

# Plan Hamilton

Update to the Board of Commissioners  
March 6, 2024



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





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

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# Help shape the future of Hamilton County.

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

# Regional Planning Agency (RPA)

- MOA between the City of Chattanooga and Hamilton County governments
- Rezoning, Subdivisions, Zoning and Development Ordinances
- Transportation Planning Organization (MPO): Responsible to develop RTP/TIP with TDOT and USDOT
- Chattanooga and Hamilton County Comprehensive Plans
- Infrastructure Planning and Finance

# What is a Comprehensive Plan?



A long-term policy guide to inform local decision-makers (with a focus on physical development)



Implemented over time through regulations, development approvals, capital improvements, and private development decisions



Marketing tool that articulates community's vision.

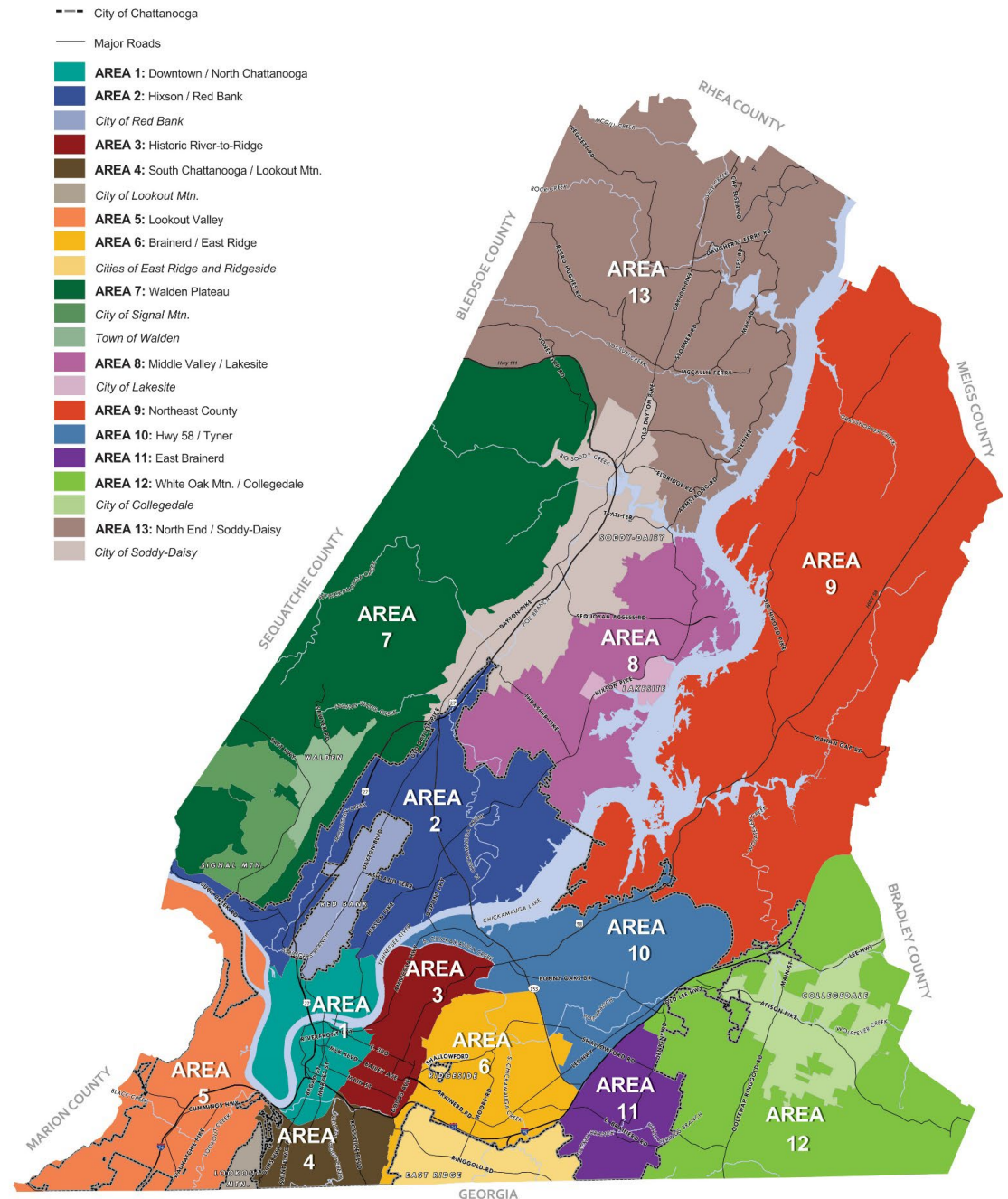
# 13 Planning Areas

The RPA divided Hamilton County into 13 geographic areas for planning purposes. Five of those areas are in the unincorporated portion of Hamilton County.

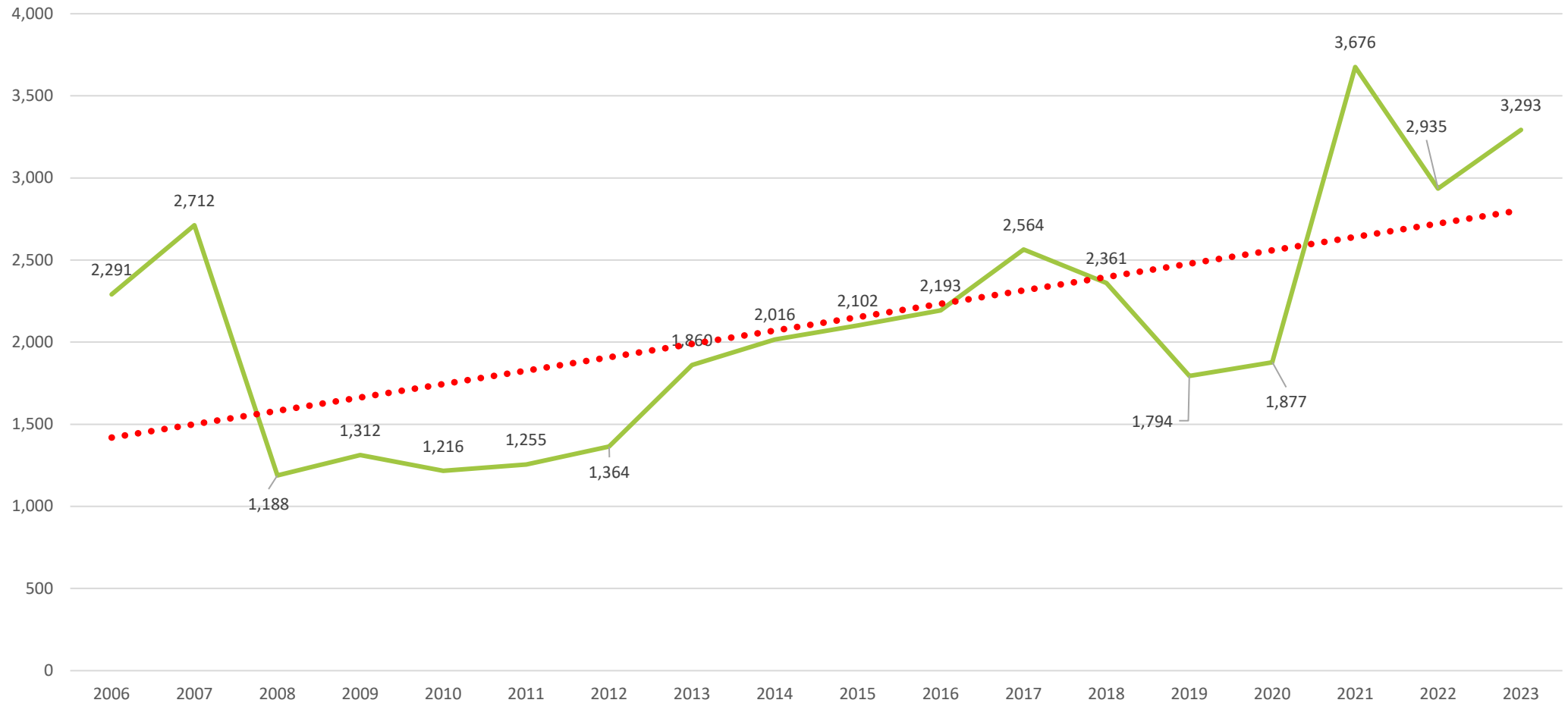
- Area 7: Walden Plateau
- Area 8: Middle Valley / Lakesite
- Area 9: Northeast County
- Area 12: White Oak Mountain
- Area 13: North County / Soddy-Daisy

