.

THE IMPLEMENTATION COMMITTEE

It is recommended that the Steering Committee act as an Implementation Committee for the plan and meet at least twice per year to review implementation efforts and set priorities. The Implementation Matrix in this chapter can and should be used as a checklist to measure progress.

Action No.	Action	Page No.	Time-frame	Responsible Party	Funding Source
3 LAND USE & DEVELOPMENT CHARACTER					
3.1	Complete a Wayfinding and Trailhead Signage Master Plan for the entire Town	38- 39	Short	Town	Town/Grants
3.2	Appoint the Parks Committee to serve as the steering committee for the Wayfinding and Trailhead Signage Master Plan	39	Short	Town	NA
3.3	Consult with mapping companies (Google, Waze, Bing, Apple, etc.) and other app developers to revise routings as needed	39	Short	Town	Town
3.4	Add a dedicated page on the Town's website with information on key civic sites and links to their websites as possible	39	Short	Town	Town
3.5	Install "Private Property" trail signage in all locations where trails cross private property	37	Short	Town	Town/Grants
3.6	Identify problem areas along trails where visitors tend to leave the trail and install "Stay on Trail" signage	37	Short	Town	Town
3.7	Identify erosion issues along trails and install educational signage to discourage further damage	37	Short	Town	Town/Grants
3.8	Improve the parking area at Mabbitt Springs	26	Short	Town	Town/Grants
3.9	Construct a new trailhead at Mabbitt Springs and replace the pedestrian bridge	37	Short	Town	Town/Grants
3.10	Work with the state to improve the parking area at Falling Water Falls	26	Short	Town/State	Town/State
3.11	Work with the state to construct a new trailhead at Falling Water Falls	37	Short	Town/State	Town/State
3.12	Construct parking area for the Pumpkin Patch near the terminus of Laurel Avenue	26	Short	Town	Town

TO BE ADDED
ONCE FINALIZED

A

APPENDIX

As summarized in Chapter 1, the public engagement process included multiple opportunities to provide input in the process. Public engagement opportunities included four public meetings, focus group meetings, and a public opinion survey. Notes and images from this effort are included here for reference.

TO BE AMENDED
ONCE FINALIZED



March 21, 2022

To: Chip Baker, Karen Rennich, Dan Reuter
Re: Kick-off Meeting Summary

The following is a summary of the Public Kick-off Meeting.

- Should consider 10 acre minimum lots
- Denser development harms wildlife
- Limit street lights
- Keep the farm land
- This is a water issue—there are significant streams
- Lot sizes are an issue
- TVA maps are invaluable for analysis
- 500+ acres of unincorporated land has been sold
- Need constraint on lot size
- Robert's Mill Rd. and other roads can't handle additional traffic
- 108 acres may be developed off of Hixson Springs, Rd.
- Need a focus group of unincorporated residents
- Concern for influence on Steering Committee
- Need to revisit the 1997 Plan and start there
- 10 acre minimum lots is not reasonable
- Need a new road (maybe improved Robert's Mill Rd.)
- Schools need to be expanded
- There is no current plan
- Rumors about new connection from Corral to Sequatchie
- Need more unincorporated residents on Steering Committee
- Can we have bridle paths on Signal Mountain?
- Why are there no bridle paths at Prentice Cooper Forest?
- Need to push for high quality, resort-like development
- Need sensible growth
- Need better control over development
- Ordinances and restrictions on development are needed
- Consider tools like transfer of development rights and conservation easements

March 21, 2022

To: Chip Baker, Karen Rennich, Dan Reuter
Re: Steering Committee and Focus Group Meeting Summaries

The following is a summary of the Steering Committee Meeting:

Attendees: Karen Rennich, Angela Cassidy, Nelson Irving, Leslie Gower, Dawson Wheeler, Susannah Murdock, Doug Fisher, Chuck Pruet, Chip Baker

- Developers come in and try to do more—PUD
- Need to educate developers and public on growth
- Sewer issue is worse
- Sewer issue is Hamilton County's "Katrina" because of EPA
- Work plan to meet EPA Consent Decree is underway
- Roberts Mill Road is temporarily closed making access to the mountain even tougher than it already is
- Need to focus on the environment first, then development
- Focus on topography, streams, and watersheds
- WWTA, TDEC, and County Engineer are involved in infrastructure review
- TDEC main authority on septic
- WWTA is working on new restrictions for alternative septic systems—as they may be asked to maintain them
- Online survey is a good idea, but ask demographic questions (age, etc.) and allow Steering Committee to review the survey before it is issued

The following is a summary of the Focus Group Meetings:

Developers/Builders/Design Professionals

Attendees: Karen Rennich, Will Morrison, Jim Morrison, Ray Boaz, James Pratt, Doug Fisher, Chip Baker, **need other names**

- School has created demand for housing on the mountain
- Unincorporated areas are seeing development pressure because of moratorium and need for septic systems
- Builders/developers building larger lots because of septic system needs
- 20 acres are needed for wastewater treatment on 20 lots
- \$2 million for the system plus 20 acres increases development costs and impacts affordability
- Decentralized systems have evolved and interest is growing
- Access to sewer drives density
- Density is part of a community
- There is a need for a variety of housing types to meet different needs

- Westfield on the front of the mountain has some variety in type
- Residents in the unincorporated areas shop often in Hixson (via Roberts Mill Road)
- Need more affordability
- Signal Mountain is a microcosm with a 15-year moratorium
- Lack of new development has forced 30%+ tax rate increase on existing development
- Would love to have younger people (their children) living on the mountain
- Do not want the development to look like Hixson
- Need better guidelines—such as the provision of green space, etc.
- Need the right kind of development
- Now, you can do pretty much anything with a roof
- A commercial node in the unincorporated areas might be beneficial
- Complaints about poor road conditions, but people are forced to drive the roads down the mountain because there are few amenities/shopping on the mountain
- As growth continues, another elementary school may be needed
- Design review/architectural review would be good for new development
- Need a “kit of parts” so that developers/builders know what the rules are

Government Agencies

Attendees: Karen Rennich, Mike Patrick, Karen Hundt, Tony Wheeler, Ron West, Ben Coulter, Megan ?, Alys Taylor, Tom ?, **need other names**

- Infrastructure continues to be a challenge
- TDEC imposed moratorium in 2008
- Work plan for consent decree with feds is close to being completed
- To fix what is currently an issue on Signal could be between \$10 million and \$20 million
- TDEC's recommendations for developers
 - Encourage working with an environmental consultant before design
 - Hydrological investigation is recommended but not required
 - Alteration permits receive review
- 303 streams (?)
- Stormwater control must be a priority
- Mine drainage is also an issue
- Remediation program is available
- More access to Signal Mt. needs to be expanded (roads)
- There can be blockages on Signal Mt. Road
- Project to widen Robert's Mill to 4-lanes was discussed in the past—not aware of it as a project now
- Access also impacts emergency services
- Clustering development is an option

- Should look at Jack Kruse's Wild Ridge development in Signal—199 homes, decentralized wastewater treatment, WWTA maintains it, well done development
- With the pandemic there has been a boom in recreation, which has increased traffic and parking issues
- Need a coordinated education program on recreational issues
- Look at connecting different recreation/public spaces
- Work with Woodpecker Association—related to Marshall Creek
- Contact Land Trust for Tennessee for guidance on conservation easements
- Hidden River subdivision looks to have gravel roads—how can that be allowed in subdivisions?
- Are there opportunities for new/additional trail systems on the mountain?
- State legislature has passed legislation regarding trails (good or bad?)
- June is the targeted opening of Walden's Ridge Park
- Look at Mowbrey Mountain
- School capacity
 - Thrasher is full
 - Nolan is pretty full
 - Middle/High has some capacity and room for expansion

Citizens

Attendees: Larry ?, Jack Kruse, Taft Sibley, Mary ?, Tony Wheeler, Chip Baker

- Water quality is a serious issue
- There is more impervious surface, which increases runoff
- There are no 1" rain storms any more
- The rules can't change fast enough to keep up with climate change
- Enforcement of current rules is lax
- There is too much clearing of property going on
- Most of the good land is gone, so the property left to develop has environmental constraints making things worse
- You must enforce the laws on the books
- Watch Rapanui
- Wild Ridge development preserved 50% open space in a natural state
- Periodic failures of alternative septic systems up the Cumberland Plateau
- Public and private sector have to work together to fix development issues
- RPC doesn't follow the law—Hidden River subdivision required private roads through an environmental justification
- Look at Flipper Bend
- Monitoring stations are needed on stream beds
- More buffers are needed along creeks and bluffs
- Downstream people should not bear the increased burden of upstream development
- Regulations are not enforced

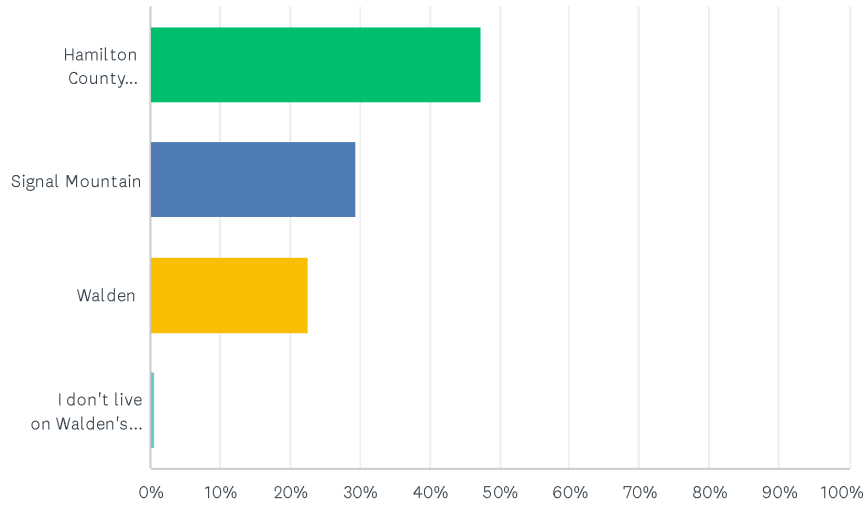


- Identify what good land is left and buy it

Walden's Ridge Area Plan Survey

Q1 Where do you live on Walden's Ridge?

Answered: 502 Skipped: 1

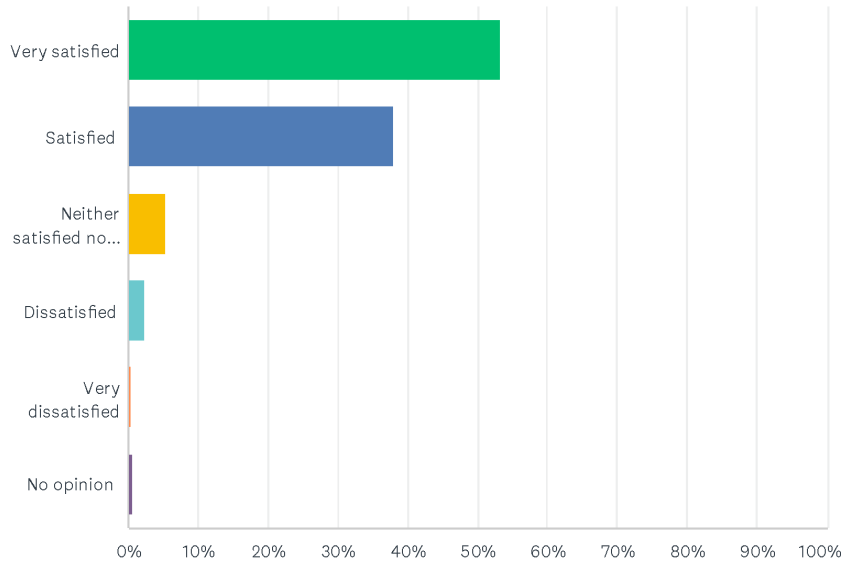


ANSWER CHOICES	RESPONSES	
Hamilton County (unincorporated area)	47.41%	238
Signal Mountain	29.48%	148
Walden	22.51%	113
I don't live on Walden's Ridge	0.60%	3
TOTAL		502

Walden's Ridge Area Plan Survey

Q2 How satisfied are you with living in the Walden's Ridge area?

Answered: 500 Skipped: 3

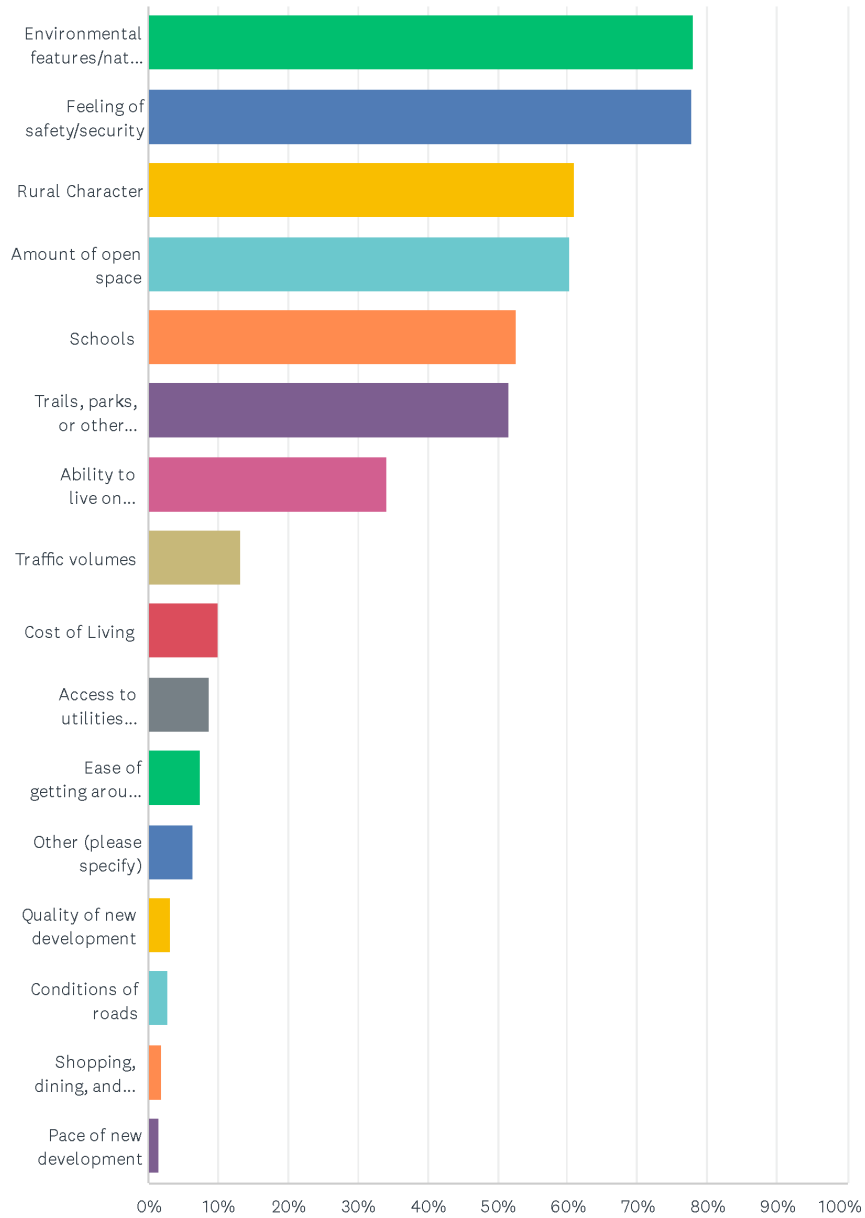


ANSWER CHOICES	RESPONSES	
Very satisfied	53.20%	266
Satisfied	38.00%	190
Neither satisfied nor dissatisfied	5.40%	27
Dissatisfied	2.40%	12
Very dissatisfied	0.40%	2
No opinion	0.60%	3
TOTAL		500

Walden's Ridge Area Plan Survey

Q3 What do you like most about living in the Walden's Ridge area? Pick 5

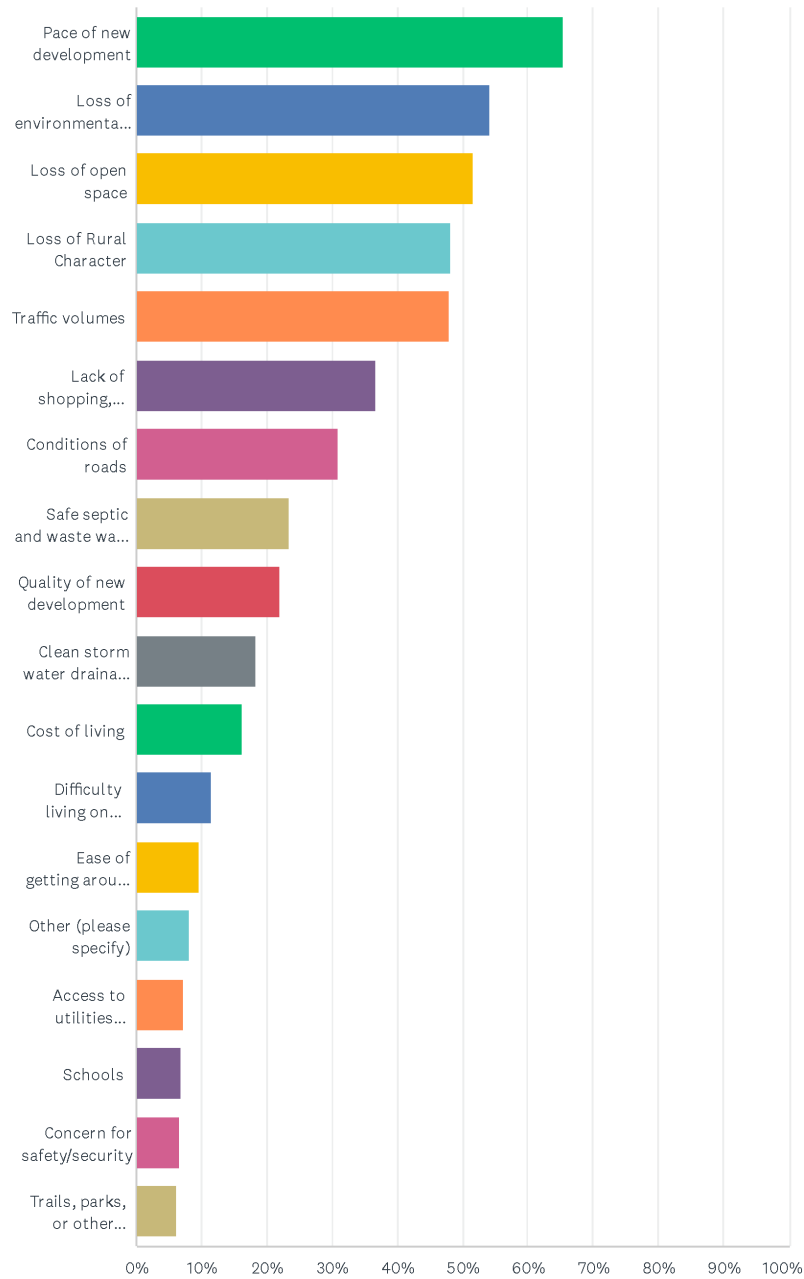
Answered: 503 Skipped: 0



Walden's Ridge Area Plan Survey

Q4 What concerns you the most about living in the Walden's Ridge area?
Pick 5

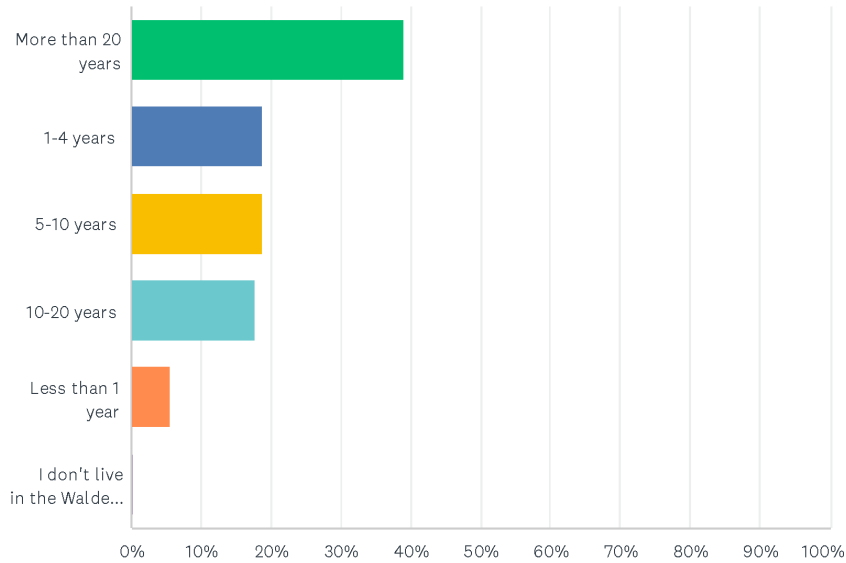
Walden's Ridge Area Plan Survey



Walden's Ridge Area Plan Survey

Q5 How long have you lived in the Walden's Ridge area?