Each of these Planning Areas will be addressed in more detail with recommendations specific to each.

Hamilton County Planning Areas

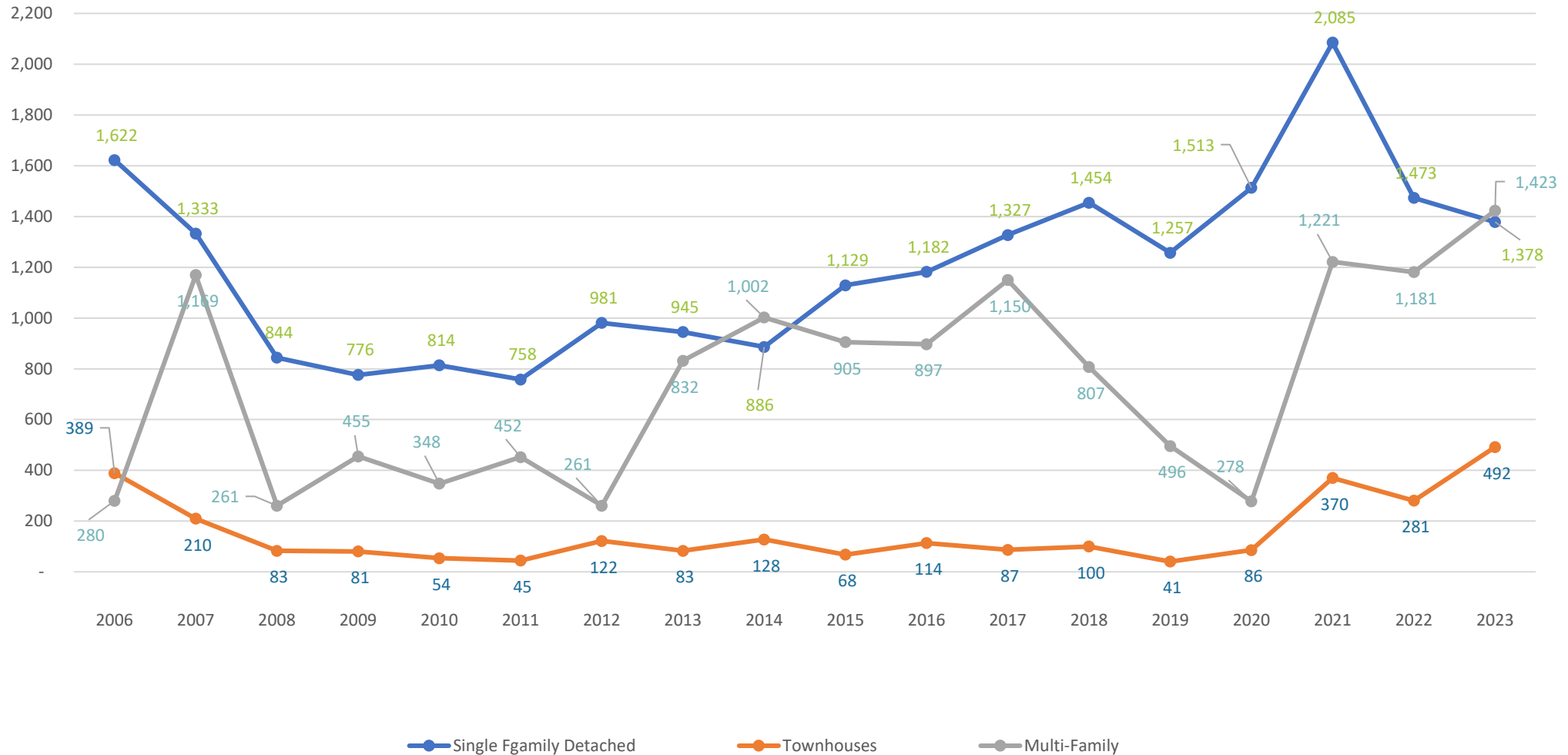


# Annual Total New Housing Units 2006 - 2023



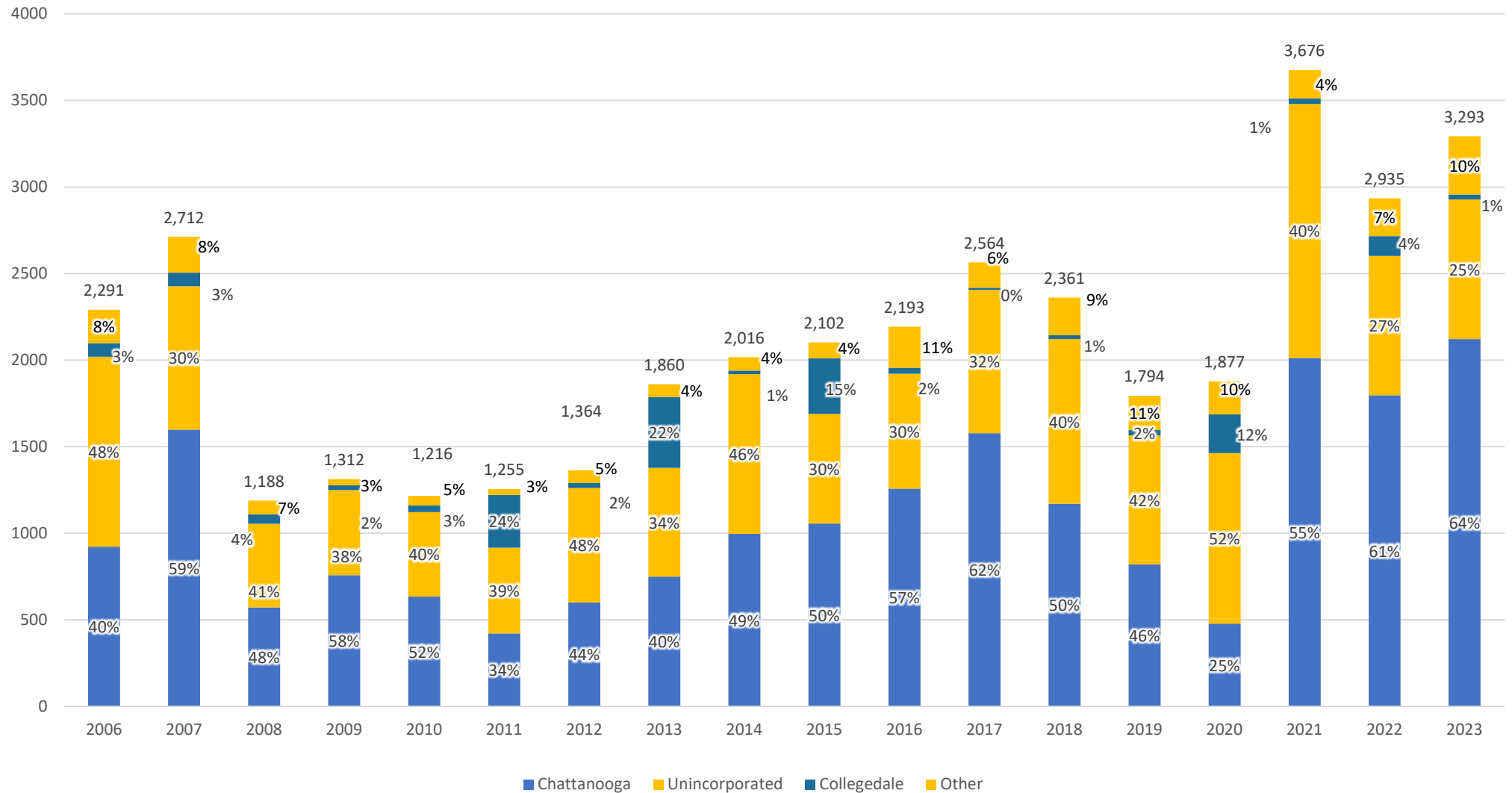
Hamilton County has added 38,000 housing units in the last 18 years. Total new housing unit permitting spiked in 2021.

# Annual Totals by Housing Type



In 2023, there were slightly more multi-family units constructed than new single-family units. 44% of the new housing units in 2021 – 2023 were either single family attached or apartment units.