Answered: 501 Skipped: 2

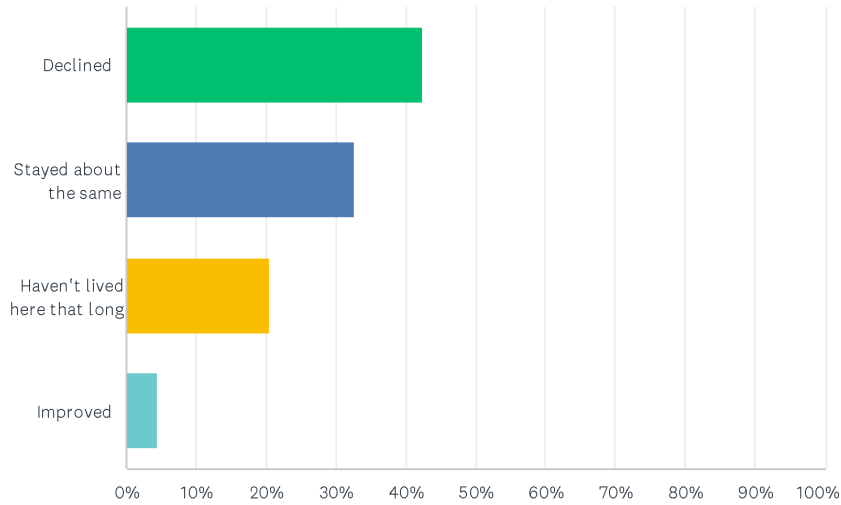


ANSWER CHOICES	RESPONSES	
More than 20 years	38.92%	195
1-4 years	18.76%	94
5-10 years	18.76%	94
10-20 years	17.76%	89
Less than 1 year	5.59%	28
I don't live in the Walden's Ridge area	0.20%	1
TOTAL		501

Walden's Ridge Area Plan Survey

Q6 If you have lived in the community at least 5 years, over the past 5 years do you believe the quality of life has improved, declined, or stayed about the same?

Answered: 478 Skipped: 25



ANSWER CHOICES	RESPONSES	
Declined	42.47%	203
Stayed about the same	32.64%	156
Haven't lived here that long	20.50%	98
Improved	4.39%	21
TOTAL		478

Walden's Ridge Area Plan Survey

Q7 If you answered "declined," why do you believe the area has declined?

Answered: 210 Skipped: 293

#	RESPONSES	DATE
1	Traffic volume , development	6/28/2022 12:15 PM
2	Schools are overcrowded, developers not taking into account infrastructure or rural nature of the area	6/28/2022 8:32 AM
3	Significant development has caused me to have concerns about congestion, overcrowding, and prices growing rapidly.	6/27/2022 10:58 AM
4	Loss of green/open space and the loss of rural character with the new development. The increased volume of traffic. I don't have proof, but the quality of water has to have decreased with this many new septics.	6/26/2022 10:12 AM
5	Taft highway traffic has increased. Too many new developments started too quickly.	6/26/2022 9:45 AM
6	Lack of urban planning	6/25/2022 3:06 PM
7	traffic increases, encroachment of development in areas previously dedicated to trails and natural settings	6/25/2022 10:11 AM
8	Too much rapid development without infrastructure in place (roads)	6/25/2022 6:37 AM
9	Too many developments which means too much traffic, etc.	6/24/2022 11:24 PM
10	Pace of development with little regard to infrastructure and environmental impact.	6/24/2022 6:52 PM
11	N/A	6/24/2022 3:52 PM
12	As I've aged, it's much more of a nuisance to go off the mountain to find a reasonable grocery store. It's worse to find a quality restaurant, even at the foot to the mountain. Why aren't we attracting more services like these?	6/24/2022 2:17 PM
13	Too much development resulting in traffic issues, lack of open space, lack of rural feel.	6/24/2022 10:50 AM
14	too much poor development	6/24/2022 7:52 AM
15	BUILDING TOO MANY SUBDIVISIONS	6/23/2022 1:39 PM
16	N/A	6/23/2022 12:17 PM
17	The amount of development and destruction of the natural areas is out of control	6/23/2022 12:08 PM
18	I've lived here 35 years. It's no longer quiet and peaceful. Traffic--and the mountain population--has increased exponentially. We are losing woodlands at an alarming rate, often for hundreds of tract houses in overcrowded neighborhoods, and sometimes for high-density developments. Overdevelopment on the mountain edges, including the removal of woods and addition of untreated waste water, is leading to unprecedented erosion. We've now experienced all three roads that lead up the mountain from Chattanooga being closed partially or completely for months while damage from erosion and overuse is repaired. There is no waterway on our hiking trails that is not contaminated by e-Coli bacteria. Walking on neighborhood roads, once a pleasant part of daily life, is now risky. If I wanted to live in a city, I would not have chosen Walden's Ridge.	6/22/2022 2:09 PM
19	Increased traffic makes for congested roads and unsafe conditions for walkers/runners/bikers. Ongoing deforestation and destruction of the woods and natural areas to build new developments has caused environmental issues (loss of wildlife habitats and native plants, water pollution, hotter temperatures). The Walden's Ridge area has surpassed its population capacity infrastructure wise, and the more natural areas are destroyed for the sake of development, the more this area's character is lost.	6/22/2022 1:22 PM
20	There used to be more woodland/undeveloped areas. Recently, there has been an exponential	6/22/2022 1:21 PM

Walden's Ridge Area Plan Survey

increase of development, especially cookie-cutter neighborhoods full of large homes you could find anywhere. It detracts from the character of Walden's Ridge and is creating an overcrowding problem that leads to excess traffic and loss of irreplaceable forest ecosystems.

21	Population expansion creating an increase in traffic.	6/22/2022 6:42 AM
22	Too much development. Lack of grocery choice. Poor community planning with everyone on the mountain not just the town of signal.	6/21/2022 6:27 PM
23	More housing development without good planning and infrastructure	6/21/2022 1:50 PM
24	No affordable groceries or dining	6/20/2022 4:38 PM
25	Cost of livinh	6/20/2022 4:05 PM
26	Loosing green space to development resulting in loss of the peaceful tranquility that people love about the mountain. Didn't move there hoping it would develop into a hectic city.	6/18/2022 9:37 AM
27	Too much development!	6/17/2022 9:27 AM
28	Getting to crowded	6/17/2022 8:00 AM
29	Too much traffic up Robert's Mill, frequent closures of Robert's Mill due to too much traffic.	6/15/2022 5:43 PM
30	I would say declined due to unpredictability and lack of continuity in development of our unincorporated area. I love where we live and understand that this area is growing however, we have not been paying attention to how developers are building. There is no reason why the unincorporated area doesn't have the same requirements of builders in place as to acre minimum as Walden. The new (very condensed) neighborhoods are not respectful of what our neighboring community Walden has in place for new builds.	6/15/2022 3:55 PM
31	Over developing without the supporting infrastructure, in particular and top of the list is the condition and capacity to handle additional traffic on Roberts Mill Road. No trucks has become a joke since Flipper Bend started and getting progressively worse. Passed a loaded dump truck today about midway up.	6/15/2022 11:16 AM
32	Due to an extreme influx of cookie cutter houses and yupee developers with a shitty house quality every where you turn there is a new development that isn't needed. Causing more people on this mountain which over crowds the schools and diminishes the road quality.	6/14/2022 5:37 PM
33	Too much development without supporting infrastructure	6/14/2022 2:49 PM
34	The sense of community has lessened. Too many large homes making this a less affordable area for many.	6/14/2022 12:18 PM
35	Lack of planning for new home building. Lack of standards (set backs, tree removals, vegetative screening)	6/14/2022 11:22 AM
36	N/a	6/14/2022 9:59 AM
37	Traffic, new homes everywhere	6/13/2022 8:20 PM
38	Over development of housing.	6/13/2022 12:46 PM
39	To much development	6/13/2022 12:29 PM
40	Too many housing developments	6/13/2022 11:18 AM
41	not enough to do, not enough 4 wheeler trails	6/13/2022 10:40 AM
42	Too many new developments, too much traffic, change to rural atmosphere	6/13/2022 10:03 AM
43	too much residential development reducing natural beauty.	6/13/2022 9:02 AM
44	Increasing traffic and development makes it crowded, destroys natural beauty and wildlife	6/12/2022 7:44 PM
45	The out of control building...the sewage impact...roads that cannot handle the growth... the blocking of a much needed grocery.	6/12/2022 7:12 PM
46	Loss of rural feel.	6/12/2022 8:34 AM
47	new development with little planning and oversight contributing to loss of wooded areas and increased run-off leading to both pollution and erosion	6/12/2022 7:52 AM

Walden's Ridge Area Plan Survey

48	The increased amount of developments/neighborhoods has changed this rural small mountain community into a residential metropolis. Increased traffic on small mountain roads is a major concern.	6/11/2022 10:11 PM
49	The traffic has increased. Subdivisions keep being built not taking into account the wear on the W, Robert Mill & Taft Hwy. People move here because it is a great place to raise a family and schools are rated higher. However, it appears that trees are being knocked down and the builder Pratt just keeps developing. The schools are getting very crowded. The corner of Corral and Taft has become very congested. Worried that there will be an accident. Trucks, construction vehicles, cement trucks and traffic has increased drastically. And where do you expand the width of Taft or the W for going up and down the mountain? You can't! Impossible. More seems not quality. We retired here because it was quiet, beautiful and good people. The area has improved in many ways but increased in population and homes. Chattanooga as a whole and Hamilton is drawing many new people. Signal Mountain is a good place to live. Love seeing kids playing in neighborhoods! Quaint and quality but too many new developments now. We don't have enough restaurants to eat at but close to 153 and downtown is a plus. So my answer is both declined and improved.	6/11/2022 11:44 AM
50	Excessive development of housing. Major loss of wildlife habitat. Increase in traffic and noise.	6/11/2022 11:08 AM
51	I feel Walden's Ridge is becoming overcrowded. New housing developments are being built without considering the impacts to the environment and roads.	6/10/2022 8:50 PM
52	New developments have scarred the beautiful forests and natural landscape, not just on the construction site but the areas downstream as the watershed is not being protected enough.	6/10/2022 6:59 PM
53	To many new developments and traffics	6/10/2022 5:23 PM
54	Becoming too crowded and roads have gotten worse.	6/10/2022 5:14 PM
55	Too many planned neighborhoods with too many people on the road, in the schools	6/10/2022 4:42 PM
56	Over development. Mountain roads/infrastructure can not support the # of vehicles. Taft highway and Corral Road have become racetracks	6/10/2022 12:22 PM
57	With increase in building and people living up here, I am more concerned about getting off the mountain in an emergency. I would also like for lots to be larger in new developments--it is beginning to feel over-built.	6/10/2022 10:54 AM
58	No new grocery store and too many new houses and sub divisions	6/10/2022 9:04 AM
59	Traffic volume	6/10/2022 7:08 AM
60	Na	6/10/2022 6:37 AM
61	To much construction and to many new people moving here.	6/9/2022 9:25 PM
62	Too many new developments	6/9/2022 8:25 PM
63	Traffic	6/9/2022 8:10 PM
64	To much traffic, need road from Walden to montlake mtn, need grocery store on mtn	6/9/2022 7:29 PM
65	There are too many cookie cutter developments being built(Pratt style). Signal is becoming nothing more than Hixson or Red Bank at a higher elevation, which is not good.	6/9/2022 7:19 PM
66	Na	6/9/2022 6:56 PM
67	To much development, to much traffic	6/9/2022 6:50 PM
68	The pace of development is putting more stress on the roads and other infrastructure. We take Roberts Mill Road 98% of the time and the traffic has increased exponentially. RMR is a fixed entity that cannot grow to accommodate additional development. Development needs to be throttled.	6/9/2022 6:27 PM
69	Increased development, increase in traffic	6/9/2022 6:19 PM
70	Too many new builds, more people, traffic, no concern for roadway capacity or school availability	6/9/2022 6:07 PM
71	The rapid expansion is taking away from the original natural beauty. We are losing what we live	6/9/2022 5:43 PM

Walden's Ridge Area Plan Survey

about the mountain due to greed. Revitalize the run down areas and encourage small businesses. Don't go overboard ND keep it small well kept and beautiful.

72	Too many houses being built and trees being removed so that the roads fall in.	6/9/2022 5:31 PM
73	The population increases over the years has strained resources that the government provides. There has been a lack of proper planning for the pace of growth	6/9/2022 4:46 PM
74	To much develop to fast it's overwhelming our schools, roads, and community. The crime and squatters staying in abandon houses has increased in the past several years. We need more police for more people.	6/9/2022 4:37 PM
75	More crowded	6/9/2022 3:54 PM
76	to much development	6/9/2022 2:22 PM
77	Too many new subdivisions. Crowding in New housing.	6/9/2022 2:17 PM
78	Over development. It reminds me of development patterns out West.	6/9/2022 1:37 PM
79	Cost of living is up	6/9/2022 11:21 AM
80	Development and clearing of forest corridor is ridiculously fast near Boston branch / Flipper Bend area. There are NO protections for this last bastion of wild that connects to our Cumberland trail. Trash and litter is huge issue as well.	6/9/2022 10:30 AM
81	Solitude, peace is gone. Too many people.	6/9/2022 10:13 AM
82	There have been some significant negative road conditions on front side of mtn, W road and Roberts Mill Road that have caused the roads to be temporarily closed while repairs were made. I am concerned that the infrastructure of the roads has not been kept up and these issues will continue, impacting daily commutes in a negative way in terms of time spent in traffic. Also the future integrity of the roads from a safety standpoint is a big concern.	6/1/2022 9:49 AM
83	Too much residential growth without infrastructure (i.e. dining grocery etc)	5/28/2022 7:51 PM
84	many subdivisions have been put in with no improvement to the roads to handle the extra traffic.	5/26/2022 9:53 PM
85	Seemingly uncontrolled building bringing in more traffic than the roads were designed for, increased traffic and loss of natural areas.	5/26/2022 8:47 PM
86	New subdivisions and not enough planning for the increased traffic, water runoff.	5/26/2022 7:01 PM
87	The rate of development is moving large amounts of people to the mountain. This is causing overcrowding and will only get worse.	5/26/2022 5:45 AM
88	The amount of residential development that does not seem to take into consideration the environment, existing community, infrastructure, and what is lost by building more and more homes and subdivisions.	5/25/2022 1:59 PM
89	Additional traffic, loss of businesses, decline in quality of town government	5/25/2022 10:50 AM
90	Lack of choices for dining, grocery shopping	5/24/2022 10:28 PM
91	Too many housing developments! Roads are more crowded! There was one day this past month that we cannot even get off the mountain! If a medical emergency we would've had to been airlifted! We expect our leaders to plan affectively for our future and to prevent issues such as that.	5/24/2022 8:05 AM
92	Traffic	5/24/2022 1:38 AM
93	New development is causing overcrowding in general.	5/23/2022 9:38 PM
94	Influx of new developments/people. I don't think the respect the area like the people who have lived up here a long time.	5/23/2022 9:00 PM
95	Overdevelopment.	5/23/2022 3:02 PM
96	Traffic issues	5/23/2022 7:44 AM
97	Too much unbridled development. Waaaay too much traffic for the available infrastructure.	5/22/2022 10:30 PM

Walden's Ridge Area Plan Survey

98	Too many people. And, too many people who want to change us into another Ooltewah.	5/22/2022 10:25 PM
99	Too much development...destruction of land for new subdivisions	5/22/2022 8:29 PM
100	Too much development too quickly. Control it and the quality of persons	5/22/2022 6:12 PM
101	The area is getting too many people and the schools are have gone down hill too much	5/22/2022 4:21 PM
102	Too many new developments and deterioration of roads	5/22/2022 4:02 PM
103	Too much development	5/22/2022 4:01 PM
104	Houses are being added with no additional infrastructure, particularly road capacity on/off the mountain. In addition, the public schools are clearly declining in quality, forcing many of us to consider expensive private schools that are mostly a significant distance away.	5/22/2022 3:22 PM
105	Everything is so expensive as far as shopping and buying a house	5/22/2022 2:45 PM
106	Fewer restaurants more traffic	5/22/2022 2:12 PM
107	Too many new neighborhoods, more traffic, infrastructure not keeping up.	5/22/2022 1:24 PM
108	Services have not kept pace with development. The limited stores/gas was fine before the boom as it met needs. We keep building houses and stifling the retail that those houses need.	5/22/2022 9:54 AM
109	Too many new housing developments.	5/21/2022 9:35 PM
110	Volume and high speed of traffic. Excess roadside trash	5/21/2022 6:19 PM
111	Too much development we moved up here to get away from development	5/20/2022 9:49 PM
112	Too much new housing construction on small lots. Builders trying to cram as many houses as possible on small parcels of land.	5/20/2022 7:48 PM
113	Fewer choices of restaurants. High price of groceries.	5/20/2022 1:22 PM
114	Too much development that is not well planned or coordinated. Condition of roads, especially on & off the Ridge. Lack of a cohesive plan for all the Ridge — especially concerned about stormwater runoff & wastewater.	5/20/2022 10:12 AM
115	Too much development.	5/20/2022 7:14 AM
116	Road conditions. Increased traffic up/down mtn Heavy construction traffic on fragile roads	5/19/2022 4:09 PM
117	Increased traffic/home development without the necessary increase in infrastructure. Our roads, food or retail options have not kept up with the pace of development.	5/19/2022 12:52 PM
118	Too many new housing developments Schools can't support this volume	5/19/2022 11:36 AM
119	Unrestricted development; traffic capacity of roads; poor infrastructure	5/19/2022 11:23 AM
120	Too much housing/subdivision development. Not enough restaurants on the mountain.	5/19/2022 8:00 AM
121	To many new subdivisions	5/19/2022 7:41 AM
122	Traffic is much heavier due to so many new developments near the back of the mountain	5/19/2022 7:02 AM
123	The roads do not support the traffic. Groceries are too expensive up here. We need more options.	5/19/2022 5:35 AM
124	To much development-we look like LOSANGELES VERY SOON	5/19/2022 5:20 AM
125	Roads, traffic, people not taking care of their property , some people using front yards like a backyard/play yard with trampolines, swing sets etc in front.	5/18/2022 11:19 PM
126	Over improved with an apparent lack of an actual plan for growth beyond pleasing developers.	5/18/2022 10:21 PM
127	Top much development	5/18/2022 9:34 PM
128	Too much development	5/18/2022 9:17 PM
129	Area is being overdeveloped without regard to um impact on traffic, schools, and beauty of area.	5/18/2022 9:06 PM

Walden's Ridge Area Plan Survey

130	limited shopping and dining	5/18/2022 9:05 PM
131	Over growth. Construction traffic. Over crowding. Lack of zoning / ordinances.	5/18/2022 8:58 PM
132	The presentation of the area. Lots of homes have become cluttered with trash and junk cars. It really hurts the look of the area.	5/18/2022 8:33 PM
133	Increased traffic, new high density tract home style developments	5/18/2022 7:52 PM
134	Too many new homes, destruction of woodlands, failing to increase infrastructure to account for the additional homes and traffic	5/18/2022 7:51 PM
135	Development is out of control with subdivisions. No plan for traffic control. No real grocery store to speak of but tons of houses continue to be permitted by Hamilton county.	5/18/2022 7:44 PM
136	Too many houses being thrown up with traffic speed and disrespect for speed limits or driving laws. It's getting too overcrowded for some of us that have lived here 30+ years. Our roads are taking damage from so much traffic, especially the W Road.	5/18/2022 7:44 PM
137	Too many people and developments. I have lived here since 1991 and I am 36 now & the small town feel is gone.	5/18/2022 7:35 PM
138	Less restaurant options, more traffic, bigger class sizes.	5/18/2022 7:27 PM
139	I feel like we have lost a little of the strong sense of community we once had.	5/18/2022 6:47 PM
140	All the residential building is out of control which has also caused the traffic volume	5/18/2022 6:07 PM
141	Too much development, too much traffic, increased crime, increased cost of living.	5/18/2022 5:49 PM
142	Way too much development with resultant increased traffic volumes on our already stressed roads.	5/18/2022 5:49 PM
143	Unabated residential development and poor planning is causing stress on the schools. Also this mountain cannot handle the septic presently on it.	5/18/2022 5:49 PM
144	Increased traffic volumes have lead to more difficulty getting on/off the mountain efficiently. Roads are often closed due to wrecks or vehicles being stuck. This has become much more of an issue over recent years with continued development. There is also concern that the schools are becoming overcrowded and the quality will likely become impacted.	5/18/2022 5:21 PM
145	There is zero control on development. Developers are ruining Walden one cookie cutter house at a time.	5/18/2022 5:13 PM
146	New construction has caused too much traffic. Constant Signal Mtn. tax hikes make the area unaffordable.	5/18/2022 4:56 PM
147	Lack of urban planning with little to no regards for the environment , water quality and green space.	5/18/2022 4:44 PM
148	Too many cars and lack of areas being preserved for parks. More concern given to developing areas without thought for the future. Rapidly becoming just urban sprawl without a central area for shopping and sidewalks to get there.	5/18/2022 4:37 PM
149	Too much growth	5/18/2022 4:37 PM
150	Increased population without proper infrastructure to support it: roads, sewer,	5/18/2022 4:34 PM
151	Roads, water lines, and town website are antiquated.	5/18/2022 4:18 PM
152	Too much development straining our resources and roads	5/18/2022 4:02 PM
153	There is so much more traffic than when we moved here. It's gotten Treacherous pulling out from side roads onto Taft like at Hollister and Taft with the Dollar G & Mapco traffic. Need something there to slow things down like a traffic light. Speeding cars on side streets especially In unincorporated county is a problem.	5/18/2022 3:40 PM
154	Housing developments without addressing unsafe/unstable, routinely blocked road routes, schools at capacity, septic runoff	5/18/2022 2:59 PM
155	Heavy residential development, traffic volume increased, and construction vehicles clogging and damaging the roadways.	5/18/2022 2:46 PM

Walden's Ridge Area Plan Survey

156	look around; every inch is being developed or about to be	5/18/2022 2:29 PM
157	Overdevelopment	5/18/2022 2:09 PM
158	Traffic volumes have increased immensely, and steps haven't been taken to make the area more walker/bike friendly. Many buildings stand empty, more needs to be done to attract businesses.	5/18/2022 12:30 PM
159	Traffic and over building	5/18/2022 12:12 PM
160	Too much development and as a result, traffic. Schools are full or near capacity. No school(s) planned for UHC that I am aware of. Very poor town management the past 7/8 yrs. Hoping a new town manager will move SM forward. SM does have several excellent council members at present.	5/18/2022 11:54 AM
161	SMMHS has drastically declined in quality (too crowded, too "woke")	5/18/2022 11:44 AM
162	Stories from long time residents regarding water quality reports; also increased housing since we moved 3 years ago has led to increased traffic	5/18/2022 11:33 AM
163	Pratt homes is destroying the woods and throwing up poorly built homes.	5/18/2022 11:29 AM
164	Too much new construction, loss of green space and trees More cars, trucks, and people than community can handle	5/18/2022 11:27 AM
165	Increase in traffic and noise	5/18/2022 11:16 AM
166	Way too much traffic	5/18/2022 11:08 AM
167	Too much new home growth	5/18/2022 11:06 AM
168	Lack of commercial development and continued raising of taxes!	5/18/2022 10:54 AM
169	Too much construction and damage to roads coming up the mountain. No masterplan or growth management in place	5/18/2022 10:44 AM
170	Na	5/18/2022 10:36 AM
171	Unbridled growth, increased traffic, loss of greenspace	5/18/2022 10:27 AM
172	Too many new homes, which means more traffic, which means more wear and tear on the roads that aren't meant to have that much traffic. Then it seems people moving here because of the quality of life miss the convenience of having a Target, etc a few minutes away so then they want all of that kind of thing on the ridge. But the thing is when you move up here you know that those things aren't available and that's part of living here... having to go down the mtn to have access to some of those things and that's probably what drew you here to begin with.	5/18/2022 10:27 AM
173	Loss of wilderness areas for the sake of the wild (not "planned" outdoor areas); quiet rural nature and sense of shared community is disappearing. Developers plow down all the trees in new subdivisions to save time and money, Gray Hawk is an excellent example of this. Schools are at capacity, teachers are overwhelmed. The planning agency is rubber stamping developments without being realistic about the limits / costs of additional infrastructure. The mountain is being treated like Ooltewah / East Brainerd and due to geography cannot and should not be treated as such. Roads to access the mountain are not designed for heavy traffic, and speeding and reckless driving is becoming more of an issue. We do not let children or pets play in the water here (creeks / Rainbow Lake) because of the contamination from septic runoff. I did not move to this mountain to shop, eat out, or be entertained. I moved here because it was a small, safe, friendly, beautiful community with a sense of community, and great schools. Those other things can be easily accessed with a 10-15 minute drive off of the mountain.	5/18/2022 10:06 AM
174	The continued unchecked development has led to increase erosion of soil into our waterways due to lack of sufficient BMPs to mitigate the soil loss. In addition, the septic systems are not working properly allowing sewage water to flow into our creeks/streams and contaminating the water. The volume traffic is much higher due to the additional vehicles and delivery trucks traversing the ridge supporting the many new housing developments. Walden Ridge's inherent infrastructure can support only so much traffic with the existing roads.	5/18/2022 9:32 AM
175	As an employee at one of the local schools the amount of incoming students is concerning	5/18/2022 8:27 AM

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with our current infrastructure. Both elementary schools are now at capacity. This has led to increased class sizes and workload on staff. Also large new communities being built without the infrastructure to support them. Are developers contributing to solving some of the issues with large development like road capacity, ensuring green space, etc.

176	Overdevelopment and excessive unaffordable housing . The clear cut of the trees is deplorable!	5/18/2022 8:13 AM
177	The traffic volume has increased exponentially which affects the quality of our roads and creates safety issues as well. Not happy with all the developments being allowed to go up on the mountain.	5/18/2022 7:56 AM
178	I believe development is causing roads to flood and deteriorate at a faster rate. The traffic increase is ridiculous and makes me worry about my kids riding bikes to the pool from our street 1/2 mile away. The cars speeding through school zones is a problem.	5/18/2022 7:53 AM
179	We have lived here for 4 years, so, some would say we are part of the problem. There has been a great deal of growth even in the last couple of years. I think we need to be really aware that too much growth is not sustainable for Walden's Ridge nor is it beneficial to the natural beauty that draws people here. I'm not saying don't let people move here/don't build. I am just saying be smart about it.	5/18/2022 7:51 AM
180	Overpopulated and poor infrastructure.	5/18/2022 7:46 AM
181	There is too much rapid growth. It is not sustainable for the future.	5/18/2022 7:31 AM
182	Traffic conditions.	5/18/2022 7:20 AM
183	The loud, selfish and obnoxious resistance to any and all change up here is just the stupidest most short sighted ignorant and embarrassing behavior imaginable. It's made me lose respect for an awful lot of people up here. Communities grow and develop. Change occurs everywhere, every year. It's inevitable. Adding new businesses will not "turn us into Gunbarrel Road" like some idiots screech. Stop behaving like nasty ugly trolls who want all newcomers to go away. What a lousy disgusting reflection on our community. I no longer describe Signal as a warm welcoming place when people ask - because it's NOT. I love my home and have spent decades working on it and making a comfortable life here, so I'm not leaving, but if I could, I probably would.	5/18/2022 6:49 AM
184	Unbridled growth with very little land management, the lots are being overbuilt.	5/18/2022 6:04 AM
185	Too much development, road issues	5/18/2022 5:52 AM
186	MUCH more clear cutting of areas for development and constant construction traffic.	5/18/2022 5:18 AM
187	Too much development without consideration of impact on infrastructure (i.e. roads, etc)	5/18/2022 2:01 AM
188	Increases in road traffic, road trash, wear-and-tear on roads and increases of crazy drivers	5/18/2022 12:01 AM
189	Schools are getting crowded and I feel that my younger kids will continue to face overcrowding as long as the subdivisions keep being built. The things that attract people to the mountain is gone now.	5/17/2022 11:20 PM
190	Irresponsible growth and destruction by greedy developers and Hamilton County officials are ruining the beauty and character of this mountain. We are now seeing traffic congestion, noise, litter, light pollution, rising crime rates, polluted streams and creeks, loss of trails, wildlife, tree canopy and everything that made this a safe and peaceful place to live.	5/17/2022 10:31 PM
191	Too many house development	5/17/2022 9:54 PM
192	The overdevelopment of housing without replacement of demolished trees has really affected the aesthetic that we fell in love with.	5/17/2022 9:53 PM
193	Too much traffic for the roads has made it more dangerous to drive, especially up down the mountain.	5/17/2022 9:53 PM
194	The rapid, unchecked development of new homes	5/17/2022 9:22 PM
195	Road conditions deteriorated Growth has taken over the wilderness areas that provided a sanctuary for so many animals and public relaxation.	5/17/2022 8:56 PM
196	Over development, loss of natural areas, damage to our roads, wildlife, and loss of trees.	5/17/2022 8:49 PM

Walden's Ridge Area Plan Survey

197	Too much growth and too fast.	5/17/2022 7:13 PM
198	The area has lost its rural feeling with the amount of traffic and development.	5/17/2022 5:56 PM
199	Too much development too quickly	5/17/2022 4:13 PM
200	Too much development.	5/17/2022 3:24 PM
201	They are over building for the area and infrastructure in place. The roads can't stand this amount of traffic and the environmental impact is going to surpass comprehensive reports.	5/17/2022 3:10 PM
202	Too many subdivisions	5/17/2022 2:22 PM
203	It's far more crowded, I can no longer walk on my street safely, traffic is a problem.	5/17/2022 1:53 PM
204	Traffic and speeding vehicles especially construction trucks and trailers on Taft Highway heading for new developments in the county but also speeders in Walden neighborhoods. Trucks getting stuck on the W road	5/17/2022 8:48 AM
205	The pace of new development and the increase in density of population is faster and greater than the capacity of the infrastructure. The Taft Highway corridor as well as the W-Road and Roberts Mill Road are not able to handle the rapidly increasing amount of traffic. New developments have added to the traffic problem and the problem of storm water runoff from the Walden's Ridge watershed. Small residential lots create problems for safe and clean septic facilities since there is no public sewer beyond the Town of Signal Mountain.	5/13/2022 9:53 AM
206	Too much development.	5/12/2022 6:18 PM
207	I believe that the cost of living coupled with a Signal Mountain Town Council that has no clue what they're doing has caused an issue. This isn't new, but the current Council is the worst I've seen. They listen to a small contingent of citizens who would put a gate at the top of the mountain if they could.	5/12/2022 3:03 PM
208	Way too much developments, and way too fast a pace of new residents entering	5/12/2022 1:23 PM
209	More houses means a lot more traffic. So many houses are being built on relatively small lots. Our roads are not designed for high volume traffic.	5/12/2022 1:12 PM
210	TRAFFIC!	5/12/2022 11:54 AM

Walden's Ridge Area Plan Survey

Q8 If you answered "improved," why do you believe the area has improved?

Answered: 34 Skipped: 469

#	RESPONSES	DATE
1	McCoy property community usage	6/27/2022 11:50 AM
2	N/A	6/24/2022 3:52 PM
3	N/A	6/23/2022 12:17 PM
4	Pruetts Grocery	6/17/2022 8:41 PM
5	n/a	6/15/2022 11:16 AM
6	Quality of stores and new family influx	6/15/2022 10:44 AM
7	N/a	6/14/2022 9:59 AM
8	N/A	6/13/2022 11:18 AM
9	Grocery has improved. Basic services have improved.	6/11/2022 5:26 PM
10	The area I see that has improved is Fire Stations and beautification along Taft. Love McCoy trails and farms. Improving all the time. Road work and fixing Robert Mill has improved. There are many good things on SM.	6/11/2022 11:44 AM
11	Getting city water	6/10/2022 5:25 PM
12	Our property values have increased, and we are very little turnover in our neighborhood. There is no opportunity for further development in our neighborhood. However, the neighboring development has constant construction noise and they have taken over what was once wonderful hiking trails. I though maybe they would try to at least preserve the trails, but I was very wrong.	6/10/2022 7:40 AM
13	Na	6/10/2022 6:37 AM
14	Na	6/9/2022 6:56 PM
15	How do you improve on what we have, other than keep it looking and working well.	6/9/2022 5:43 PM
16	The only improvement is McCoy Farms and all attention seems to have turned toward it and forgotten about the pumpkin patch.	6/9/2022 4:37 PM
17	Great safe place to live	5/28/2022 7:50 PM
18	Jee Davis is Mqyor with more down to earth strategy, dark sky light pollution ideas, hemlock preservation ideas, good planning for future...shutting down the Lines Orchid development project.	5/24/2022 7:12 AM
19	Additional fire station service, enhanced public works department	5/22/2022 7:36 PM
20	Pruetts underwent a big update and mayfly opened. Younger families have moved in!	5/22/2022 1:59 PM
21	Pruetts as a community center for families.	5/22/2022 10:10 AM
22	N/a	5/20/2022 7:14 AM
23	Having access to the McCoy property	5/18/2022 7:09 PM
24	It hasn't!	5/18/2022 10:54 AM
25	Not	5/18/2022 10:44 AM
26	Na	5/18/2022 10:36 AM

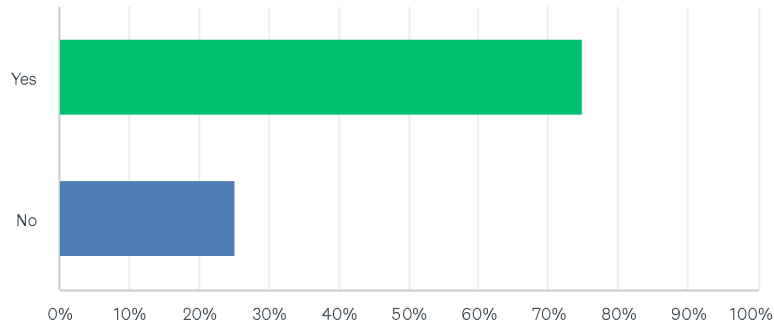
Walden's Ridge Area Plan Survey

27	Younger families moving in. Community involvement has improved.	5/18/2022 9:05 AM
28	.	5/18/2022 8:13 AM
29	Diversity of folks who have moved here although we would like to see more individuals of color.	5/18/2022 7:25 AM
30	I think the schools have made a big improvement. They create some unity and a strong bond among our citizens. And personally I love that there are always new families moving in. The world is a large and diverse place and knowing and living alongside all types is good for us as humans. I have loved meeting the new folks moving into my neighborhood as older folks have passed away or moved on.	5/18/2022 6:49 AM
31	Roads in Walden are improved Curbside recycling Dog Park for young families McCoy Park finally opened Improved playgrounds	5/17/2022 10:26 PM
32	The housing has improved the area	5/17/2022 8:59 PM
33	Expansion of parks and trails	5/17/2022 6:54 PM
34	Development of McCoy property, Pumpkin Patch, trails on side of mountain	5/17/2022 1:31 PM

Walden's Ridge Area Plan Survey

Q9 Does the Walden's Ridge area offer the housing and services to allow you to age in place (continue to live in the area) if you choose to do so in the future?

Answered: 497 Skipped: 6

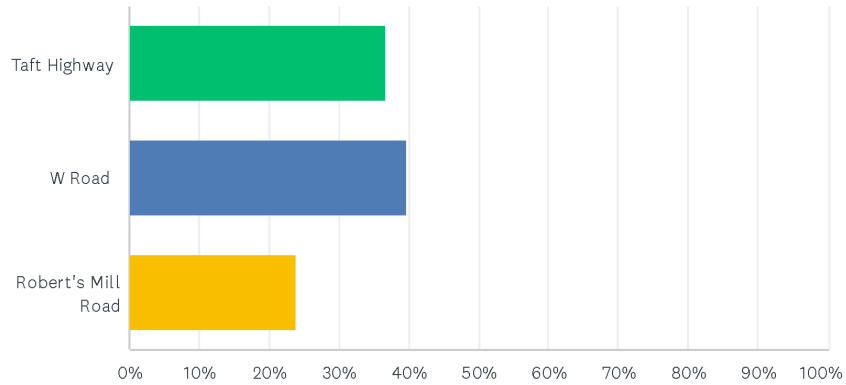


ANSWER CHOICES	RESPONSES	
Yes	74.85%	372
No	25.15%	125
TOTAL		497

Walden's Ridge Area Plan Survey

Q10 What is your preferred path to get up and down Walden's Ridge?

Answered: 503 Skipped: 0

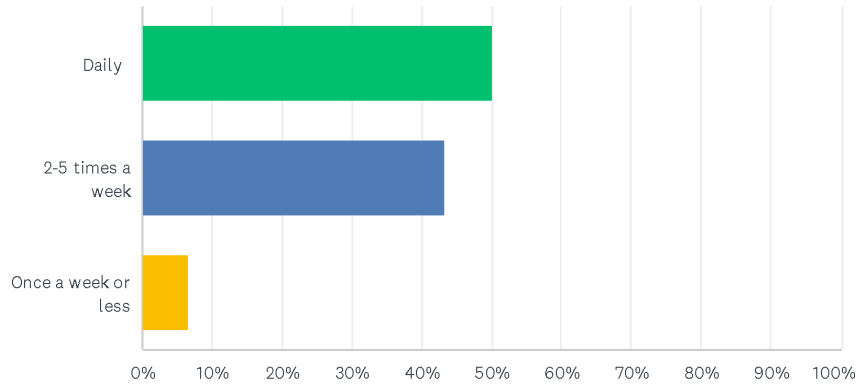


ANSWER CHOICES	RESPONSES	
Taft Highway	36.58%	184
W Road	39.56%	199
Robert's Mill Road	23.86%	120
TOTAL		503

Walden's Ridge Area Plan Survey

Q11 How often do you travel up and down Walden's Ridge?