# Housing Units Share by Municipality 2006 - 2023



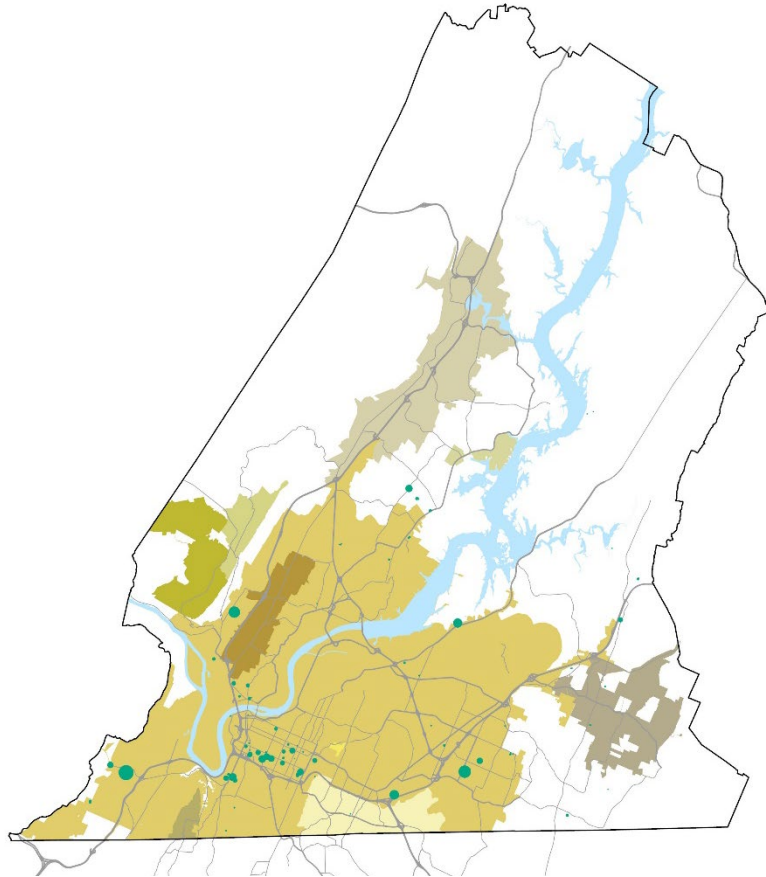
Other includes East Ridge, Lakesite, Lookout Mountain, Red Bank, Ridgeside, Signal Mountain and Soddy-Daisy, each has less than 5% share.

**The majority of new permitted housing units were in City of Chattanooga and unincorporated area.**

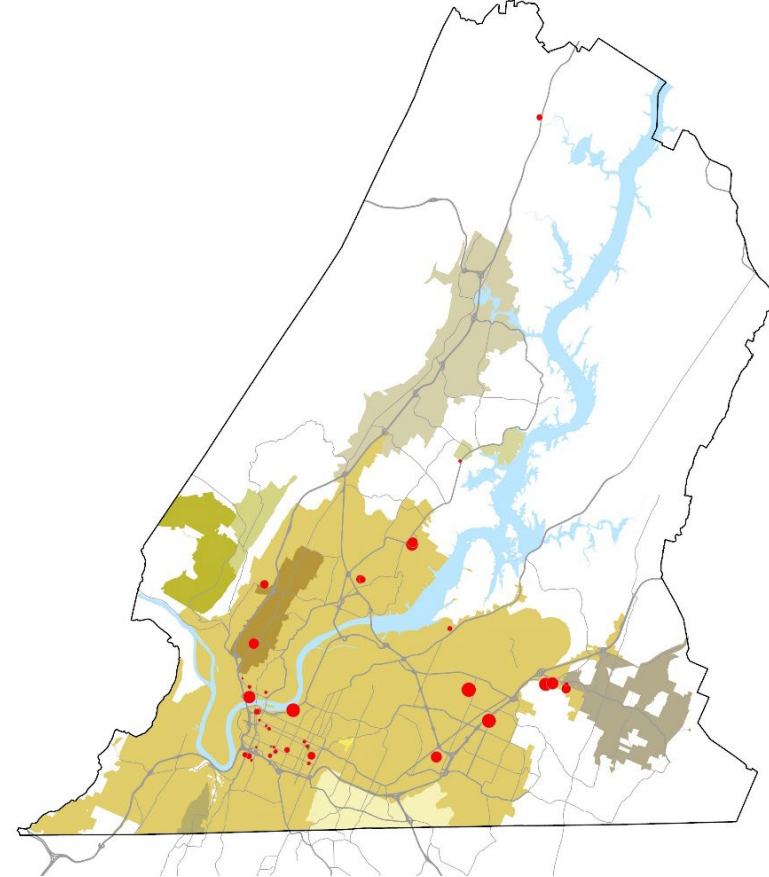


# Locations of Townhouses & Apartments

2019-2023



90% of the townhouses built in the last 5 years were in the City of Chattanooga, the central core, Lookout Valley and near the Hamilton Place area.