Answered: 502 Skipped: 1

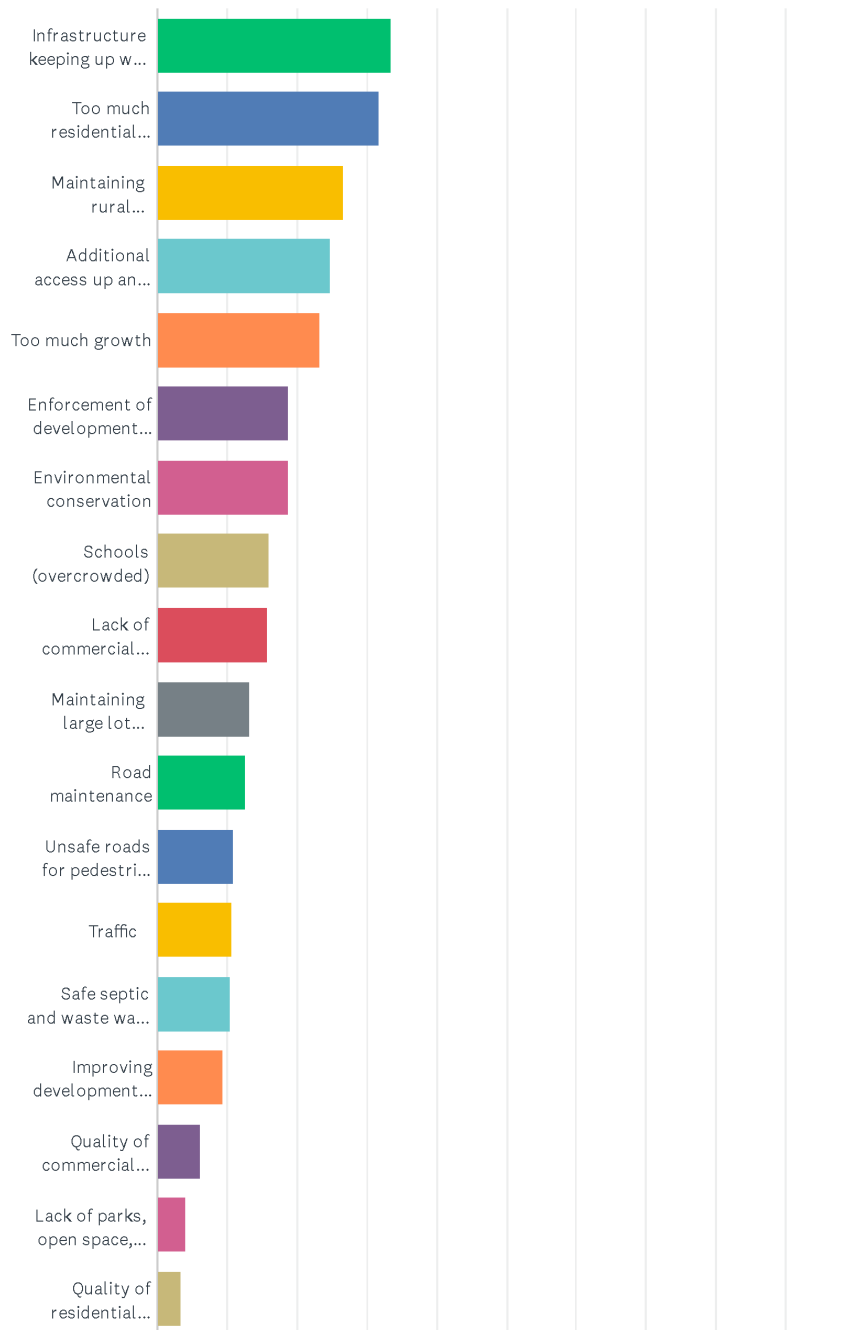


ANSWER CHOICES	RESPONSES
Daily	50.20% 252
2-5 times a week	43.23% 217
Once a week or less	6.57% 33
TOTAL	502

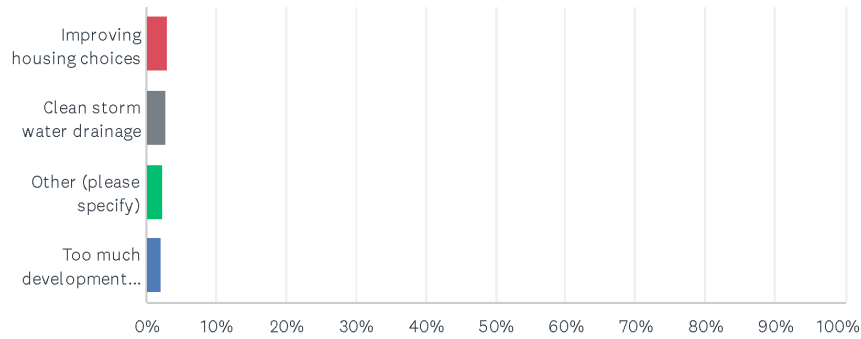
Walden's Ridge Area Plan Survey

Q12 What would you say are the most critical issues facing the unincorporated areas of Walden's Ridge today? Pick 3

Answered: 503 Skipped: 0



Walden's Ridge Area Plan Survey

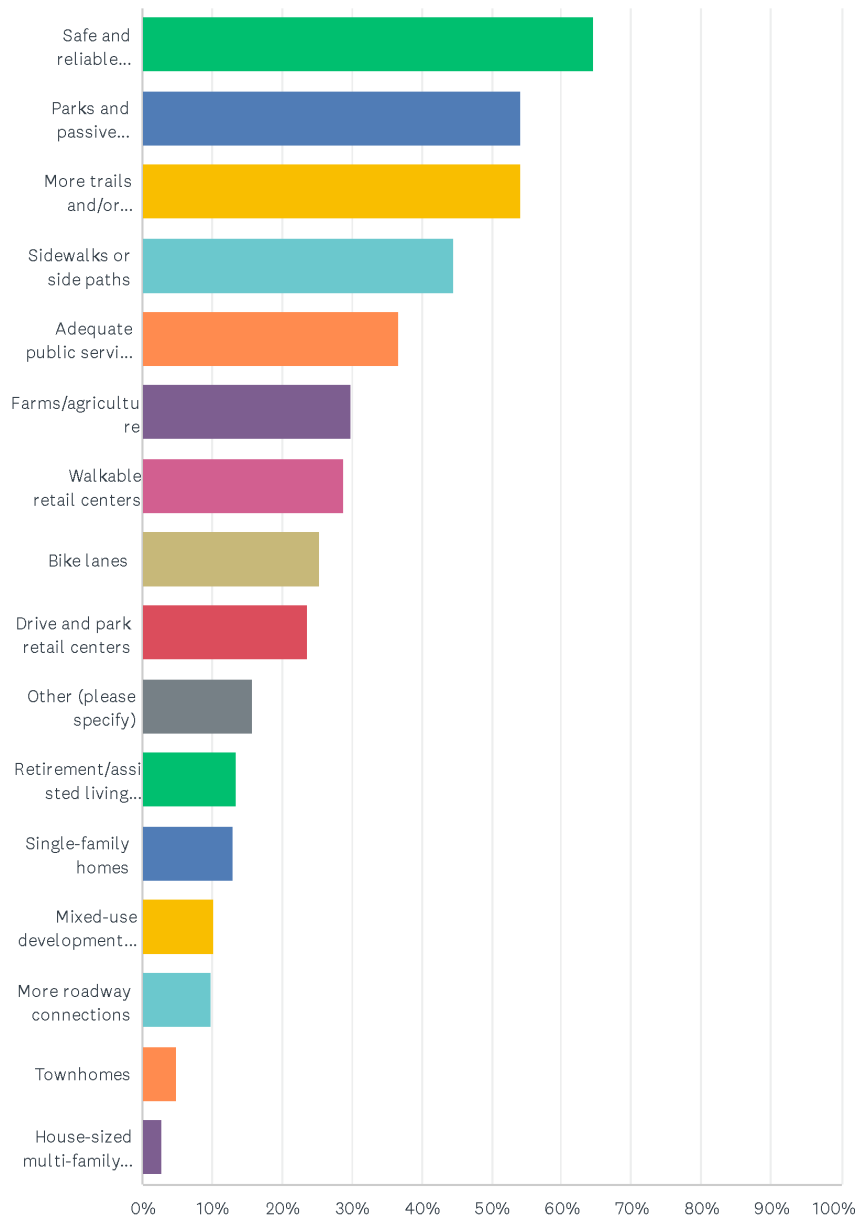


ANSWER CHOICES	RESPONSES	
Infrastructure keeping up with growth	33.40%	168
Too much residential development / density	31.81%	160
Maintaining rural character/green space/identity	26.64%	134
Additional access up and down the mountain	24.65%	124
Too much growth	23.26%	117
Enforcement of development regulations	18.69%	94
Environmental conservation	18.69%	94
Schools (overcrowded)	15.90%	80
Lack of commercial development	15.71%	79
Maintaining large lot residential character	13.32%	67
Road maintenance	12.52%	63
Unsafe roads for pedestrians and cyclists	10.93%	55
Traffic	10.74%	54
Safe septic and waste water disposal	10.54%	53
Improving development regulations	9.34%	47
Quality of commercial development	6.16%	31
Lack of parks, open space, recreation	3.98%	20
Quality of residential development	3.38%	17
Improving housing choices	2.98%	15
Clean storm water drainage	2.78%	14
Other (please specify)	2.39%	12
Too much development regulation	2.19%	11
Total Respondents: 503		

Walden's Ridge Area Plan Survey

Q13 Which of the following types of development would you like to see more of in the unincorporated areas of Walden's Ridge? Pick 5

Answered: 503 Skipped: 0



Walden's Ridge Area Plan Survey

Q14 Over the next 10 years, what would you like to see added to, or improved, on Walden's Ridge?

Answered: 388 Skipped: 115

#	RESPONSES	DATE
1	Restaurants/ grocery store	6/28/2022 3:53 PM
2	A good quality grocery store like Pruetts or Publix or Wholefoods. Restaurants and shops	6/28/2022 1:00 PM
3	Park maintenance	6/28/2022 12:15 PM
4	Destination resort, more restaurants, parks and recreation activities.	6/28/2022 10:48 AM
5	For the planning commission to not abuse the area as a cash cow to line their pockets. They've shown what an amazingly poor job they've done as stewards of the land and taking into consideration the valid concerns of residents in places such as East Brainerd, Apison, and Ooltewah. Now that they're exhausting those areas, they're coming for Walden's Ridge.	6/28/2022 8:32 AM
6	Artificial turf Mixed use playing surface for high school field football, soccer, lacrosse ect	6/27/2022 11:50 AM
7	I would like to see the good maintenance of what we already have continued, rather than more development and "added amenities".	6/26/2022 9:45 AM
8	Bike paths and less development overall	6/25/2022 3:06 PM
9	focused preservation of trails and green spaces	6/25/2022 10:11 AM
10	A larger and more affordable grocery store and a retail center that includes restaurants and other services. This should be developed with aesthetics as a key design element. Such a development should be hidden behind berms with minimal signage.	6/25/2022 10:10 AM
11	Retail/entertainment/grocery	6/25/2022 7:58 AM
12	Improve roads to allow for safe cyclist access and add sidewalks for safe walker access	6/25/2022 6:39 AM
13	I do not think that there are adequate roads to support all of the new planned developments	6/25/2022 6:37 AM
14	Conservation development and improved infrastructure.	6/24/2022 6:52 PM
15	Development regulation	6/24/2022 3:52 PM
16	More services, such as more diverse grocery store options and more quality restaurants.	6/24/2022 2:17 PM
17	More restaurants	6/24/2022 12:09 PM
18	More struck control of lot sizes/development	6/24/2022 10:50 AM
19	emergency planning and limiting growth to match current problems	6/24/2022 7:52 AM
20	Trail improvements	6/23/2022 6:57 PM
21	GROCERY STORE & RESTAURANTS	6/23/2022 1:39 PM
22	More on-mountain dining options and grocery stores	6/23/2022 12:17 PM
23	Conservation efforts being applied. We are losing the beauty and tranquility of Walden Ridge	6/23/2022 12:08 PM
24	Roundabout at Taft Hwy & Anderson Pike. Village concept for the town of Walden town center.	6/23/2022 9:35 AM
25	Rural character	6/23/2022 8:28 AM
26	land protection from development	6/23/2022 7:29 AM
27	Sidewalks	6/23/2022 6:39 AM
28	Make Taft Highway safer.	6/22/2022 2:09 PM

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29	I would like to see more land become legally protected from residential and commercial development, better road maintenance to account for increased traffic, more focus on outdoor recreation needs. When developing new businesses, it would be great if that could happen on land that has already been developed (e.g., where the McDonald's used to be) instead of deforesting more land.	6/22/2022 1:22 PM
30	Much less development, especially homes and pavement. No more clear-cutting. More public recreational trails, especially in the unincorporated areas with lots of woods. Add nature/wildlife preservation areas protected from development.	6/22/2022 1:21 PM
31	Speed enforcement.	6/22/2022 6:42 AM
32	Get rid of the greedy developers. No new construction on undeveloped lands! Build commercial/ residential housing together on existing developed and run down spaces	6/21/2022 6:27 PM
33	More options for retired/senior living	6/21/2022 1:50 PM
34	I like what I've seen in the Walden Town center plan. I am concerned either amount of development, particularly with dense subdivisions. A lot of land is essentially being clear cut. The beauty of this mountain is in danger, especially in the county which seems to have little concern about the environmental impact, especially when it comes to wastewater and storm water issues.	6/21/2022 1:37 PM
35	A planned restaurant area with multiple choices.	6/21/2022 8:14 AM
36	affordable dining and groceries	6/20/2022 4:38 PM
37	Restaurant and affordable grocery	6/20/2022 4:05 PM
38	Dining choices	6/20/2022 3:31 PM
39	Grocery Store and Restaurants	6/20/2022 1:25 PM
40	Slower rate of residential development and adequate infrastructure for the amount of residential growth that has already occurred.	6/20/2022 11:20 AM
41	The road maintenance, and to have permit only access for residence to use the W- with a Gate- or high level fines for any mis-use of the W road.	6/19/2022 7:59 PM
42	Adequate infrastructure ahead of demand/ need (not have to play catch up).	6/19/2022 11:03 AM
43	Safe and reliable roadway access up/down the mountain, Commercial development to bring access to services and jobs to the ridge, safe paths for children	6/19/2022 6:07 AM
44	Maybe a nice restaurant/bar added but not essential.	6/18/2022 9:37 AM
45	Golf	6/18/2022 7:49 AM
46	Another Grocery store with better prices family type restaurants Modern fitness center More trails / parks. Stop cutting trees & adding homes. The schools & infrastructure cannot handle more growth!	6/17/2022 11:41 PM
47	More enforced guidelines about property that perks well for septic tank installation. Cleaner streams and ponds. And please stop cutting down all the woods.	6/17/2022 8:41 PM
48	Infrastructure to keep pace with development.	6/17/2022 3:40 PM
49	Less growth	6/17/2022 8:00 AM
50	Access to the Brow	6/16/2022 10:04 AM
51	Access up the mountain and maintaining rural environment.	6/16/2022 9:50 AM
52	Increased sidewalks or bike lanes along Sawyer and Corral Roads, and more public park space....less residential development.	6/15/2022 5:43 PM
53	I would like to see a land use plan put in place that our ridge can tolerate. Things like perk, water run off, safe roads, over crowd schools are all thing to take in to consideration when planning on how land can be used in the future. If you chose to live out in the sticks do not try and fill it up with bricks.....That is my tag line :) I'm not trying to be unreasonable about future growth I just want to be responsible and yes, I would like to error on the side of caution and not over build.	6/15/2022 3:55 PM

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54	Easier access to grocery shopping	6/15/2022 12:24 PM
55	Regulated and controlled development in line with the available infrastructure - 1. Roads 2. Preserve the semi-rural character that brought people here in the first place or caused them to remain here.	6/15/2022 11:16 AM
56	Grocery store	6/15/2022 10:44 AM
57	more schools to avoid overcrowding, more marked and connected trails, better quality roads to get up/down the mtn	6/15/2022 9:09 AM
58	Full time emergency services and access; additional nice dining restaurants; additional assisted living	6/15/2022 8:53 AM
59	10 acre minimum lot restriction on all new developments.	6/14/2022 5:37 PM
60	Slower traffic flow (enforced speed limits), sidewalks, handicap accessible trails.	6/14/2022 4:00 PM
61	Keep it's natural beauty and not overdevelop the land.	6/14/2022 2:20 PM
62	Maintain low housing density. Better septic/sewer regulations and enforcement	6/14/2022 11:22 AM
63	Additional school, Grocery store(s), fitness center, liquor store, road maintenance improvements.	6/14/2022 10:35 AM
64	Identify and plan a 'central' area to call the town, and build around it, on to draw in infrastructure/commerce to sustain/keep up with the inevitable decades of growth to come.	6/14/2022 9:59 AM
65	Restaurants	6/13/2022 8:20 PM
66	Another grocery store and US127 repaired beyond bandages and improved drainage. Traffic lights to control W road when traffic gets heavy and a traffic light at Taft & Anderson Pike as well.	6/13/2022 2:05 PM
67	More environmental areas and less housing development.	6/13/2022 12:46 PM
68	Better roads, more restaurants, less housing development	6/13/2022 12:29 PM
69	Bike trails for recreational use.	6/13/2022 11:18 AM
70	redo roberts mill road, a straight shot from the road creek washout to u.s. 27, dayto pike	6/13/2022 10:40 AM
71	No more housing construction on the mountain, maitenance of existing infrastructure, taking care of the environment	6/13/2022 10:03 AM
72	I want improved planning for the unincorporated area and less dense residential development.	6/13/2022 7:55 AM
73	restaurants would be nice - sewer access for all signal mtn residents, etc. (I have a few rentals in the town limits and also out of town limits)	6/13/2022 7:46 AM
74	Open space and more agriculture.	6/12/2022 7:44 PM
75	We need a grocery store.	6/12/2022 7:12 PM
76	Better planning generally as to growth and roads	6/12/2022 3:19 PM
77	I think development needs to be held in check with an eye towards environmental concerns and maintaining the rural/open character of the mountain.	6/12/2022 7:52 AM
78	The reopening of Sawyer elementary or incorporate another small elementary school for the north eastern part of Walden's highway ridge, (Corral Rd., Sawyer Road, etc) there are enough residential developments in this area (current and upcoming) comprised of single-family homes that could easily support another small elementary school on the ridge And take away from the potential overcrowding at the current Signal Mountain middle and high school	6/11/2022 10:11 PM
79	Responsible development that doesn't threaten the natural characteristics of the Mtn. Sewage washing into creeks, heavy traffic need to be addressed.	6/11/2022 5:26 PM
80	Biking lanes on roads, walking paths.	6/11/2022 12:21 PM
81	Restaurant	6/11/2022 11:44 AM
82	Restrictions on housing developments and reduce loss of natural beauty.	6/11/2022 11:08 AM

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83	Development of Line's orchids to include market of some sort; sidewalks on Timesville Road; extension of sidewalk on James Blvd to end at Taft; expansion of schools to accommodate growing population. Connection of Taft to Shackelford Ridge/schools	6/11/2022 8:29 AM
84	More area dedicated for parks, trails, and passive recreation.	6/10/2022 8:50 PM
85	Grocery store and other retail stores	6/10/2022 8:15 PM
86	Another grocery store.	6/10/2022 8:09 PM
87	Competitive grocery/ gas options. More than one option off the back of the mountain.	6/10/2022 7:35 PM
88	Better emergency ambulance coverage	6/10/2022 7:30 PM
89	Improved roads	6/10/2022 6:42 PM
90	Safe walking & biking, address speeding	6/10/2022 5:44 PM
91	Possible grocery store	6/10/2022 5:25 PM
92	Grocery store	6/10/2022 5:23 PM
93	Sidewalks along main roads and improve drainage.	6/10/2022 5:14 PM
94	A definite commitment to specific lot size of 2-3 acres.	6/10/2022 4:39 PM
95	An affordable grocery store would be nice. Pruetts is awesome, but I am unable to do my regular weekly shopping there.	6/10/2022 4:02 PM
96	Sidewalk along Taft or bike lane for kids to travel on, safe, well-maintained roads up and down the mountain, less new neighborhoods.	6/10/2022 3:26 PM
97	Less development	6/10/2022 12:22 PM
98	An additional road up the mountain and an affordable grocery store.	6/10/2022 10:54 AM
99	I would love to see our community become more accessible for bikers and runners, recreational upkeep of trails and use of green space for the enjoyment of our natural areas.	6/10/2022 7:40 AM
100	There should be more commercial/retail development to allow for good restaurants and grocery stores.	6/10/2022 7:30 AM
101	Natural gas service	6/10/2022 7:08 AM
102	Sewer Modernized retail space with improved restaurant options	6/10/2022 6:54 AM
103	Publix	6/10/2022 6:37 AM
104	Interconnected trail systems	6/9/2022 9:53 PM
105	Availability on natural gas.	6/9/2022 9:25 PM
106	Encourage old couples with no families to move out and make room for family growth	6/9/2022 8:55 PM
107	More public parks.	6/9/2022 8:25 PM
108	Grocery store and a baseball field(s)	6/9/2022 8:16 PM
109	Transportation for seniors who cannot or should not drive anymore.	6/9/2022 8:10 PM
110	Additional roads up the mountain that would be a quick route. A lane for cyclists (can be difficult going up/down the mountain and around curves). It can be dangerous for drivers and cyclists. Keep wooded and open areas instead of development. We moved here for the peace and beauty.	6/9/2022 8:05 PM
111	New road up mtn , ambulance on north end of mtn, wider roads	6/9/2022 7:29 PM
112	More trails	6/9/2022 7:26 PM
113	Sidewalks	6/9/2022 7:07 PM
114	Higher walkability score, cheaper food source, public transit up the mountain.	6/9/2022 6:58 PM
115	More ability to have code enforcement, people are taking advantage and bringing down the	6/9/2022 6:56 PM

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neighbors by not keeping lots of outside of home tidy. Too many A1 residents abusing regulations and running personal businesses out of homes. We need more places to shop and eat and keep us up on the mountain.