The majority of apartments\* developed in the last 5 years were located in the central area of Chattanooga or around the Enterprise South Industrial Park, the job centers.

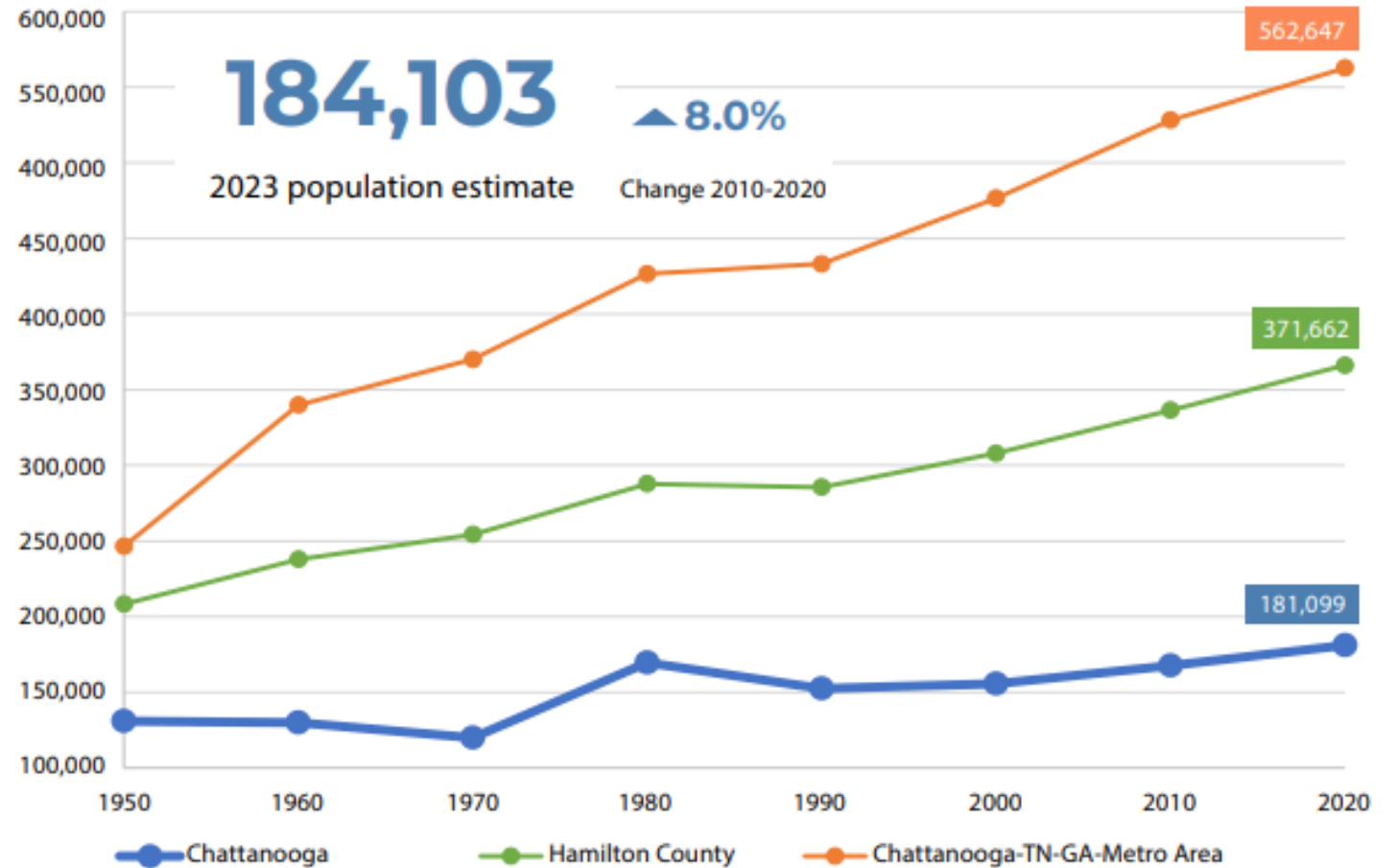
\* Apartments are housing of five or more units.

# Chattanooga is a part of growing region and that growth is projected to continue.

- The Chattanooga region has been attracting new residents steadily since the 1990s.
- Last year, the population of Hamilton County grew more than three times as fast as the national average, placing it as the fifth fastest-growing county among Tennessee's 95 counties
- Over the last decade, nearly all of the growth has been from migration to the region including people coming from other parts of the country or internationally. The region's growing economy, low cost of living, and natural setting are strong attractors.

Hamilton County has grown  
3X as fast as the national  
average...

POPULATION 1950-2020

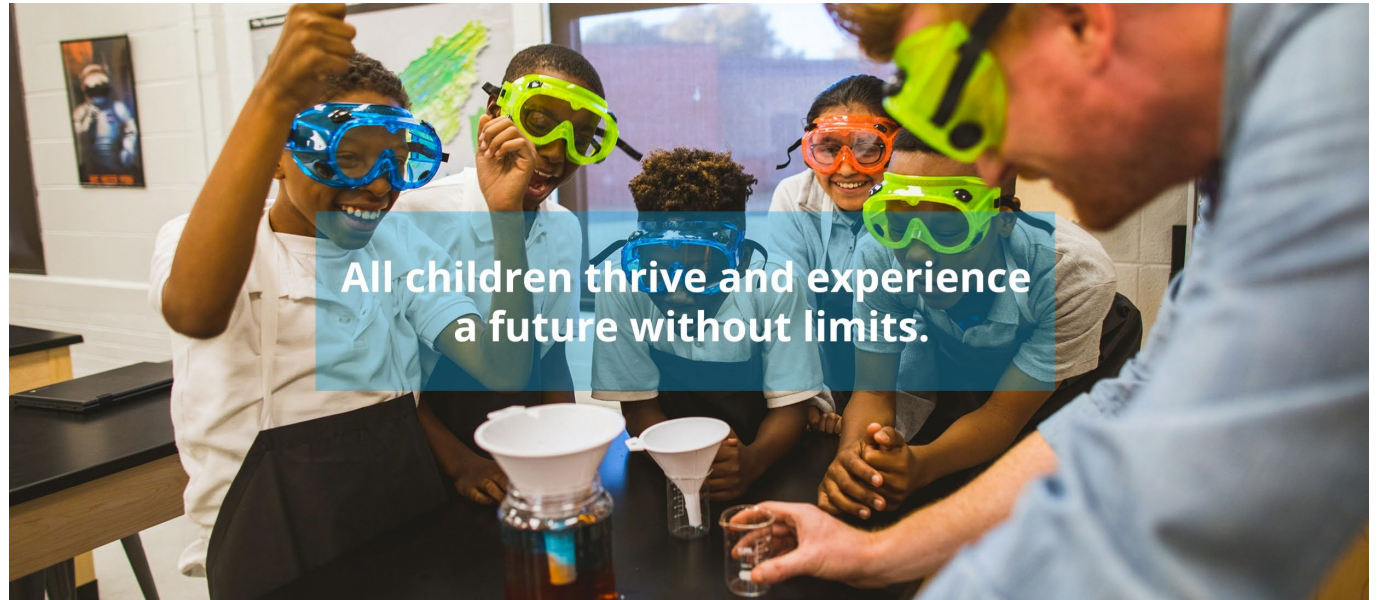


Source: US Census Bureau

# Hamilton County Students

47,651 total Hamilton County public students for 2023. Other major schools (with data from 2020-2023) are:

- UTC - 11,380
- Southern Adventist - 3,155
- Chattanooga State - 6,575
  
- Baylor - 1,071
- McCallie - 977
- GPS - 559
- CCS - 1400
- Boyd Buchanan - 1,015
- Silverdale - 1,307
- Bright School - 350



Primary/secondary (1-12) level at smaller private schools (e.g. Grace Academy, Our Lady of Perpetual Help, Belvoir) . Additional students at online or for profit post-secondary institutions in the county.

**Countywide Estimate: 47,000 public / 10,000 private / 25,000 post-secondary**

Estimated Population

**371,662**

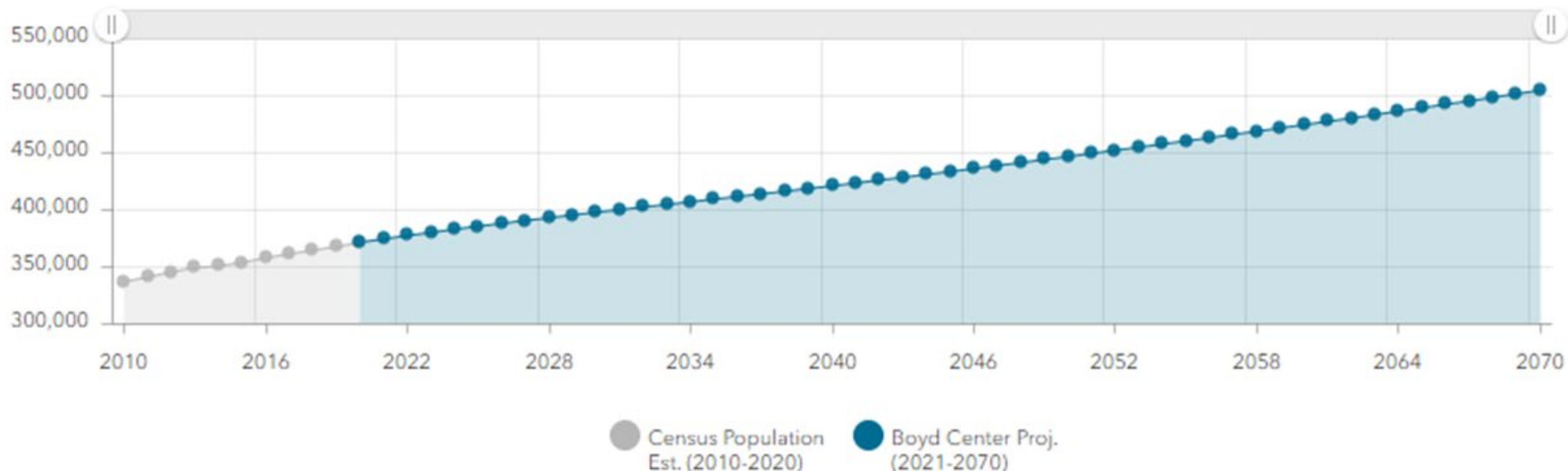
in 2020

Population Change from 2020

**+0**

0% increase

**Tennessee State Data Center projects 505,000 residents in Hamilton County by 2070.**



Tennessee Annual Growth Rate  
**0.83% increase**  
since 2019

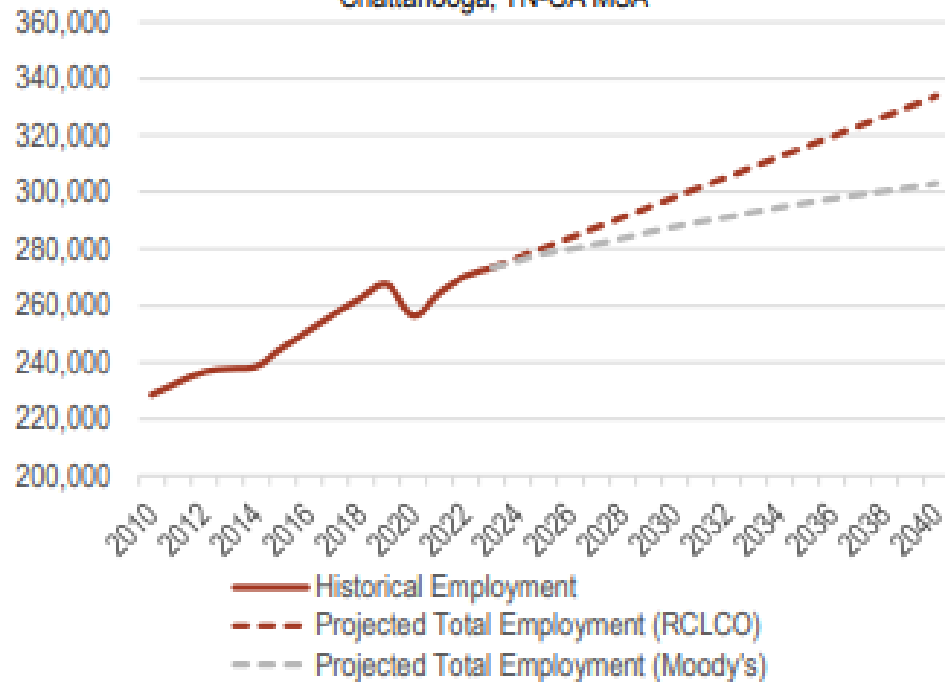
Hamilton County Annual Growth Rate  
**1.06% increase**  
since 2019

A national market analysis firm (RCLCo) reviewed projections of growth for both employment and household growth. The region has potential for 60,000 more jobs.

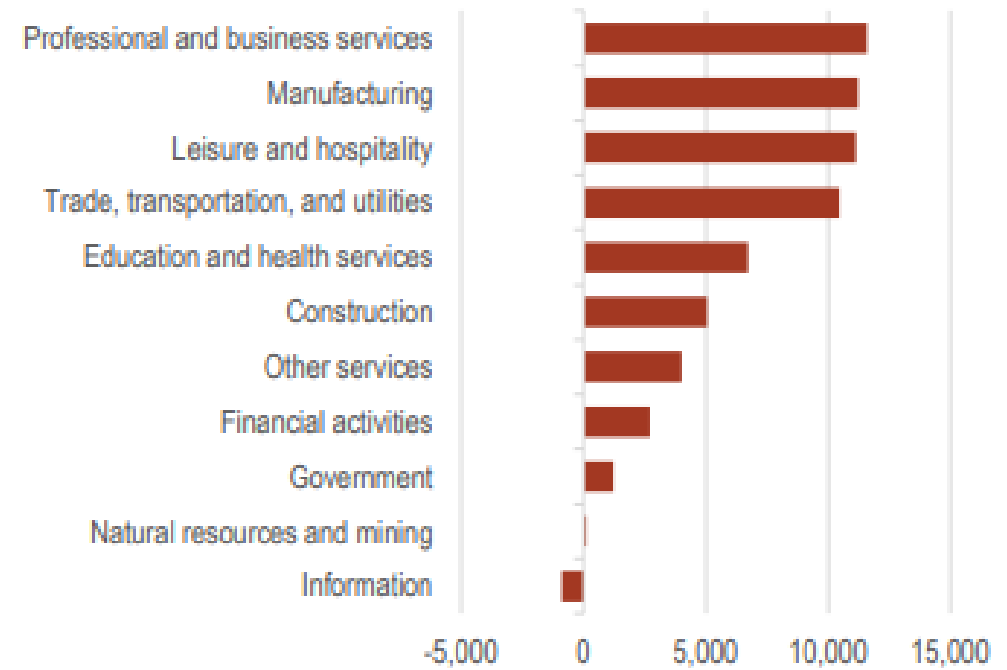
## EMPLOYMENT PROJECTIONS



Historical and Projected Total Employment, 2010-2040;  
Chattanooga, TN-GA MSA

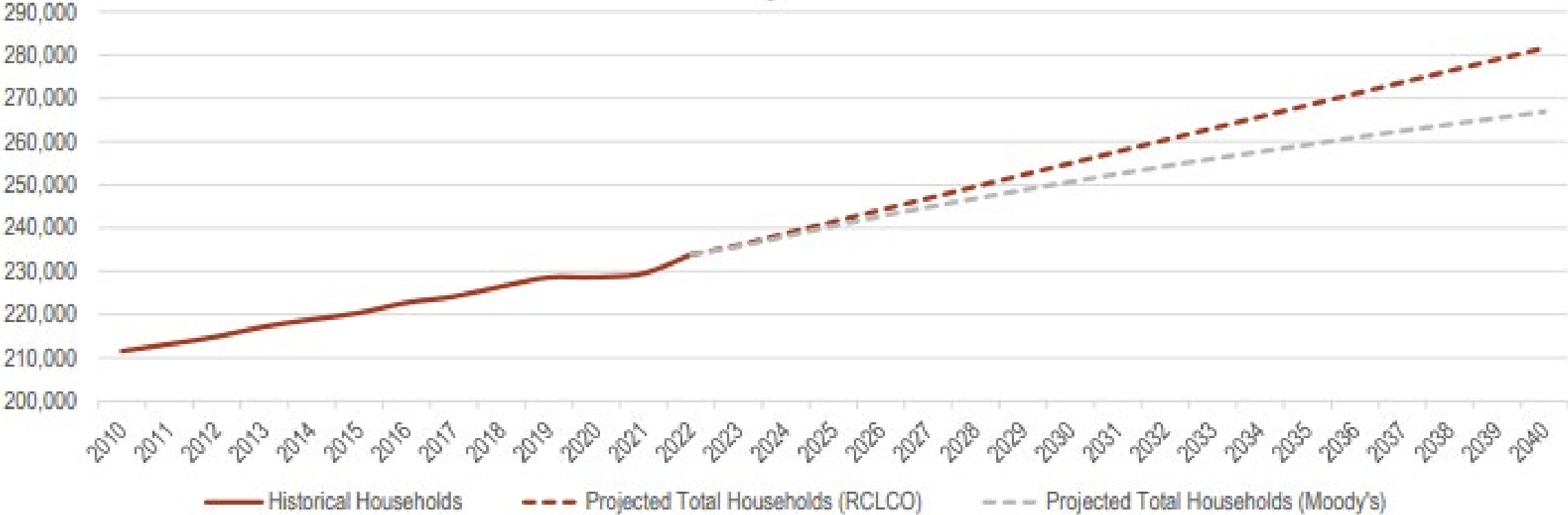


Net New Jobs by Sector, 2022-2040;  
Chattanooga, TN-GA MSA



**46,000 more households are anticipated for Hamilton County by 2040.**

Historical and Projected Total Households, 2010-2040;  
Chattanooga, TN-GA MSA



CHATTANOOGA TENNESSEE

**Major Employers List – 2022** (employment as of 12/31/22)

Employers with **100+ full-time** employees listed in descending order.