116	Less development	6/9/2022 6:50 PM
117	A retail/residential district and center of town that creates a sense of place and offers pedestrian safety. Trails and sidewalks for walkability.	6/9/2022 6:47 PM
118	More restrictions and penalties for drivers who flaunt vehicle bans on RMR and the W road. There are inappropriate vehicles on these roads almost everyday. Also, signage in Spanish to discourage littering by workers who use RMR to work sites.	6/9/2022 6:27 PM
119	More beautification project, more revitalization of current buildings to attract small businesses to open up, stop the over development of housing,	6/9/2022 6:19 PM
120	Better planning and preparation for schools, roadways, utilities, services PRIOR to approval of new residential/ commercial developments	6/9/2022 6:07 PM
121	Road conditions	6/9/2022 5:53 PM
122	Decrease in residential development, increase in small community environment, cleaner business areas for small businesses.	6/9/2022 5:43 PM
123	Grocery store in the old Orchids property.	6/9/2022 5:31 PM
124	A small convenience store somewhere on Sawyer Road	6/9/2022 4:59 PM
125	Grocery store and road improvement.	6/9/2022 4:46 PM
126	I would love for the community to maintain and grow its reputation for natural beauty and rural feel.	6/9/2022 4:43 PM
127	Repave W road More police protection Eliminate abandon houses and buildings	6/9/2022 4:37 PM
128	I'd like to see an affordable grocery store in the unincorporated area. As it is a partially full hand cart at Pruitts is about \$100.00	6/9/2022 3:25 PM
129	Sidewalks! Safe walking. Another grocery store. Anything that reduces need to go down the mountain.	6/9/2022 2:55 PM
130	restaurants better roads	6/9/2022 2:22 PM
131	Community gathering place with picnic tables, amphitheater, and a couple of restaurants.	6/9/2022 2:17 PM
132	I would like to see it become a walkable community with a small town feel. I think there should be a small library, retail spaces and improved walking paths.	6/9/2022 2:13 PM
133	Safe septic and storm water management systems. Development regulations specific to natural conditions.	6/9/2022 1:49 PM
134	Restaurants	6/9/2022 1:44 PM
135	Keep the schools good, don't over think stuff, and don't let developers or protectionist be in charge (reasonable, best interest of all land use)	6/9/2022 1:42 PM
136	More space between houses.	6/9/2022 1:41 PM
137	Sidewalks/bike lanes. There is not a safe way for the kids to get to and from school on bike or on foot.	6/9/2022 1:37 PM
138	id like to see minimal growth and more trails and other outdoor recreation places	6/9/2022 12:10 PM
139	Additional grocery stores and restaurants on the mountain.	6/9/2022 11:52 AM
140	Jobs and Garbage disposal.	6/9/2022 11:21 AM
141	STOP OVERDEVELOPMENT- developers are profiting from the loss of what they destroy forever	6/9/2022 10:30 AM
142	fewer people	6/9/2022 10:13 AM
143	The roads up need to be improved. Public transportation.	6/5/2022 5:39 PM

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144	an additional road off the mountain	6/1/2022 9:49 AM
145	Grocery store. More dining options	5/28/2022 7:51 PM
146	Grocery store/commercial development and adequate public services	5/28/2022 7:50 PM
147	a small neighborhood market, set off from the main road, with more restaurant options, not more unused office space. also improvements to taft hwy., to handle the growing traffic.	5/26/2022 9:53 PM
148	The only thing I would like to see is a growth plan that limits the rate of residential development.	5/26/2022 8:47 PM
149	Fewer septic lines	5/26/2022 7:01 PM
150	Sewer System	5/26/2022 3:27 PM
151	Not much	5/26/2022 2:21 PM
152	Slow the growth of development to maintain the small town feel of the mountain.	5/26/2022 5:45 AM
153	More restaurant options, particularly nice ones or even one for date night! I would love to have more parks like Mccoy Farms. It's such an amazing space we frequent.	5/25/2022 8:05 PM
154	e mountain community and character. Also, we live 2 miles over the county line in Sequatchie County on the mountain. I find it ridiculous that our kids are not able to attend the mountain schools that are less than 10 minutes away. If you live on the mountain, you should be able to attend the mountain schools.	5/25/2022 1:59 PM
155	Services, septic/sewer, small scale commercial (not big box stores, more smaller markets, retail)	5/25/2022 10:50 AM
156	Affordable groceries, more options for dining	5/24/2022 10:28 PM
157	Bike lane	5/24/2022 8:05 AM
158	Less of everything...no more developers and no more grocery stores	5/24/2022 7:12 AM
159	Sewer service Road Maintenance, especially side roads	5/24/2022 6:06 AM
160	Sidewalk or trails	5/24/2022 1:38 AM
161	Less residential development, better parks and recreation, and some commercial development(grocery store and restaurants)	5/23/2022 9:38 PM
162	Stricter building codes.	5/23/2022 3:02 PM
163	Multiuse trails and sidewalks	5/23/2022 2:59 PM
164	Restaurants	5/23/2022 7:44 AM
165	Turn lanes	5/23/2022 5:50 AM
166	If developers are going to be allowed to continue to pack houses on top of each other there needs to be another road off the mountain.	5/22/2022 10:30 PM
167	Less people, less development.	5/22/2022 10:25 PM
168	Restaurants, townships	5/22/2022 9:41 PM
169	More affordable houses	5/22/2022 8:37 PM
170	Grocery store	5/22/2022 8:29 PM
171	Dining options	5/22/2022 8:02 PM
172	Better road conditions and sidewalks in more areas.	5/22/2022 7:49 PM
173	Better restaurant choices, more infrastructure support for roads, added sewer capacity and network	5/22/2022 7:36 PM
174	More police presence. Stop the over development.	5/22/2022 6:12 PM
175	More restaurants or things to do with family in general where you can be social.	5/22/2022 4:24 PM

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176	The area is large enough for a second grocery store (towards sequatchie county) and a gas station with diesel!!	5/22/2022 4:21 PM
177	Improve infrastructure before new home developments... specifically sewer and roads. Building s development on top of Roberts mill is crazy	5/22/2022 4:11 PM
178	Stopping the cutting down of trees everywhere and then being abandoned. Too many empty buildings around. Another way to travel on and off the mountain	5/22/2022 4:02 PM
179	Control the amount of development and improved travel up and down the mountain.	5/22/2022 4:01 PM
180	There has to be more road capacity on/off the mountain or we need a complete moratorium on new construction. The recent Roberts Mill closure clearly demonstrates it. Despite the protests of the older residents, WR is now just a bedroom community for Chattanooga. If getting on/off becomes too arduous people will leave in droves.	5/22/2022 3:22 PM
181	More sidewalks and parks	5/22/2022 3:15 PM
182	More restaurant and grocery options	5/22/2022 2:54 PM
183	Affordable groceries and restaurant variety	5/22/2022 2:45 PM
184	Sidewalks/ bike lane.	5/22/2022 2:12 PM
185	More restaurant/retail options including outdoor dining/drinking that's family-friendly.	5/22/2022 1:59 PM
186	An Aldi grocery store somewhere up here.	5/22/2022 1:24 PM
187	Grocery stores, restaurants bars. Alternative route down mountain. Bring some Chattanooga character and progression/convenience to the generally outdated Walden/signal area	5/22/2022 12:27 PM
188	Additional roads up and down the mountain.	5/22/2022 10:10 AM
189	More retail. More gas. School expansion.	5/22/2022 9:54 AM
190	Pedestrian and bike lanes = less traffic	5/22/2022 9:47 AM
191	Slow down development of new houses. More sidewalks	5/21/2022 9:35 PM
192	Development of high auto speed deterrence i.e. speed bumps, more policing, digital speed gauging.	5/21/2022 6:19 PM
193	Nothing	5/21/2022 8:27 AM
194	Dining options	5/21/2022 8:18 AM
195	Slow down rate of development	5/20/2022 9:49 PM
196	Regulate lot sizes for new construction to 1.5 acre minimum.	5/20/2022 7:48 PM
197	Publix, restaurants, amphitheater, add to high school with new lower schools further out, easy road access to Whitwell area	5/20/2022 1:22 PM
198	Implement the Walden Plan for a Town Center with 1. central community Green 2. shopping and family restaurants offering liquor by the drink 3. affordable housing for aging population and singles = town homes; duplexes; four-plexes In other words, take action to influence private property owners so the Town Center in the Plan can become a reality.	5/20/2022 1:07 PM
199	Fully address access up & down Ridge; zoning so there is cohesive, planned growth.	5/20/2022 10:12 AM
200	All utility polls and electric ran underground.	5/20/2022 9:33 AM
201	More dining opportunities, other than lunch	5/20/2022 7:16 AM
202	N/a	5/20/2022 7:14 AM
203	We need more restaurants and retail	5/19/2022 9:37 PM
204	Competitive grocery store and additional restaurant options	5/19/2022 9:35 PM
205	Target	5/19/2022 9:30 PM
206	Thoughtful planning. I'm all for growth on the mountain, I just want every development to be carefully thought through.	5/19/2022 9:24 PM

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207	I would like to see more parks & recreation. We do not, whatsoever need anymore homes/townhomes etc. The only other thing is a few restaurants that would stay would be nice as well. But other than that, leave it alone. Stop trying to build repeatedly.	5/19/2022 8:00 PM
208	Better dining options. A new middle school if current gets overcrowded. Modern amenities.	5/19/2022 7:42 PM
209	More commercial development especially restaurants. Possibly a new middle school if SMHS becomes overcrowded. Parks and recreational areas.	5/19/2022 7:38 PM
210	Sidewalks / bike lanes	5/19/2022 6:39 PM
211	Roads. Walking paths More level housing developments for aging in place. Better roadway in/out of Nolan and SMMHS area.	5/19/2022 4:09 PM
212	More trails and walkability. Would love to see the acreage at McCoy grow. It's the perfect mix of community space: open, park-like space and woodland trails.	5/19/2022 3:22 PM
213	Quality retail development - grocery store, restaurants, mixed retail. Improved road conditions up and down the mountain.	5/19/2022 12:52 PM
214	Lower taxes	5/19/2022 12:50 PM
215	A safer Taft Highway.	5/19/2022 11:53 AM
216	Grocery store	5/19/2022 11:36 AM
217	Keeping lot sizes larger (no condensed housing developments with trees clear cut)	5/19/2022 11:10 AM
218	Better use of empty storefronts instead of new development.	5/19/2022 8:37 AM
219	A grocery store!! Restaurants that are not Mexican food (we have enough of those).	5/19/2022 8:00 AM
220	Slow down the addition of subdivisions. More builds, more people mean worse roads, traffic, and environmental hazards	5/19/2022 7:41 AM
221	A retirement community similar to Jamestown and the other one.	5/19/2022 7:02 AM
222	Trails for bicycle and recreation. More shopping options, decreased housing development.	5/19/2022 5:35 AM
223	Grocery shopping	5/19/2022 5:20 AM
224	More dining choices for nice dinner, more shoulder to roads, more connections for areas outside of city of Signal- e.g. ways to safely connect Walden to Signal for walkers and bikers, ice cream shop!	5/19/2022 4:16 AM
225	Current building that are empty Filled. More restUrant options. Affordable groceries without going off the mtn. Sidewalks. Less million dollar homes and much more affordable housing	5/19/2022 3:55 AM
226	Restaurant, supermarket. Sidewalk. Expand roads width.	5/18/2022 11:35 PM
227	High end or luxury apartments and more retirement living areas/neighborhoods - (townhomes etc)	5/18/2022 11:19 PM
228	More food options- sit down alcohol serving restaurants and prepared fresh restaurants/ take out. Important not to be swept up in development, the green trees and quiet (that everyone who doesn't like here comments on when here) is why we are here. Once it's gone, it's nearly impossible to regain. Road safety, maintenance and adequate emergency options.	5/18/2022 11:11 PM
229	Repave the roads, and politicians who don't care about hand over fist growth for the sake of growth.	5/18/2022 10:21 PM
230	We sure do need traffic lights and cameras	5/18/2022 9:34 PM
231	More restaurants, maybe a brewery that serves food	5/18/2022 9:14 PM
232	Leave it alone!	5/18/2022 9:06 PM
233	grocery store	5/18/2022 9:05 PM
234	Sidewalks Zoning. Ordinances.	5/18/2022 8:58 PM
235	Walkability!! We need a sidewalk along Taft, especially by Pruetts. Would love some restaurants too (local, not fast food).	5/18/2022 8:51 PM

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236	Clean up some residences	5/18/2022 8:44 PM
237	Roads maintained better. Schools getting overcrowded concerns me with so much development. Would love more restaurant options on the mountain.	5/18/2022 8:38 PM
238	Increased traffic law enforcement, limited residential building until unless the road infrastructure up/down the mountain is improved, more retail choices (grocery and pharmacy) and more medical facilities	5/18/2022 8:35 PM
239	Grocery Store, Sequatchie County side a preschool or daycare	5/18/2022 8:33 PM
240	Less Liberals	5/18/2022 8:14 PM
241	Sidewalks, grocery store, less neighborhood development	5/18/2022 8:03 PM
242	Infrastructure to handle the swelling population and a plan to keep the mountain from continuing the unsustainable growth it currently has	5/18/2022 7:52 PM
243	Improve the roads coming up the mountain. Add more access coming up the mountain. Better maintenance of the roads.	5/18/2022 7:51 PM
244	One grocery store	5/18/2022 7:44 PM
245	Mandatory large lot sizes for new construction...minimum 2 acres, same as Town of Walden.	5/18/2022 7:44 PM
246	More eatery options	5/18/2022 7:31 PM
247	Affordable grocery option, family friendly restaurant/bar, Facelift on our town center(looks dated and run down. Community space for teens to hangout.	5/18/2022 7:27 PM
248	Liquor store, sports bar, kid friendly pub	5/18/2022 7:11 PM
249	A connection with mowbray pike also on the ridge. There is currently no path to get there and adding that single road would open up a lot of alternative options up and down the mountain	5/18/2022 7:07 PM
250	Another route up mountain.	5/18/2022 7:06 PM
251	Housing choices similar to Westfield.	5/18/2022 6:47 PM
252	Road improvements up and down the mountain. More quality restaurants. Bike paths and safe walking running paths between communities. 24 hour Small Emergency care facility other than CVS.	5/18/2022 6:11 PM
253	A grocery store	5/18/2022 6:07 PM
254	--More parking for existing recreational facilities --More pedestrian and bike focused transportation methods --Thoughtful and enforced developer impact fees --A solution to trucks and trailers on the W Road	5/18/2022 5:58 PM
255	Baseball fields and grocery	5/18/2022 5:53 PM
256	- No increase in land use regulation; - More privately-funded preservation of forest, farms, open spaces, and historic features; - Aggressive enforcement of vehicle size restrictions on the W Road; - A mid-tier grocery store or supermarket on the north side of the Mountain would be convenient, but not essential; and - An on-mountain school option for Sequatchie County residents.	5/18/2022 5:50 PM
257	Walden's Ridge is already losing it's character and reason most people wanted to move here. There is way too much growth, the increased traffic and heavy construction-related vehicles are ruining our roads and our current infrastructure is not able to handle the current growth let alone additional growth.	5/18/2022 5:49 PM
258	Dedicated and/or limited times & routes for bikers. Oversight and improved access to recycling centers. Are they really recycling? A trash dump.	5/18/2022 5:49 PM
259	Sewer	5/18/2022 5:49 PM
260	Grocery store, housing for older residents	5/18/2022 5:43 PM
261	Use of existing buildings for more restaurants, don't need new buildings for businesses	5/18/2022 5:36 PM
262	I would like consideration to be given to a walkable retail space that includes a more	5/18/2022 5:21 PM

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reasonably priced grocery store that would not compete with the one already in Signal Mountain, but that would service those of us who already do not patronize that establishment. In addition to the grocery store, it would be wonderful to have a restaurant establishment with outdoor seating and adult beverages that can have live music/entertainment where the community can join together in our own community instead of traveling downtown. I would also love to see more walking paths and sidewalks that connect the community area to the residential area so neighbors can safely enjoy the beautiful landscape of this place we call home. Lastly, a safe and reliable way on and off the mountain is a must for the majority of the residents who work off the mountain. This seems to have become more and more of an issue as of late.

263	No new development!!!	5/18/2022 5:13 PM
264	Dining options	5/18/2022 5:04 PM
265	A decent town square with shopping/retail options like in Ooltewah	5/18/2022 5:02 PM
266	Stop the development of small lots. Our schools are full! We do not need expansion.	5/18/2022 4:56 PM
267	Full-service grocery	5/18/2022 4:47 PM
268	Bike lanes / sidewalks	5/18/2022 4:44 PM
269	Senior Center. More sidewalks, walking and bike trails. More parks.	5/18/2022 4:37 PM
270	Put in a red light somewhere to control traffic flow	5/18/2022 4:37 PM
271	Better retail options including restaurants. Stabilization of current roadways that go down the mountain.	5/18/2022 4:34 PM
272	More options for dining and entertainment. A wine bar and a burger/American food restaurant would be awesome!	5/18/2022 4:24 PM
273	Better roads. More grocery or retails store	5/18/2022 4:18 PM
274	Hospital. Restaurant.	5/18/2022 4:18 PM
275	Greater access to roads, more dining opportunities	5/18/2022 4:04 PM
276	Restrictions on over populating the area. Traffic has increased by double in the 6+ years we've lived here. We purchased a house that was built in the 1960s. The mountain is becoming polluted because the unincorporated subdivision keep coming.	5/18/2022 3:50 PM
277	Sidewalks New school to reduce classroom size	5/18/2022 3:49 PM
278	I would like to see a more developed community area with shopping and food choices. Another grocery store as well for competition. Pruetts is overpriced.	5/18/2022 3:39 PM
279	Add mirrors to the fist few major turn in the W to increase safety. This would give more visibility to oncoming traffic.	5/18/2022 3:29 PM
280	At least one easy access multi-lane road up & down; look at Gatlinburg fires, destruction, deaths; attention to preventing septic, other toxic runoff into streams, creeks, lakes, rivers	5/18/2022 2:59 PM
281	Sidewalks/Greenways around Timberlinks, shackleford ridge Rd, Fairmount pike and taft. Connect east and west back side of mountain by paving Big Fork Rd/Woodland way	5/18/2022 2:48 PM
282	Address truck issues on the W and Roberts Road	5/18/2022 2:46 PM
283	Cap development	5/18/2022 2:29 PM
284	Limit small-hot subdivisions	5/18/2022 2:09 PM
285	Infrastructure & utilities	5/18/2022 1:57 PM
286	More economic diversity, more affordable housing	5/18/2022 1:27 PM
287	Make the area more pedestrian/bike friendly. Attract more businesses.	5/18/2022 12:30 PM
288	Restaurants	5/18/2022 12:12 PM
289	More sidewalks, better retail/commercial/restaurant options, a grocery store with prices competitive with those down the mountain, a hotel/motel, updated sewer,	5/18/2022 12:11 PM

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290	Regulations put in place and ENFORCED that require builders/developers to pay substantial impact fees. There are developments in other states that require an impact fee based on the % of the sale price of a new home . EVERY TIME that home os sold, another impact fee is charged, based on the selling price. Those additional fees are not as high a % as the original fee.	5/18/2022 11:54 AM
291	More restaurants	5/18/2022 11:44 AM
292	Preservation of open/green space and keep low population density.	5/18/2022 11:33 AM
293	Maintain green space and set decent lot sizes as there is no sewer system and there is a need to keep water safe.	5/18/2022 11:29 AM
294	Roads up and down Sidewalk and walking bridge /bike over Taft	5/18/2022 11:27 AM
295	Roads..added and improved Reasonably priced grocer	5/18/2022 11:26 AM
296	1. I would like to see the improvement of the landscape along Taft Highway with the inclusion of sidewalks, shoulder plantings, and green medians to shield commercial buildings from view. 2. I would like to see a park/community center development where medium to large (up to 100 people) can meet and which has restrooms, playground, outside basketball courts, and lots of green space.	5/18/2022 11:21 AM
297	Control of development.	5/18/2022 11:16 AM
298	Trail system to access all of the mt. More restaurants, there are plenty of already empty buildings/commercial lots that could be used. Stop new building on the mt!	5/18/2022 11:08 AM
299	Stop new home development	5/18/2022 11:06 AM
300	Commercial development!	5/18/2022 10:54 AM
301	More eating establishments	5/18/2022 10:51 AM
302	Would like to see more dining options for families, esp ones with outside dining options	5/18/2022 10:47 AM
303	Recreation facilities for community - walking and exercise facilities in green spaces	5/18/2022 10:44 AM
304	Less development	5/18/2022 10:40 AM
305	We desperately need to manage traffic flow. It's almost impossible and feels unsafe to turn onto the highway at certain times of the day. We probably need a few lights to slow things down a little.	5/18/2022 10:40 AM
306	Grocery store, coffee shop, nice restaurant	5/18/2022 10:36 AM
307	Restrictions on builders so we can keep our mountain rural.	5/18/2022 10:27 AM
308	Commercial development	5/18/2022 10:16 AM
309	For the county to care about the current residents and make decisions for the good of the community and the land, not to line their pockets in the short term with aggressive development that will cause more issues than they solve 5, 10, or 20 years down the road.	5/18/2022 10:06 AM
310	It's pretty great as is	5/18/2022 9:46 AM
311	Walkable nice retail developments. Not strip malls. We need more restaurants	5/18/2022 9:46 AM
312	Control/better regulation of the current unbridled housing developments through a good land-use plan. Control of the ongoing stormwater and creek/river pollution due to poor erosion control and poorly functioning septic systems. Maintenance/improvement of the existing roads. Focus on maintaining the "small town" atmosphere with the safety and security of residents and businesses at forefront.	5/18/2022 9:32 AM
313	Careful development	5/18/2022 9:17 AM
314	No new retail centers. Limited residential growth.	5/18/2022 9:13 AM
315	More restaurant and shopping development	5/18/2022 9:09 AM
316	Dining options. Quality commercial development. Large sidewalk from cvs to ace hardware on Taft. Crosswalks with lights for children.	5/18/2022 9:05 AM