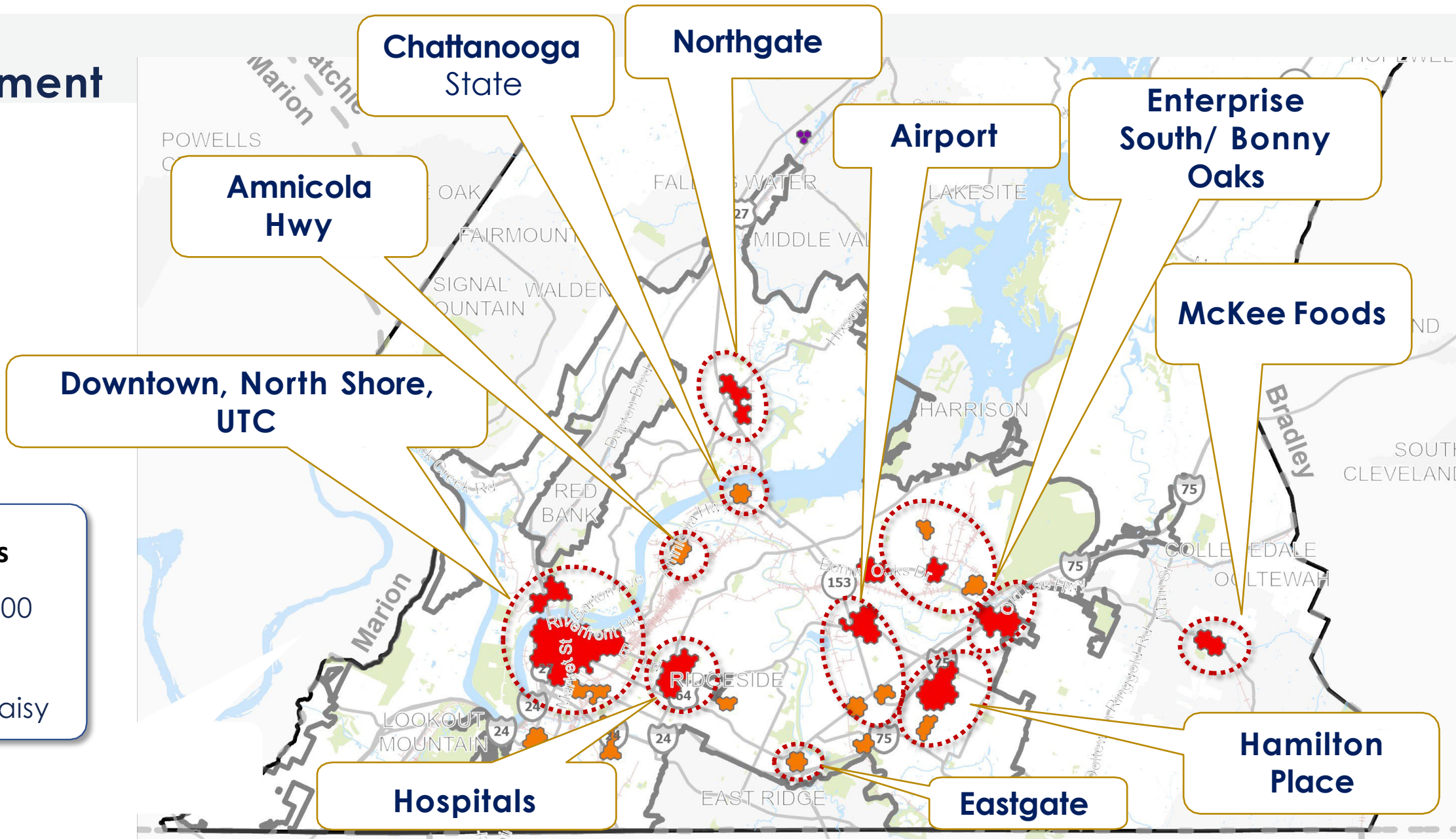


Company	Product/Service	Full-Time Emps.	Part-Time Emps.
•Hamilton County Schools	Elementary & Secondary Schools	5,375	966
•BlueCross BlueShield of Tennessee	Health Care Financing	4,776	18
Volkswagen Group of America Chattanooga Operations, LLC	Mfr. Automobiles	4,668	
•Erlanger Health System	Health System	4,632	1,434
Tennessee Valley Authority	Utility - Electric Service	3,746	1
CHI Memorial	Health Care	3,525	1,099
•McKee Foods Corporation	Mfr. Cakes & Cookies	3,196	186
•Unum Group	Insurance	2,872	
Amazon.com Services LLC	Distribution Center	2,751	1,240
Roper Corporation	Mfr. Cooking Products	2,500	
•City of Chattanooga	Government	2,314	283
•Hamilton County Government	Government	1,873	129
•Astec Industries, Inc.	Mfr. Asphalt & Concrete Construction Equipment	1,872	
Cigna HealthCare	Health Services	1,633	14
The University of TN at Chattanooga	University	1,376	24
Parkridge Medical Center, Inc.	Health Care - Hospital	1,374	151
•U.S. Xpress Enterprises, Inc.	Transportation Services	1,151	7
•Humanist Hospitality LLC	Lodging	881	364
•Miller Industries Towing Equipment, Inc.	Mfr. Towing Equipment	772	10
Kenco Group	Supply Chain Solutions, 3rd Party Logistics (3PL)	720	
HomeServe USA	Emergency Repair Plan Services	716	
Sanofi Consumer Health Care	Mfr. Health & Beauty Products	701	