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317	Senior living would allow our residents who are ready to downsize to still reside on the mountain and allow younger families to move into existing neighborhoods. This in theory, could decrease the demand for single family homes in large new developments. Ideally, new development would be significantly decreased due to regulations. However, if we are continuing to grow at this rate we are going to need another elementary school. The reason people move to Signal is the schools and for the small town, high quality of life. If we decrease the quality of education by overcrowding it negatively effects the Ridge in it's entirety.	5/18/2022 8:27 AM
318	Walkable roads/paths	5/18/2022 8:22 AM
319	Please more sidewalks in residential neighborhoods. People drive too fast and it is not safe.	5/18/2022 8:21 AM
320	Road maintenance and clean up the runoff of water	5/18/2022 8:13 AM
321	More shopping choices and restaurants.	5/18/2022 8:11 AM
322	I'd like to see additional conservation to prevent overdevelopment of an area that can't handle additional density. There's a reason so much has remained as nature.	5/18/2022 8:03 AM
323	Walkability. Sidewalks and/or trails allowing residents to get to the commercial areas and parks without driving	5/18/2022 8:01 AM
324	We need appropriate alternatives to septic tanks as new homes are constructed.	5/18/2022 8:00 AM
325	Dining options	5/18/2022 7:57 AM
326	The main issue for us is traffic as we live directly on Taft and I can't think of much that could be done about that besides controlling all the development but I feel like it's too late for that.	5/18/2022 7:56 AM
327	Nothing added.	5/18/2022 7:53 AM
328	I would like for Walden's Ridge to be able to keep it's signature natural areas. The drive down Corral Rd or Sawyer, where the trees and their leaves envelop the road, creates an incredibly scenic drive. I don't want to lose all of the natural beauty to developers who don't care. I would love for the schools to be able to keep up with the growth without becoming overcrowded or making the schools lose their high rankings among schools in the area.	5/18/2022 7:51 AM
329	Roads, access.	5/18/2022 7:46 AM
330	Sewer,	5/18/2022 7:45 AM
331	Bike and walk lanes	5/18/2022 7:39 AM
332	More commercial retail space and better roadway system/infrastructure.	5/18/2022 7:36 AM
333	I would like to see better control of the growth and improvements made to infrastructure.	5/18/2022 7:31 AM
334	A few more restaurants.	5/18/2022 7:26 AM
335	The main road up the mountain	5/18/2022 7:25 AM
336	Viable restaurants. Control of residential development. Road improvements. Secured trails and outdoor areas. Places like the mabbit Springs to falling water trails are on provate land and could be lost. more multi-use trails.	5/18/2022 7:23 AM
337	Another road off the mountain.	5/18/2022 7:20 AM
338	As soon as my youngest graduates in 2023 I am moving away from SM control freaks!	5/18/2022 7:19 AM
339	Bigger dog park. More park space.	5/18/2022 7:04 AM
340	Publix	5/18/2022 7:02 AM
341	I would like to see more tracts of land held in conservation. We do not want the mountain to become East Brainerd.	5/18/2022 6:58 AM
342	Grocery stores!!! Affordable restaurants, pubs, more healthcare providers, more businesses of all kinds like ice cream shops, gift shops, video game stores, pet grooming, housewares. More childcare for full time working parents. So much is needed.	5/18/2022 6:49 AM
343	At least one larger grocery store, more incorporated parks for families and children (like the newer one in St.Elmo), more dedicated and maintained hiking trails on the back side of the	5/18/2022 6:35 AM

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mountain with parking areas. New retail space further back on the mountain along Taft HWY (clean up non used junk space across from Dollar General), a cohesively decorated and visually appealing and walkable downtown area near pruetts with lighted crosswalks and more retail space and parking. Make it an attraction in this area for folks and their families.

344	Sidewalks	5/18/2022 6:22 AM
345	Roadways...	5/18/2022 6:04 AM
346	Stop developing large tracts until infrastructure can be completed	5/18/2022 5:52 AM
347	More dining and grocery options	5/18/2022 5:49 AM
348	Splash pad for kids	5/18/2022 5:41 AM
349	Sidewalks would allow kids to safely move around the area to neighborhoods! We need to control the excess new homes being built.	5/18/2022 5:34 AM
350	Updates and a focus on filling existing retail space. Restaurants	5/18/2022 5:27 AM
351	Infrastructure for all of the additional cars/people	5/18/2022 5:18 AM
352	It's fine the way it is. Just leave it alone.	5/18/2022 3:07 AM
353	Reduced rate of development	5/18/2022 2:01 AM
354	A sports complex with several soccer fields, baseball fields, swimming pools , track, adequate seating for parents of players	5/18/2022 12:01 AM
355	Walden's ridge should add a pool for the entire area along with playground.	5/17/2022 11:20 PM
356	A grocery store, a pharmacy, a library	5/17/2022 10:42 PM
357	More commercial development, sidewalks, unified police and fire.	5/17/2022 10:35 PM
358	Bike lanes and sidewalks	5/17/2022 10:32 PM
359	I would like to see all the greedy developers sent away. Preserve our hiking trails and clean up the litter. Enforce traffic laws and fine those who litter, pollute, and vandalize.	5/17/2022 10:31 PM
360	Provide services for all the young families moving up to the mountain. They don't want to have to go off the mountain	5/17/2022 10:26 PM
361	A full service grocery store	5/17/2022 10:03 PM
362	Less development	5/17/2022 9:54 PM
363	Better plan for getting on/off the mountain, especially for emergency vehicles.	5/17/2022 9:53 PM
364	Not sure	5/17/2022 9:53 PM
365	Hopefully nothing. It's so great just as it is. We do not need another grocery store or neighborhood.	5/17/2022 9:35 PM
366	A grocery store and shopping center	5/17/2022 8:59 PM
367	Public services available for all and safe roadways up and down the Mtn.	5/17/2022 8:56 PM
368	Access to healthy and affordable groceries/produce without having to go off the mountain. Diesel at gas stations.	5/17/2022 8:54 PM
369	Stopping ridiculous developments. Putting the brakes on all the overdevelopment and over population. Increased restrictions on development.	5/17/2022 8:49 PM
370	Additional retail and dining options	5/17/2022 7:59 PM
371	New grocery store	5/17/2022 7:50 PM
372	Roads and infrastructure.	5/17/2022 7:13 PM
373	I like it like it is.	5/17/2022 7:09 PM
374	Control of commercial development	5/17/2022 6:54 PM

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375	Slow down development	5/17/2022 4:13 PM
376	No more neighborhoods. Definitely no apartments or townhomes.	5/17/2022 3:54 PM
377	Increase buildable lot size to acre+. Stop subdivision development. Improve deteriorating infrastructure due to over population.	5/17/2022 3:24 PM
378	More emergency services such as additional ambulances to improve safety for the growing population	5/17/2022 3:10 PM
379	Recreational area for teens	5/17/2022 2:22 PM
380	An additional grocery store, nearer to the Sequatchie county line, sidewalks EVERYwhere, conservation areas especially in places near big developments such as the Pratt subdivisions on Corral and Sawyer Roads, or Flipper Bend on Robert's Mill. Traffic lights in strategic locations would probably be helpful over 10 years.	5/17/2022 1:53 PM
381	Better maintain the historic w Road. (Not change, but maintain) Enforce erosion of all the building houses on the w Road that will continue to cause road damage. Carefully Planned commercial development (unique town feel, not another brained rd. / Not big box or chain stores). Carefully Planned residential development	5/17/2022 12:04 PM
382	Convenient well planned walkable retail and mixed use options. More housing choices. Connectivity for walkers and cyclists.	5/17/2022 8:48 AM
383	Public sewer. Mixed use developments. Affordable housing options for young families and aging adults.	5/17/2022 7:46 AM
384	Restaurants	5/13/2022 12:23 PM
385	Enforced restrictions on minimum lot size for single family dwellings and prohibition of high density residential development, such as multi-family living units and townhouse and PUD subdivision developments. Taft Highway must be widened to four lanes and public sewer access added if further development is permitted along that corridor.	5/13/2022 9:53 AM
386	I would like to see quality commercial development that responds to the needs of the population up here. Not everyone leaves the mountain every day. A real grocery store would be top of my list.	5/12/2022 3:03 PM
387	A halt on all new developments	5/12/2022 1:23 PM
388	I would like to see an emergency exit plan, roads improved, and speed enforcement.	5/12/2022 11:54 AM

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Q15 Is there a new residential development or retail/office project on Walden's Ridge or elsewhere that you think fits the character of the community? If so, what project?

Answered: 215 Skipped: 288

#	RESPONSES	DATE
1	No	6/28/2022 3:53 PM
2	Lippers development	6/28/2022 12:15 PM
3	No, because around Chattanooga I've yet to see one where they don't prefer to plow down every tree because it's the first of many cheap short cuts they make.	6/28/2022 8:32 AM
4	The wastewater infrastructure does not support new development. Many residential septic systems should have never been permitted. Check the biological records for the creeks on the mtn. It's not just due to the town of Signal mtn failing sewer lines and infiltration overloading the wastewater plant.	6/27/2022 11:50 AM
5	Pruett's upgradable	6/25/2022 3:06 PM
6	I strongly prefer no new residential developments and retail/office projects	6/25/2022 10:11 AM
7	Any significant retail or commercial development was established decades ago. Nothing recent that I know of.	6/25/2022 10:10 AM
8	Small park/walk retail areas	6/25/2022 6:39 AM
9	Would like to see additional restaurants	6/25/2022 6:37 AM
10	Wild Ridge	6/24/2022 6:52 PM
11	None of the current development projects are appropriate for Walden's Ridge	6/24/2022 3:52 PM
12	Flipper Bend is expensive but much better than the poorly-built Pratt-type homes popping up everywhere on Walden's Ridge.	6/24/2022 12:09 PM
13	No	6/24/2022 10:50 AM
14	NO	6/23/2022 1:39 PM
15	No.	6/23/2022 12:08 PM
16	Walden Land Use Plan	6/23/2022 8:28 AM
17	No. It's time to stop. If you disagree, go visit the Destin - Grayton Beach area in Florida during the summer and experience the traffic, overcrowding, and pollution that is now the daily curse of the residents. All that destruction was done in the name of "improvement." Keep your development in the already incorporated areas and leave the rest of the mountain alone.	6/22/2022 2:09 PM
18	The old Signal Mountain Middle School is great because it uses an existing building to house Signal Mountain Athletic Club and other businesses, minimizing negative environmental impact. Alternatively, already-cleared sites like the spot where McDonald's was could be a good location for a new business looking to build.	6/22/2022 1:22 PM
19	No. Walden's Ridge needs no more residential or retail/office developments. The forest ecosystem needs to be protected.	6/22/2022 1:21 PM
20	No. Please stop building! This mountain is already ruined.	6/21/2022 6:27 PM
21	I can't think of one other than the Walden town center which makes sense for that location.	6/21/2022 1:37 PM
22	north chattanooga	6/20/2022 4:38 PM
23	I thought the grocery in Walden was an excellent idea. It gave them control and access to tax	6/20/2022 4:05 PM

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	dollars	
24	N/A	6/20/2022 1:25 PM
25	Better access to necessities and not just one grocery store. Don't want to see it over developed , but need more than just one grocery and a few convenience stores. There is more accessibility in Grundy County than on Signal Mountain	6/20/2022 5:44 AM
26	I would prefer to prevent retail/office projects at this time. The existing areas of office/retail could be re-purposed and used to fit those needs and to prevent encroachment into residential spaces. The existing buildings and areas are dilapidated and need repaired- these could easily be used by business/retail/growth-minded groups before using any new spaces or changing residential or green space areas into retail areas.	6/19/2022 7:59 PM
27	No. Big trees, wooded natural areas and green space fit the character of the community	6/18/2022 9:37 AM
28	Boulder Point a 27 lot subdivision off of Shackleford Road. It could be recreated with smaller homes with same sense of place and home efficiency and preserving the natural landscape.	6/17/2022 8:41 PM
29	Grey Hawk Trails.	6/17/2022 3:40 PM
30	No	6/17/2022 9:27 AM
31	Flipper Bend	6/16/2022 9:50 AM
32	Flipper Bend is doing a good job, but there are vastly too many lots.	6/15/2022 5:43 PM
33	I believe Clear Creek has good land usage layout. It is off of Hixson Springs.	6/15/2022 3:55 PM
34	no	6/15/2022 11:16 AM
35	Grocery and restaurant	6/15/2022 10:44 AM
36	stop letting Pratt builders build sub-par quality homes in mass numbers that are bunched so close together. we need to maintain large lots and a rural feel. we dont need to turn into east brainerd	6/15/2022 9:09 AM
37	Buy property around the pumpkin patch for more parking or have them donate it as a tax write off instead of trying to change the whole layout of the roads.	6/14/2022 5:37 PM
38	Mountain Cove.	6/13/2022 2:05 PM
39	None	6/13/2022 12:46 PM
40	None of the new housing developments fit the communities character.	6/13/2022 11:18 AM
41	westfield	6/13/2022 10:40 AM
42	No, but I think communities like Grey Hawk Trails do not fit the character of the community	6/13/2022 10:03 AM
43	The Bread Basket store is well done. Mountain Brook, AL has retail development "villages" that could be a good model for Walden retail development.	6/13/2022 7:55 AM
44	anything just about could fit if certain regulations are maintained such as look of bldgs and size and not being placed in residential areas	6/13/2022 7:46 AM
45	No, see next question.	6/12/2022 7:44 PM
46	Any grocery store development!!!	6/12/2022 7:12 PM
47	None	6/12/2022 8:34 AM
48	I hated to see the flipper bind area developed but Jimmy Morrison (developer) is trying to maintain the integrity of this natural area from what I can see.	6/11/2022 10:11 PM
49	No	6/11/2022 5:26 PM
50	Dk	6/11/2022 11:44 AM
51	no	6/11/2022 11:08 AM
52	Small market like Aldi or other; more locally-owned restaurants	6/11/2022 8:29 AM
53	The developments with 5+ acre lots per house really help keep the rural and natural feel of	6/10/2022 8:50 PM

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Walden's Ridge.		
54	No	6/10/2022 5:14 PM
55	Rolling Meadows is a great model for development in the unincorporated area of Walden's Ridge.	6/10/2022 4:39 PM
56	No	6/10/2022 3:26 PM
57	Grandview (although it's in Sequatchie county)	6/10/2022 12:22 PM
58	No, i can't say i like any of the new developments. I have always loved Boston Branch for the large lots and preservation of the natural surroundings.	6/10/2022 7:40 AM
59	It seems all of the retail/commercial zoning is filled with older facilities that are not aesthetically pleasing. I cant think of an exemplary development.	6/10/2022 7:30 AM
60	?	6/10/2022 7:08 AM
61	I can get all that off the mountain	6/9/2022 9:53 PM
62	No they are building on lots that are way to small for septic tank service.	6/9/2022 9:25 PM
63	I'd like to see another grocery store. Pruitts is expensive and I feel their selection is limited.	6/9/2022 8:55 PM
64	New Emergency Service Center. Fire Hall	6/9/2022 8:25 PM
65	Publix on Taft highway.	6/9/2022 8:16 PM
66	One other grocery store and gas station.	6/9/2022 8:05 PM
67	No	6/9/2022 7:29 PM
68	N/A	6/9/2022 7:26 PM
69	No! We do not need more development of any kind. We need fewer of these "transplants" that try to make Signal like the crappy place they came from	6/9/2022 7:19 PM
70	A Publix or food city to bring cheaper options up her would be a life saver	6/9/2022 6:56 PM
71	No	6/9/2022 6:27 PM
72	Nope	6/9/2022 6:19 PM
73	Nope. Leave it alone	6/9/2022 5:53 PM
74	No more residential developments. The area can not support it both environmently, public work, increased traffic, and increased crime. We will lose all that we love about the area. If you want all that move off the mountain.	6/9/2022 5:43 PM
75	None	6/9/2022 5:31 PM
76	The new development on Robert's Mill road.	6/9/2022 4:46 PM
77	I can't think of a specific example small enough, but generally, a continuation of the nicer aspects of Signal and Lookout.	6/9/2022 4:43 PM
78	Affordable grocery store A restaurant that has hamburgers	6/9/2022 4:37 PM
79	Rumors of a Food City keep coming around but Signal Mountain keeps trying to block it.	6/9/2022 3:25 PM
80	no	6/9/2022 2:22 PM
81	No	6/9/2022 2:17 PM
82	Flippen Bend Signal Forest Expansion	6/9/2022 1:44 PM
83	Commercial, no. Residential, thus far Hidden River (Stream or whatever its name is) would appear to be.	6/9/2022 1:42 PM
84	No, I see only "deforestation"techniques, for example, Signal Farms and Signal forest.	6/9/2022 1:37 PM
85	stop building more houses!	6/9/2022 12:10 PM
86	People who don't live in Signal Mtn or Sequachie don't have access to garbage disposal for	6/9/2022 11:21 AM

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example ~ Fairmount.

87	No. Maybe Boston branch but I haven't ever really been into the development. Flipper Bend development is a monstrous shame and catastrophe as we should have added this beautiful view shed to the NCSNA instead. if we lose the Spangler Farm too it will be a tremendous loss	6/9/2022 10:30 AM
88	Too many people	6/9/2022 10:13 AM
89	something like the plaza in the town of signal mtn., maybe on a smaller scale.	5/26/2022 9:53 PM
90	It would be nice to have a Village Center with groceries and medicines	5/26/2022 3:27 PM
91	Not much	5/26/2022 2:21 PM
92	I think Trader Joe's would be amazing to have on the mountain. Also, a business incubator office space could be a good addition. A few more restaurant options could be good as well.	5/25/2022 1:59 PM
93	none	5/24/2022 7:12 AM
94	An ALDI grocery would fit nicely into this area. Put it in Walden proper.	5/24/2022 6:06 AM
95	No	5/24/2022 1:38 AM
96	Grocery store	5/23/2022 9:38 PM
97	No. No new developments.	5/23/2022 3:02 PM
98	not to my knowledge	5/23/2022 2:59 PM
99	None	5/23/2022 7:44 AM
100	No	5/23/2022 5:50 AM
101	No	5/22/2022 9:41 PM
102	Taproom	5/22/2022 8:37 PM
103	The Cambridge Square area in Ooltewah	5/22/2022 8:02 PM
104	An Aldi grocery store somewhere up here.	5/22/2022 1:24 PM
105	Food City, Publix, toto sushi, japanese, sandwich shop, Aldi, proof incubator	5/22/2022 12:27 PM
106	Pruetts.	5/22/2022 10:10 AM
107	We had a great food city lined up. Really screwed that up. Still unclear why...but it all seems pretty corrupt to me. So, yes. Food City.	5/22/2022 9:54 AM
108	Farm to table dining	5/22/2022 9:47 AM
109	Excited for new local restaurant at front of mountain.	5/22/2022 5:11 AM
110	Maybe grocery near Roberts mill road.	5/21/2022 9:35 PM
111	None, please stop developing up here.	5/21/2022 8:27 AM
112	no	5/20/2022 7:48 PM
113	No	5/20/2022 6:26 PM
114	Cambridge Square in Ooltewah	5/20/2022 1:22 PM
115	John Lines' development Westfield with residences very close together and a large open common green space surrounding.	5/20/2022 1:07 PM
116	Not really. I like it when people take older homes & fix them up & I appreciate businesses that take an existing building and adopt it for their needs. I know that attractive, well-planned mixed use developments are possible. But no one has built one on Walden's Ridge yet.	5/20/2022 10:12 AM
117	The Mill on North Shore.	5/20/2022 9:33 AM
118	no	5/20/2022 7:16 AM
119	No	5/20/2022 7:14 AM

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120	No	5/19/2022 9:35 PM
121	Food options	5/19/2022 9:24 PM
122	No	5/19/2022 8:00 PM
123	Flipper Bend. The biking trails at the w.	5/19/2022 7:42 PM
124	Flipper bend. I like that it feels "high end mountain" but still allows a variety of "mountain" styles.	5/19/2022 7:38 PM
125	No	5/19/2022 11:23 AM
126	Wild Ridge concept is nice but lots are too small.	5/19/2022 8:00 AM
127	No- "less is more"	5/19/2022 7:41 AM
128	Condos or town houses for the many residents who are retired. It needs walking trails and a pool.	5/19/2022 7:02 AM
129	No	5/19/2022 5:35 AM
130	Clean it up	5/19/2022 5:20 AM
131	Diner will be a great add	5/18/2022 11:35 PM
132	Restaurants as mentioned above. More childcare options needed.	5/18/2022 11:11 PM
133	The old food lion on Dayton Blvd.	5/18/2022 10:21 PM
134	Cambridge Square in Ooltewah	5/18/2022 9:17 PM
135	No. Maybe the fire dept by ace.	5/18/2022 8:58 PM
136	All the residential developments seem to be cramming as many houses onto the land as possible which is not good	5/18/2022 8:35 PM
137	N/A	5/18/2022 8:03 PM
138	Something like seaside or Rosemary beach where you park and walk with large green space and recreational space surrounded by shops & restaurants	5/18/2022 7:52 PM
139	No. Stop building so much without having the means to address the waste water, the septic systems or sewerage, and the roadways. These roads were never meant for these volumes of daily traffic.	5/18/2022 7:51 PM
140	Reopening of ninos	5/18/2022 7:31 PM
141	We could use a grocery store/ town center for older children to hangout. Or a splash pad for the littles. Side walks down Taft.	5/18/2022 7:27 PM
142	We need a Normal grocery store- more affordable. I like the idea of a more attractive and inviting shopping area like ooltewah's Cambridge square. Also traffic at the top of the w - Anderson pike on to Taft can be heavy at times making it difficult to pull out onto Taft- a roundabout may slow down traffic and make things a little safer.	5/18/2022 7:06 PM
143	More landscaping, more street lights and better reflectors on all roads for the fog.	5/18/2022 6:07 PM
144	Baseball fields and grocery	5/18/2022 5:53 PM
145	No. We do not need additional residential or retail/office development. If people want to live in a crowded area or close to multiple retail establishments they should find a place to live off the mountain. What I like best about the mountain is that when I am home I feel away from the hustle and bustle of the city.	5/18/2022 5:49 PM
146	Absolutely not. EVERYTHING we need is a short trip away.	5/18/2022 5:49 PM
147	No	5/18/2022 5:49 PM
148	The Cambridge Square area is a lovely area that seems to bring the community together to celebrate and enjoy their town. It is a much larger space than I would imagine for our small town, but it seems like the right idea.	5/18/2022 5:21 PM

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149	No	5/18/2022 5:13 PM
150	The new development on Roberts Mill Road is beautiful and well thought out.	5/18/2022 5:02 PM
151	We do need an additional grocery store on the Mtn.	5/18/2022 4:56 PM
152	Sell to single family homeowners NOT to investors / developers !!	5/18/2022 4:44 PM
153	We need restaurants and a walkable retail area.	5/18/2022 4:37 PM
154	I like what I've seen in the plans for the city of Walden retail center.	5/18/2022 4:24 PM
155	Don't know.	5/18/2022 4:18 PM
156	No	5/18/2022 4:02 PM
157	No	5/18/2022 3:50 PM
158	No. Specifically NOT Town of Walden Plan.	5/18/2022 2:59 PM
159	The Walden plan that was drafted looks ideal. Kept commercial focus on Taft and update access via sidewalks and Greenways from Taft out towards residential areas.	5/18/2022 2:48 PM
160	I think whoever owns the buildings around and across from Pruetts should upgrade them.	5/18/2022 2:29 PM
161	No	5/18/2022 2:09 PM
162	Less is best.	5/18/2022 12:12 PM
163	No	5/18/2022 11:33 AM
164	Not that I've seen. Lot sizes are too small.	5/18/2022 11:29 AM
165	No, there are empty buildings now that should be torn down and made green.	5/18/2022 11:27 AM
166	Unfortunately, there is not.	5/18/2022 11:21 AM
167	Not yet.	5/18/2022 10:54 AM
168	No	5/18/2022 10:44 AM
169	I think fitting the character is not the issue it's the lot size and quantity	5/18/2022 10:40 AM
170	We don't need anything big - we need to use the space we already have first. We need to encourage small/local businesses - it would be great to grab coffee before 8 am.	5/18/2022 10:40 AM
171	Trader Joe's	5/18/2022 10:36 AM
172	https://miltonfieldsgeorgia.com/ This is not shared in sarcasm. It serves a need, fits the character of the mountain and the surrounding area, and still allows for a natural setting.	5/18/2022 10:06 AM
173	N/A	5/18/2022 9:46 AM
174	I believe Lookout is developing a retail concept that would be similar in character	5/18/2022 9:46 AM
175	Cambridge square in Ooltewah. The pedestrian friendly shopping/dining square in seaside,fl.	5/18/2022 9:05 AM
176	Pruett's has managed to continue to be a community hub. Hidden River seems to be adequately spacing homes and allowing for larger green spaces. (However this is such a new project that this is highly speculative on my part)	5/18/2022 8:27 AM
177	Wild ridge residential was well done with a preserve, no big box stores needs to be less than 25k sq ft	5/18/2022 8:13 AM
178	Nope. New houses are going up without regard for the land. New homeowners are dealing with flooded yards and other issues due to money grabs from developers.	5/18/2022 8:03 AM
179	I saw proposed plans for a walk/park retail area at Line's Orchard area and I thought that looked nice.	5/18/2022 7:56 AM
180	No	5/18/2022 7:53 AM
181	No	5/18/2022 7:39 AM
182	I think lines should be commercially developed. That might help all the dead businesses at the	5/18/2022 7:23 AM

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	top of the W and provide reason to stay on the mtn at night.	
183	A real grocery store for the back of the mountain.	5/18/2022 7:20 AM
184	Nope. Less is more in this case. Any new development should have to repurpose existing vacant space and not utilize greenfield construction.	5/18/2022 7:04 AM
185	We have too many vacant commercial buildings now. Do not approve additional permits until the current buildings are utilized.	5/18/2022 6:58 AM
186	Grocery store	5/18/2022 6:22 AM
187	Signal Forest Development is the WORST! Flooded everyone...	5/18/2022 6:04 AM
188	Pruett's is okay, the rest look like they were in Hixson or Brainerd. They are ugly with zero character. The CVS at the gateway to the mountain is not welcoming and should not have been allowed in the past. Progressive communities build their businesses off the road behind green space- like some Florida communities. Nobody wants to see the strip centers	5/18/2022 5:52 AM
189	No	5/18/2022 5:27 AM
190	We don't need this type of development. We have 3 grocery stores within 8-10 miles of Walden, not including the Dollar General. That's more than enough.	5/18/2022 3:07 AM
191	Walden Commons	5/18/2022 2:01 AM
192	Not since Homestead Acres	5/18/2022 12:01 AM
193	Wild Ridge	5/17/2022 10:35 PM
194	The only one that comes close to being responsible is Grandview or possibly Signal Farms. The rest are reckless, overcrowded, and have destroyed the forests and trails. Pratt's developments are especially destructive, poorly designed and built, and far too invasive.	5/17/2022 10:31 PM
195	Walden Village center proposed with a possible Publix on the Lines Property. People want a reasonable price store and don't want to have to drive off the mountain.	5/17/2022 10:26 PM
196	I don't think we need more brick and mortar stores/restaurants, but a multi purpose space/land that would allow for food trucks/pop up vendors with permit and then it could be a community use green space when not used commercially.	5/17/2022 9:53 PM
197	No	5/17/2022 9:22 PM
198	Grocery store and shopping center	5/17/2022 8:59 PM
199	I know there is an ongoing wish for a grocery store. There are 11 access for sale across from the dollar store. It is already commercialized and has been in that area for over 50 years. It would be a more accessible area for a small scale grocery store.	5/17/2022 8:56 PM
200	Don't know of any projects (other than ones that have been shot down)	5/17/2022 8:54 PM
201	None	5/17/2022 8:49 PM
202	No	5/17/2022 7:50 PM
203	No	5/17/2022 7:13 PM
204	No	5/17/2022 7:09 PM
205	No	5/17/2022 3:54 PM
206	No. Stop over development.	5/17/2022 3:24 PM
207	More parks and green spaces. The tree canopy and wildlife are what make this area beautiful. We used to be where everyone went to escape the city. Now we are just bringing it up the Mtn.	5/17/2022 3:10 PM
208	Nope.	5/17/2022 1:53 PM
209	Serenbe	5/17/2022 8:48 AM
210	No.	5/17/2022 7:46 AM
211	There are single family lot developments with minimum 1.5 to 2.0 acre lots. Some of the	5/13/2022 9:53 AM

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development along Shackleford Ridge Road and Fox Run fit the character of the community and the topography of the land on which the developments sit.

212	I think that any of the new residential developments fit our character. I would prefer to see at least half acre lots if not full acre so that the density doesn't increase too much.	5/12/2022 3:03 PM
213	No	5/12/2022 1:23 PM
214	Maybe a grocery store similar to the Northside Publix. A smaller than normal store.	5/12/2022 1:12 PM
215	Until Hamilton County addresses the infrastructure issue, no new development is the only development I like.	5/12/2022 11:54 AM

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Q16 Additional comments, questions, or concerns you wish to convey to the planning team.

Answered: 165 Skipped: 338

#	RESPONSES	DATE
1	Some version of this is done every few years as a thinly veiled way for developers to use as justification for their plans and nothing of any real import that impacts the existing community long term ever occurs. There are serious road issues, school overcrowding, septic issues, water quality issues, and erosion. A moratorium on new construction until ALL of these issues are solved is what's needed but you'll never consider putting the horse before the cart. Ten years from now, there'll be another planning push because the issues have only worsened and you want the area to feel as if something is being done.	6/28/2022 8:32 AM
2	I travel for work and cannot make the 6/28 meeting. My question is how can we plan forward if overlooking ongoing legacy permitting failures. Different but seemingly the same Atlanta has overdemand water issues-we have the inability to deal with wastewater issues due to grossly inadequate legacy planning. Chattanooga's attraction is quality of life and it continues to be diminished in the water quality area. Fact.	6/27/2022 11:50 AM
3	The quality of life is very good on Walden's Ridge and I do hope that we do not get into the new idea of always looking for something lacking or wrong with this area. Sometimes it is difficult to realize that "improvement" of a community doesn't, in fact, make anything better until it's too late. It would be very sad if this happened here on Walden's Ridge. Many thanks for your time in considering this information.	6/26/2022 9:45 AM
4	Please keep in mind the need to preserve trails and green spaces, and the already over-used roads and services	6/25/2022 10:11 AM
5	Allow developers to create a place for restaurants, services, and professional office spaces. The only regulations they should face is a requirement for aesthetics, setbacks, signage, etc. Local government should otherwise get out of the way.	6/25/2022 10:10 AM
6	Given the nature of the roads having multiple blind curves and hills, cyclists should be restricted from some roads for safety concerns for both drivers and cyclists. Some less busy roads should have enhanced lanes for safe cyclists' usage	6/25/2022 6:39 AM
7	Sustainable development that answers the challenges that climate change presents.	6/24/2022 6:52 PM
8	NO	6/23/2022 1:39 PM
9	Improve the traffic flow on Taft Highway, beautify the area near the Walden Town Hall, forbid more businesses with facades like Ace Hardware, Dollar General, and the like. Protect the mountain from unwanted urban sprawl. Plan for well-planted medians and bike lanes. Always remember the sewage. If you garden, you are eating it.	6/22/2022 2:09 PM
10	What are the current plans to deal with the issues that come from the population boom, such as the overcrowded schools and roads, while also keeping environmental impact and nature preservation in mind?	6/22/2022 1:22 PM
11	I love this mountain. Protecting its forests is vitally important—to me, to many members of our community, and to all the plant and animal species that call those ecosystems home. I grew up on the trails, and I can't say enough in favor of public access to extensive trail systems, such as the one between SMMHS and Rainbow Lake. Keeping wooded areas natural preserves the environment as well as our small-town character. Also, growing up hiking, biking, and camping close to home enriches childhood and often cultivates a lifelong love of nature. I want to see Walden's Ridge children reap those benefits.	6/22/2022 1:21 PM
12	Please plan around what is already developed and stop destroying nature with housing. We do need more grocery options! Please build that damn grocery store in the Lines property.	6/21/2022 6:27 PM
13	I'm grateful this planning effort is being undertaken, and hope it's completed before the mountain is turned into a runaway housing development.	6/21/2022 1:37 PM

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14	With growth comes opportunity. I would like to make this area a place where nice neighborhoods are built and when people visit they are surprised with the quality of built areas.	6/21/2022 8:14 AM
15	Walden missed out on the grocery store. They could have had input to protect the area and gotten the tax dollars. Now they have no right for input!	6/20/2022 4:38 PM
16	The mountain has grown so much we need affordable dining and groceries. Traffic is definitely a concern up and down the mountain and the safety of the W Rd. is a concern	6/20/2022 4:05 PM
17	Leave politics out of it. There is never a time to not plan for future growth. Old is old and will fall apart.	6/20/2022 1:25 PM
18	We love the schools, but they will be over capacity soon. We love the rural environment, but need to have a little more access to necessities ON the mountain. We love the atmosphere and the landscape, but some developers are destroying some of it by overdevelopment too quickly. Absolutely love the community environment across the mountain.	6/20/2022 5:44 AM
19	I would like to see less "new-home" expansion areas that are leading to increased population which is causing a multitude of issues including schools impact, traffic and roadway issues, water waste issues and contamination.	6/19/2022 7:59 PM
20	There is growing need for restaurants and grocery on the Robert's Mill side of the ridge.	6/19/2022 11:03 AM
21	I have been very distressed with the amount of new development and pace at which the mountain is being gobbled up adding more people, more traffic, more crime, The reasons people love and want to live on the mountain is because it is quiet and natural.	6/18/2022 9:37 AM
22	There is nothing wrong with new development, but we don't need 500 stacked single family homes on .25 acre lots.	6/17/2022 3:40 PM
23	If we are going to continue building homes without consideration of traffic congestion, more high end retail options like a local grocery store around Greyhawk Trails would be welcome to lessen pressure on Robert's Mill.	6/15/2022 5:43 PM
24	I'll say it again.....If you chose to live out in the sticks do not try and fill it up with bricks.....I'm not opposed to development in the beautiful area where I live, I would just like it to be done responsibly and with continuity.	6/15/2022 3:55 PM
25	If the infrastructure is not already in place (roads, sewage disposal), no additional large scale development should be approved. If Roberts Mill Road cannot be improved to support additional traffic, it should not be allowed until an alternative solution is in place. The County should levy heavy fines for ignoring the prohibitions, which continually damage the roads.	6/15/2022 11:16 AM
26	Affordable housing will keep this mountain thriving. Zoning regulations and the sewer moratorium will turn this mountain in to a place that prices new families from enjoying a building this community for the future	6/15/2022 10:44 AM
27	I appreciate your work in this matter	6/15/2022 9:09 AM
28	Stay committed to the nature and characteristics of the mountain - openness; beauty; and green.	6/15/2022 8:53 AM
29	People on this committee need to stop trying to make signal mountain ootelwah. People love this mountain for its small town-intimate feel. We don't need a grocery store and we don't need more shopping complexes that will just end up empty. why is there so much competition and divide between the town of signal mountain, Walden, Hamilton county, and sequatchie county????? WE ARE ALL ONE MOUNTAIN. This community needs to come together and think of ways to make the mountain better as a whole. Every different part of this mountain matters and we don't need to copy and paste the same thing just because it's in Walden and not in the town of signal mountain. The schools are too full and the roads are wearing down. We need to figure out how to shrink the developments on this mountain.	6/14/2022 5:37 PM
30	I do not want to incorporate. I do not want to live in a neighborhood with a HOA.	6/14/2022 4:56 PM
31	Allow grocery store to open. Publix, food city, etc.	6/14/2022 10:35 AM
32	the state talks about a drainage ditch on the road going up and down the mountain, just talk and make u.s. 127 three lanes	6/13/2022 10:40 AM
33	I am glad you are doing this and appreciate your seeking input from the residents.	6/13/2022 7:55 AM

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34	There are plenty of spaces for new commercial businesses in the empty buildings in Aignal township itself. If you develop. If you develop more housing subdivisions and mixed use development you are making the roads on the mountain and up and down the mountain so much more dangerous. It has become increasingly more dangerous already in the past 2-3 years.	6/12/2022 7:44 PM
35	We need a legitimate Grocery store	6/12/2022 7:12 PM
36	Slow the growth. Too much traffic for Robert's mill road size.	6/12/2022 8:34 AM
37	I'm 32, I've lived on this mountain all my life and wouldn't want to go anywhere else. I want to raise my kids here in the same or similar environment that I grew up in over the last 30+ years. Please maintain the integrity of this small mountain community that I've grown to love and cherish.	6/11/2022 10:11 PM
38	I feel it is so important to maintain the rural integrity of Walden's Ridge. I would like to see the three communities form a cohesive long range growth plan. Septic and traffic are huge concerns.	6/11/2022 5:26 PM
39	I am a retired teacher of 31 years. We always move to areas that have quality education and a blend of age groups. Schools must be key in a community. Neighborhoods that take pride in how they look and SM offered an old fashion place where children play outside and Santa comes on a fire truck. Family is important!! I am concerned about traffic, crowded schools and road infrastructure.	6/11/2022 11:44 AM
40	Just a general concern about Walden's Ridge being developed too quickly and becoming overcrowded.	6/10/2022 8:50 PM
41	We really need grocery and infrastructure to keep up with the growth.	6/10/2022 7:35 PM
42	Speeding	6/10/2022 5:44 PM
43	Slow down the development. The current roads can not meet the growth.	6/10/2022 5:25 PM
44	Too much growth in recent years. The roads and drainage cannot handle the growth.	6/10/2022 5:14 PM
45	The need to know more facts about the 365 acres sold on Corral Road. What is the plan for development? What will happen to old trees, wildlife, and walking trails? Water? Golf course?	6/10/2022 4:39 PM
46	My Children currently attend a private elementary school in Walden and will most likely be sending them to public afterwards. I am a bit concerned how crowded they will be with all the new neighborhood developments.	6/10/2022 4:02 PM
47	Our community as a whole is unique and beautiful, mass development of cheaply made (and overpriced) homes will only overcrowd our already maxed out schools and make us no different from the overpopulated communities off the mountain.	6/10/2022 7:40 AM
48	Ensure there's zoning for some quality restaurant/retail establishments. We shouldnt have to drive off the mountain for a decent hamburger or breakfast.	6/10/2022 7:30 AM
49	Please stop these builders from building these large houses on tiny lots. Septic systems need much more land to work properly.	6/9/2022 9:25 PM
50	Too much development. Too much traffic.	6/9/2022 8:25 PM
51	Most of commercial real estate on Taft highway is so old and run down. There is little chance any business would open in one. I would love to see a nice new grocery store to serve those on the back side of signal.	6/9/2022 8:16 PM
52	Be mindful of how the rapid growth has on current residents and roads.	6/9/2022 8:05 PM
53	The high school being built on Signal is the worst thing that ever happened up here. People move up here temporarily while their kids are in school to save from paying Baylor or McCallie tuition then leave after their kids graduate. But during their residence here they try to make big changes to make it more like where they come from. We do not need any more grocery stores or restaurants or shopping at all. All of those things are convenient off the mountain.	6/9/2022 7:19 PM
54	Thank you for taking the time to read and consider.	6/9/2022 6:58 PM
55	Please get a code enforcement team. Allow more competition with food and grocery stores	6/9/2022 6:56 PM

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56	SLOW DOWN AND THINK.	6/9/2022 6:07 PM
57	Be very careful on how you want to grow the mountain. We don't want to lose what we love about it. The more you grow it the more you will lose it. Yes growth is good for some and destroys others.	6/9/2022 5:43 PM
58	Leave is alone	6/9/2022 5:31 PM
59	Thanks for your work! My main concern is dense, rapid development and its impact on how many days a year I can drive Roberts Mill Rd...and general comm. safety. One specific desire....addressing some overgrowth and blind spots on some of the curves.	6/9/2022 4:43 PM
60	Provide natural gas and sewer	6/9/2022 4:37 PM
61	Signal Mountain believes they should monopolize all business on the mountain, and relentlessly block development even areas outside there town limits.	6/9/2022 3:25 PM
62	there is no growth planning with the planning commission, they approve all request for multi houses development	6/9/2022 2:22 PM
63	The are needs to be more accessible for pedestrians. It should be a place where there are places to go safely in modes of transportation that are not cars.	6/9/2022 2:13 PM
64	Include appropriate expertise on planning team (eg geologist).	6/9/2022 1:49 PM
65	Light pollution is such an easy item to tackle and a total shame it is not. It is so sad to travel and see glowing communities on the horizon instead of the stars that were once visible.	6/9/2022 1:42 PM
66	Stop allowing neighborhoods to be built. Robert's Mill definitely can't handle the traffic and there is too much congestion!	6/9/2022 1:41 PM
67	As a long term resident, it is concerning to observe rapid development and logging, especially along Corral, Sawyer, and Robert's Mill. The small town feel is decreasing as traffic volume and speeds increase and fewer people are willing to slow down for the safety of pedestrians.	6/9/2022 1:37 PM
68	its a beautiful place to live, but is growing too rapidly	6/9/2022 12:10 PM
69	The outskirts roads need better maintenance, and better waste management for those who don't live in Signal Mtn. or the Sequachie side.	6/9/2022 11:21 AM
70	Massively too many people. The nature of the ridge has been destroyed. The peace and quiet is gone and has been replaced with diesel trucks and construction equipment	6/9/2022 10:13 AM
71	Put a Walden's Ridge grocery store in Sequatchie, not Hamilton, County	5/27/2022 3:50 PM
72	until the roads match all the new housing needs. no more subdivisions or condos need to be built. we don't need standstill traffic, on the highway. standards for development need to be set AND enforced. there are too loopholes that developers are using to put houses in every free space they can find, that needs to stop right now.	5/26/2022 9:53 PM
73	Natural beauty is what makes this place special	5/26/2022 7:01 PM
74	We moved here for the schools. My son is 3 and I hope we have no issues due to overcrowding of him being able to attend in a positive environment.	5/25/2022 8:05 PM
75	Do not want developers where trees are cut down and houses are cookie cutter on small lots.	5/25/2022 6:17 AM
76	I feel this committee is very bias, we need less regulation or we will have 20 more years of no development in Walden and taxes will go up like Signal	5/24/2022 10:28 PM
77	The schools are overcrowded and the hideous residential developments going in are making it a less desirable place to live!	5/23/2022 9:38 PM
78	An environmental impact study should be done on the large developments on the mountain before building is permitted. Flipper Bend with the amount of homes that can be built, with at least 2 vehicles per residence, adding a huge impact on Roberts Mill Rd. Also, keeping construction vehicles off of Roberts Mill with better signage.	5/23/2022 8:44 PM
79	We moved here to escape development. There's not many places like Walden left in the world.	5/23/2022 3:02 PM
80	Stop overbuilding residential	5/23/2022 7:44 AM

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81	Slow down the building of new subdivisions.	5/22/2022 10:30 PM
82	Remodel and renovate the commercial spaces we have versus building new spaces.	5/22/2022 4:01 PM
83	The quality of the schools is a real ticking time bomb although I think it is more of a broader HCS issue than anything particular to the ones up here. I know a LOT of people (including ourselves) who moved to SM because when they moved here they were told the schools were great, but have subsequently pulled their kids and sent them to private schools. Frankly between the increased housing costs and the expense of private school, it makes working somewhere other than Chattanooga look better and better.	5/22/2022 3:22 PM
84	The next generation of signal mountain / Walden homeowners want thoughtful development of stores, restaurants & bars to improve the serious defeceits we see now and are excited to become involved in local politics to ensure this direction becomes reality.	5/22/2022 12:27 PM
85	Do not allow your desire for development destroy the reasons folks want to move here in the first place.	5/22/2022 10:10 AM
86	Growth is going to happen. If you don't go forward with this, the next group of leaders will. And I can promise the "care" that will go into the planning will decrease with each generation of leadership.	5/22/2022 9:54 AM
87	Stop large residential developments. Causing unsafe neighborhoods.	5/21/2022 9:35 PM
88	Pratt et al. home development is a nuisance	5/21/2022 6:19 PM
89	Stop developing this mountain.	5/21/2022 8:27 AM
90	The town of Walden has a 2 acre min. lot size. The unincorporated area on the mountain needs to adopt similar regulations.	5/20/2022 7:48 PM
91	I am very supportive of the "new" Walden Plan which is essentially the same as the "old" Walden Plan. Nice to see the results confirm the old plan. Too bad we didn't start to implement the old plan when it was new.	5/20/2022 1:07 PM
92	Would like people to understand that we will lose the character of the Ridge unless we pay attention to good zoning, in-character development, keeping lots of green space and addressing the traffic issues up & down the Mtn as well as those road issues on the Mtn.	5/20/2022 10:12 AM
93	There's nothing wrong with Walden's Ridge/Signal Mountain the way it is. If it ain't broke, don't fix it. Part of the allure of living on the ridge is the fact that it's not overdeveloped.	5/20/2022 9:33 AM
94	N/a	5/20/2022 7:14 AM
95	I want to see signal Mountain remain a single family community. But would love to see the retail side catch up to the growth in the past several years. I really would love to see more sidewalks and bike paths on the roads. Especially Taft hwy and shackelford ridge road (many people run that road but there is no room and lots of curves)	5/19/2022 7:38 PM
96	Deal with the roads. Deal with the uneven and dangerous sidewalks in Olde Towne. Improve the school roadways.	5/19/2022 4:09 PM
97	Please vote for adding a grocery store, retail shopping, and restaurants!!! Give these places some tax cuts to offset the high rent up here. I just want a to be able to stay on the mountain and do my shopping and give to and help the community I live in.	5/19/2022 8:00 AM
98	I'm concerned that the mountain can not sustain unfettered growth.	5/19/2022 7:41 AM
99	We do need a quality restaurant that serves breakfast, lunch and dinner. Put a Wendy's up here too.	5/19/2022 7:02 AM
100	Give us some convenience, nice and classy	5/19/2022 5:20 AM
101	With increased growth and the associated traffic there should be more photo enforcement of speed limits	5/18/2022 8:35 PM
102	For the love, let us have a decent grocery store	5/18/2022 8:03 PM
103	You didn't have a Sequatchie County choice as an answer for item #1. We are part of this community. Whatever y'all on the Hamilton County side decide to do, GREATLY EFFECTS OUR QUALITY OF LIFE. Stop ignoring us.	5/18/2022 7:51 PM

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104	We live across the line in Sequatchie county. Children attend private school because we live just across the line and work in Chattanooga. Not feasible to get a child to Dunlap and back for school. The time difference as well. Need a cooperative agreement with signal mtn schools. Our youngest is 14 so by the time something is done it will not affect us but it's something for planners to think about.	5/18/2022 7:44 PM
105	Another grocery store of quality, like Publix would be really nice.	5/18/2022 7:44 PM
106	Just two more restaurants then connect everything by bike paths. Boom!	5/18/2022 7:31 PM
107	More sidewalks to encourage safe walking. Connect pruetts to ace with sidewalks	5/18/2022 7:11 PM
108	Over the last 12 years - since the high school was built - there has been a substantial amount of growth- new homes, competition for existing homes. The mountain infrastructure- roads, retail, schools, sewer etc. has not been able to keep up. Additionally govt officials have allowed more high density neighborhoods. Giant houses crammed on tiny lots on top of one another is unsightly - for example the Danbury neighborhood looming over thrasher. While I appreciate the increased value of my home, I'm very concerned about the condition of the roads up and down the mtn, the overcrowded schools (we pulled ours out of signal and put them in a school with small class sizes) and what the aging sewer and failing septic systems are doing to the creeks and streams. We love living on the mountain. I grew up here and have seen numerous changes- many for the better. I'm just very concerned about where we go from here. How can we provide quality services (maybe we should have sold water?) yet still maintain the small town vibe? Managed growth can be positive for the mountain- but right now a lot of the growth is in unincorporated areas which pull on resources yet don't contribute to the funding. Our local government continues to operate as if they are managing a sleepy bedroom community. That is simply not the case anymore. I would love to see some progressive decision making from town hall even if that means making some unpopular decisions. Yes a "signal Cambridge square" would be lovely- but if you can't get to it because the roads coming up the mountain are washing away then what's the point?? No one is going to get the "perfect" community here. Concessions will have to be made. Just like in home ownership- I don't like having to pay to fix the plumbing, I'd rather have a new couch, but we make decisions to support the foundation of our home and spend money on the things we can't see because it is the right/smart thing to do.	5/18/2022 7:06 PM
109	Please build a grocery store we are not all rich and can not shop at Pruetts. Most Elderly can not just jump on a phone and Order off an app. They are not all tech illiterate. And have flip phones and no computer.	5/18/2022 6:07 PM
110	I worry that unrestricted and unplanned growth in the Unincorporated area of the county will negatively affect the whole ridge. I feel that many in the community are resistant to planning and regulation of any sort, but at the same time don't want things to change. Both cannot happen.	5/18/2022 5:58 PM
111	-I oppose any increased regulation of unincorporated Hamilton County. - Increased traffic capacity up and down the Mountain would be nice, but even as-is, traffic congestion is far less than other urban and suburban areas in Hamilton County. Increased traffic capacity should not come at the expense of the historic W switchbacks.	5/18/2022 5:50 PM
112	Please slow the residential growth until their is infrastructure to support it. I do NOT support any additional retail development, anything needed is already available at the bottom of the mountain. I moved here in 1972 and thought I would retire here but all of the benefits of living on the mountain are disappearing more and more every day.	5/18/2022 5:49 PM
113	We love how natural the area is, and some developers clear the land of all trees before building. This takes away from the natural beauty of the mountain.	5/18/2022 5:02 PM
114	When planning a new development , have the community and environment in mind NOT your wallet !	5/18/2022 4:44 PM
115	In Signal Mountain we cannot get approval for another bath but builder get permits to build large homes with multiple baths just down the street.	5/18/2022 4:37 PM
116	No big grocery store!!	5/18/2022 4:37 PM
117	Please do not allow overcrowding of residential areas. However we are in great need of more local dining, retail and entertainment options on the mountain.	5/18/2022 4:24 PM
118	Please stop the over development and do not bring in more retail space	5/18/2022 4:02 PM

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119	We need lower speed limits on Taft & more speed enforcement on all roads. I would love a gate put up at both W road entrances that would prohibit large vehicles from being able to come up. Traffic light or something to make the Hollister Rd/Taft intersection safer.	5/18/2022 3:40 PM
120	Add mirrors to the fist few major turn in the W to increase safety. This would give more visibility to oncoming traffic.	5/18/2022 3:29 PM
121	Need better notification of meetings regarding this Plan; agendum, synopses of meetings, all graphics, who, what, when, where, why. Newspaper is generally defunct; make a monitored Facebook page just for this Walden's Ridge Plan even if not mandated by law.	5/18/2022 2:59 PM
122	Managing the residential growth and providing commercial amenities to support growth will be a tough balance. Lots of people don't mind going off the mountain but would welcome several more quality restaurant options, as well as "small/mountain town" entertainment options (i.e. upscale drive-in movie theater, winery, green spaces, festival tied to a holiday or local event, etc.)	5/18/2022 2:48 PM
123	Land prices have soared in our area making it more "elite" to be able to own a home and exclusive of lower and fixed incomes. Very few retirement home options in the area.	5/18/2022 2:46 PM
124	We don't need more retail. We don't need more office space. We need affordable homes. We need a community land trust. We need economic diversity.	5/18/2022 1:27 PM
125	More new homes will only make traffic and schools over crowded	5/18/2022 12:12 PM
126	The priorities: maintain low traffic and population density, lots of green space; Regarding the last question: please consider families with children who attend schools OTHER than public schools. (We have two school age children)	5/18/2022 11:33 AM
127	Hamilton County needs to regulate lot size and planned development to align with roads and utilities.	5/18/2022 11:29 AM
128	We have allowed clear cutting of our land and folks purchasing land to make money. This is and should remain a residential community.	5/18/2022 11:27 AM
129	My biggest concern as the population grows on the mountain is that new commercial development along the highway will turn into glass boxes on expansive parking lots with no visual buffer from the road, with inadequate wastewater treatment, and with massive surges of polluted and trashy stormwater runoff impacting the streams and waterfalls that make the area so attractive to us all. Poorly managed stormwater will destroy this place.	5/18/2022 11:21 AM
130	Stop the pop up subdivisions everywhere!!!! These subdivisions are taking away our green areas.	5/18/2022 11:08 AM
131	Growth on the commercial front must take place. Things are changing and we can NOT continue with current status quo.	5/18/2022 10:54 AM
132	Improve road safety by regular upkeep of reflectors and striping for frequent fog situations	5/18/2022 10:51 AM
133	A master plan and growth management process needs to be in place and coordinated by all agencies involved	5/18/2022 10:44 AM
134	These huge developments need to slow down. They increase traffic on roads that cannot possibly sustain this amount of growth.	5/18/2022 10:40 AM
135	Please preserve the peaceful, rural atmosphere, by restricting this insane growth.	5/18/2022 10:27 AM
136	My child attended school here from kindergarten through graduation. Based on current overcrowding issues and stories from other parents and staff the quality of education is declining. All of the main roads up and down have had to be closed for significant repairs, and due to the relatively thin layer of topsoil, septic and runoff issues are only going to become more pronounced. It seems logical that the focus should be on basic, necessary infrastructure and making blunt, possibly unpopular decisions that development be curtailed until a realistic assessment of what the limits are and what they will be. At current rates how many more schools will be needed? Where will they go? Will Roberts Mill and Signal need widened and stabilized? What are the costs and logistics for a sewer system? These are all much more important considerations than an open air retail center.	5/18/2022 10:06 AM
137	It would be nice to have a town square feel and not some strip mall like the Signal shopping	5/18/2022 9:46 AM

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	center	
138	We moved to Walden's Ridge to be away from the city. We do not want the city to come to Walden's Ridge. If we wanted that we wouldn't have moved here in the first place.	5/18/2022 9:13 AM
139	Creating incentives to reuse or update current commerical real estate. (Including improving road or parking infrastructure) How do we hold developers responsible for failed or abandoned projects? How are developers contributing to our community OUTSIDE of just building homes?	5/18/2022 8:27 AM
140	Please get some new decent restaurants up here!	5/18/2022 8:21 AM
141	Smaller affordable houses ie in the 200-300k range	5/18/2022 8:13 AM
142	Arterial roads are lacking. For example, one has to wind around several areas of empty land to get to schools	5/18/2022 8:11 AM
143	I don't bike or walk in the area because there is barely a shoulder and people drive so fast.	5/18/2022 7:56 AM
144	Stop the building of new homes. We do not need anything else built.	5/18/2022 7:53 AM
145	I am just really concerned that the development will surpass what our infrastructure can handle. School overcrowding is a huge concern for us since it can and will impact the high quality education we moved here for.	5/18/2022 7:51 AM
146	Signal Mountain is growing no quicker than it should be. I fear the infrastructure will not be able to adequately preform for much longer.	5/18/2022 7:36 AM
147	I would like for the Regional planning commission to stop being a rubber stamp of approval for development!	5/18/2022 7:31 AM
148	There is too much development for the existing infrastructure.	5/18/2022 7:20 AM
149	Repurpose existing buildings and commercial zoned areas before expanding commercial to new areas.	5/18/2022 7:04 AM
150	Our sewers and roads will not support additional development. The community is great as it is. We do not need this community ruined as you allowed Apison to be ruined.	5/18/2022 6:58 AM
151	Thank you for this survey. I wish you all luck but with the awful selfish negative people up here I don't hold out much hope. Godspeed lol.	5/18/2022 6:49 AM
152	Development needs to stop until infrastructure can be repaired or improved- the unchecked large tract development in unincorporated Hamilton county is causing too much traffic and loss of green space.	5/18/2022 5:52 AM
153	Folks whose employment can affect or be affected by decisions made by the planning commission SGOULD NOT be allowed to be ON THE PLANNING COMMISSION!	5/18/2022 12:01 AM
154	I have been to the Planning Commission and written emails to County Commissioners. All they care about is tax dollars. The Planning Commission is stacked in favor of construction, development, and realty. They are intent on completely destroying the environment, beauty, and spaces they advertise and that bring people to the area. It makes me sick. Unless there is an immediate stop to the development and commencement of strict regulations and fees on developers, this mountain will never recover.	5/17/2022 10:31 PM
155	Its a conflict of interest to have Mr PRUETT on the committee when he lives in Signal mountain and owns the only grocery store monopoly with New York prices on the mountain.	5/17/2022 10:26 PM
156	Please do not allow the vocal minority of negative voices stifle progress.	5/17/2022 10:03 PM
157	Our roads are falling apart. The schools are overcrowded. It isn't safe to allow children to walk in neighborhoods anymore because of all the construction. Wildlife is in horrible danger. Natural areas are disappearing. Cemeteries that have been present for years are covered up for development. (Roberts Mill-Flipper bend) Developer guidelines need to be overseen. And development needs to cease.	5/17/2022 8:49 PM
158	Signal is going to end up an overcrowded mess if we are not very careful. The physical mountain cannot support the rapid growth from roads to sewer, etc.	5/17/2022 7:13 PM
159	Improve what we have before building more	5/17/2022 6:54 PM
160	No apartments or townhomes.	5/17/2022 3:54 PM

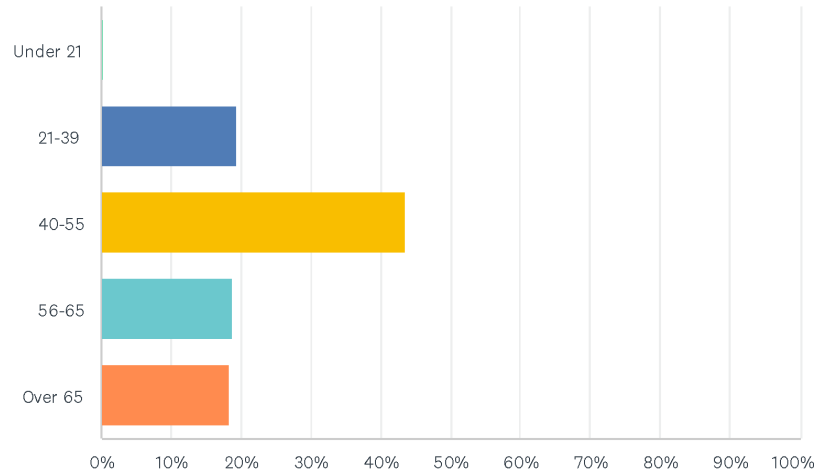
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161	Corral road cannot withstand a new neighborhood development. Our roads are no longer safe for walkers, cyclist, and runners. Speed limits should be reduced to 30 on corral, Sawyer road and Sawyer pike.	5/17/2022 3:24 PM
162	Please limit the clear cutting and over population.	5/17/2022 3:10 PM
163	Protect Walden's unique small town character.	5/17/2022 12:04 PM
164	Waldens Ridge is a very large area and is the watershed for many tributaries to the Tennessee River. Restrictions that are appropriate and limit development need to be updated and enforced. Enforced restrictions are needed to protect the value of the properties owned by the existing residents of Waldens Ridge.	5/13/2022 9:53 AM
165	I do think that the unincorporated area and Walden should do more to shoulder some of the infrastructure burden. Town of Signal Mtn. taxpayers seem to fund the majority of the amenities on the mountain.	5/12/2022 3:03 PM

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Q17 What is your age?

Answered: 502 Skipped: 1

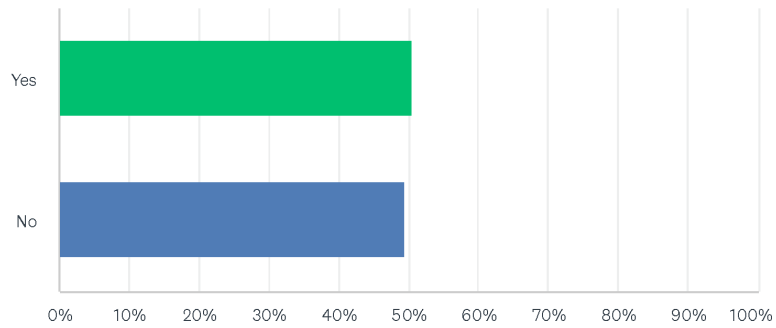


ANSWER CHOICES	RESPONSES	
Under 21	0.20%	1
21-39	19.32%	97
40-55	43.43%	218
56-65	18.73%	94
Over 65	18.33%	92
TOTAL		502

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Q18 Do you have children or grandchildren who go to one of the public schools in Hamilton County located on Walden's Ridge?

Answered: 503 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	50.50%	254
No	49.50%	249
TOTAL		503

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