# Employment Centers

**Total Jobs**

- 1,000-2,500
- >2,500
- Soddy Daisy



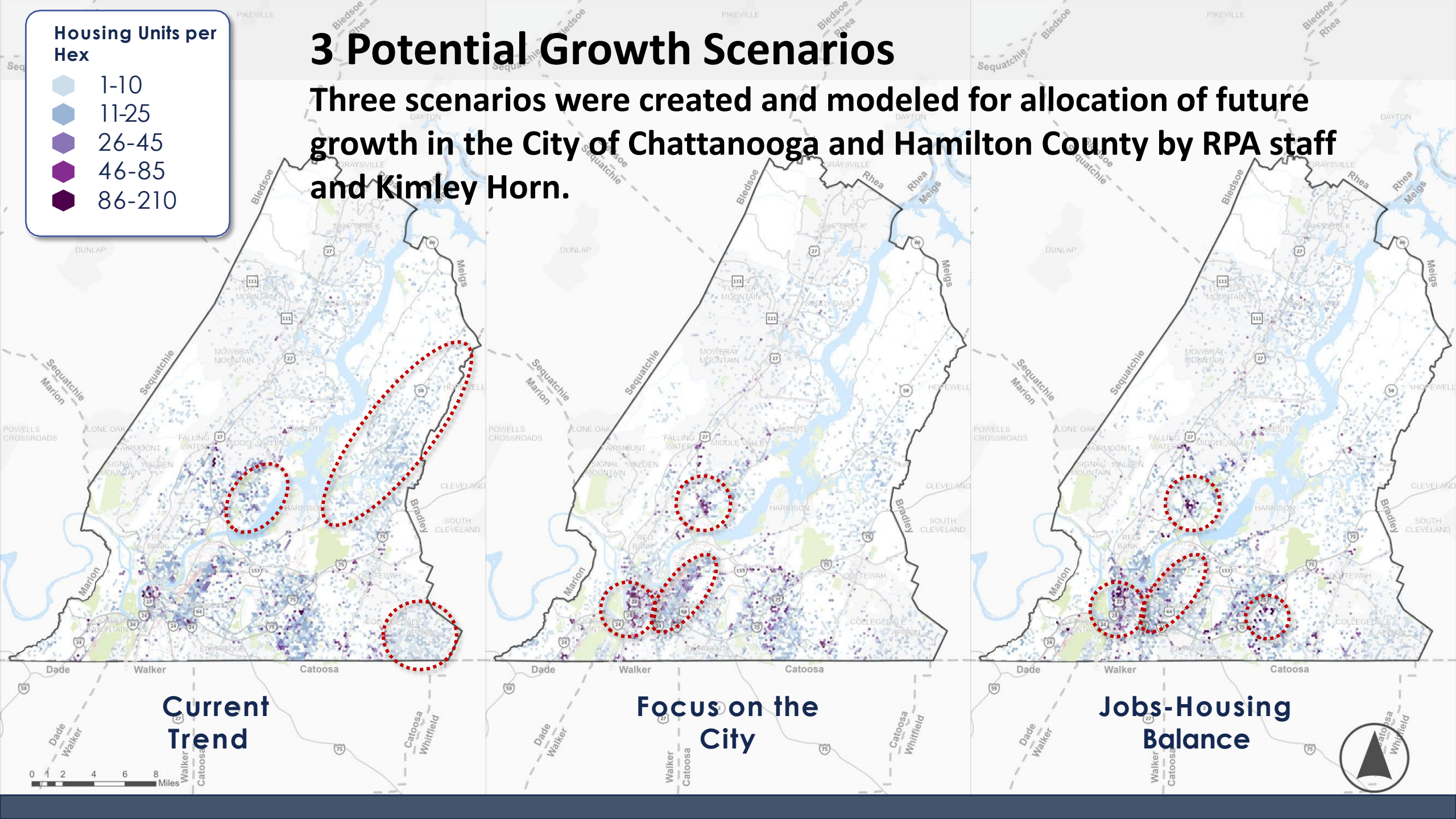


### Housing Units per Hex

- 1-10
- 11-25
- 26-45
- 46-85
- 86-210

# 3 Potential Growth Scenarios

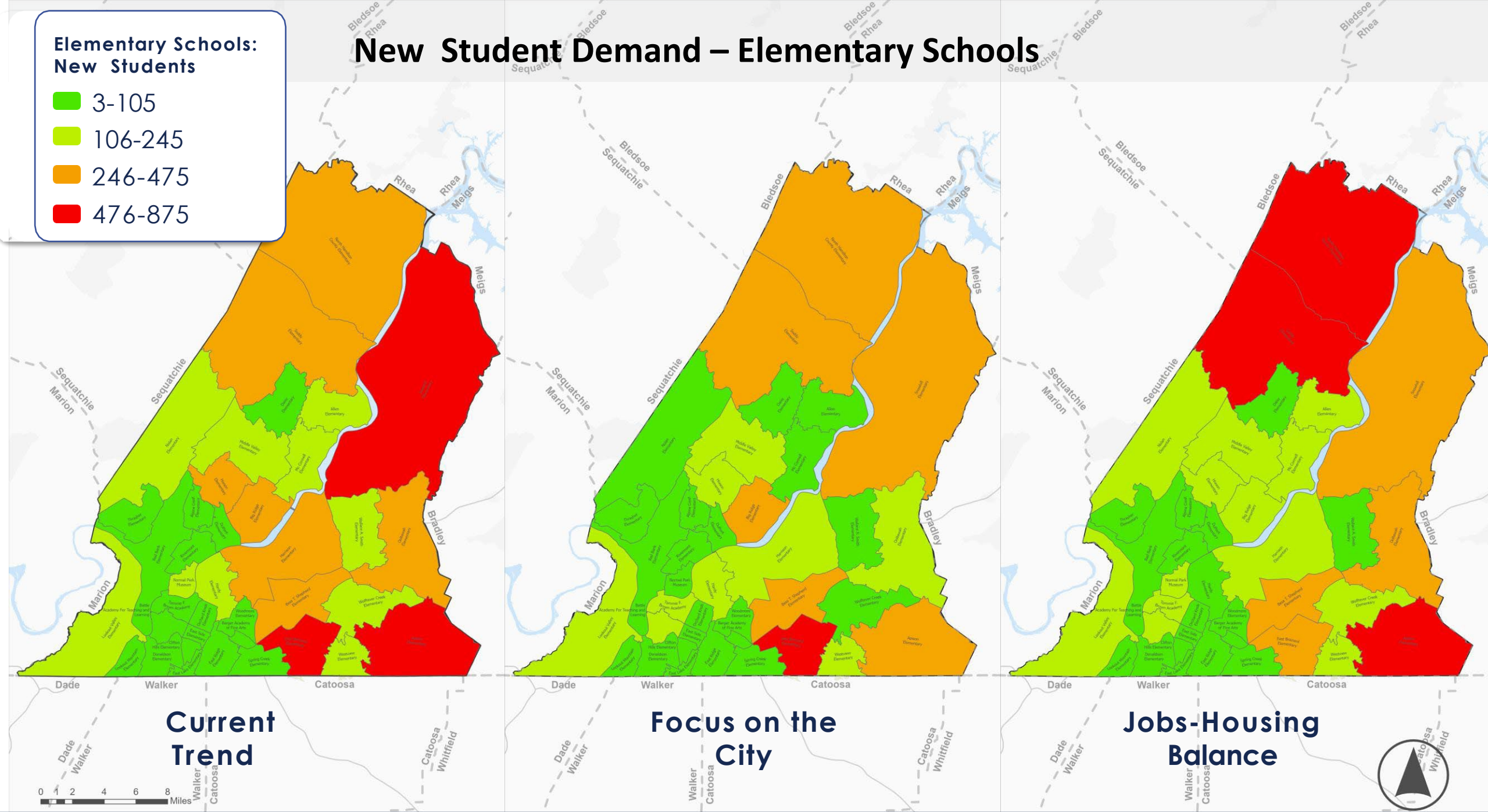
Three scenarios were created and modeled for allocation of future growth in the City of Chattanooga and Hamilton County by RPA staff and Kimley Horn.



# New Student Demand – Elementary Schools

## Elementary Schools: New Students

- 3-105
- 106-245
- 246-475
- 476-875



**Current  
Trend**

**Focus on the  
City**

**Jobs-Housing  
Balance**

0 1 2 4 6 8 Miles



# Infrastructure Needs

Report of the Tennessee Advisory Commission on Intergovernmental Relations

## Building Tennessee's Tomorrow: Anticipating the State's Infrastructure Needs July 2022 through June 2027

Tyler Carpenter, MPA  
Project Manager



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Jennifer Barrie, MS  
Research Director



Mark McAdoo, DBA  
Research Director



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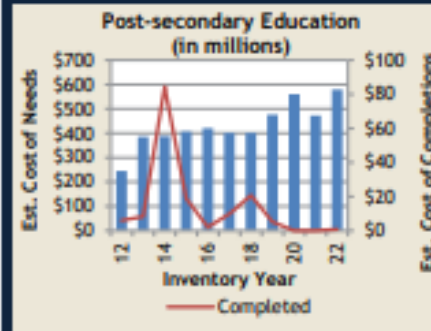
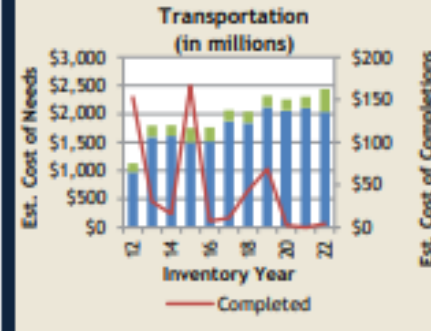


Teresa Gibson  
Web Development & Publications Manager

January 2024

## Hamilton County Total Estimated Cost\* for Infrastructure Improvements \$3,869,923,480

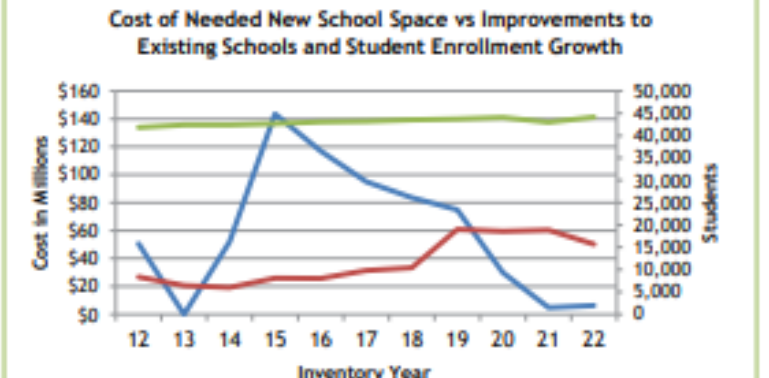
### TOP 3



Local

## Estimated Cost of Needed Infrastructure for Hamilton County Five-year period July 2022 through June 2027

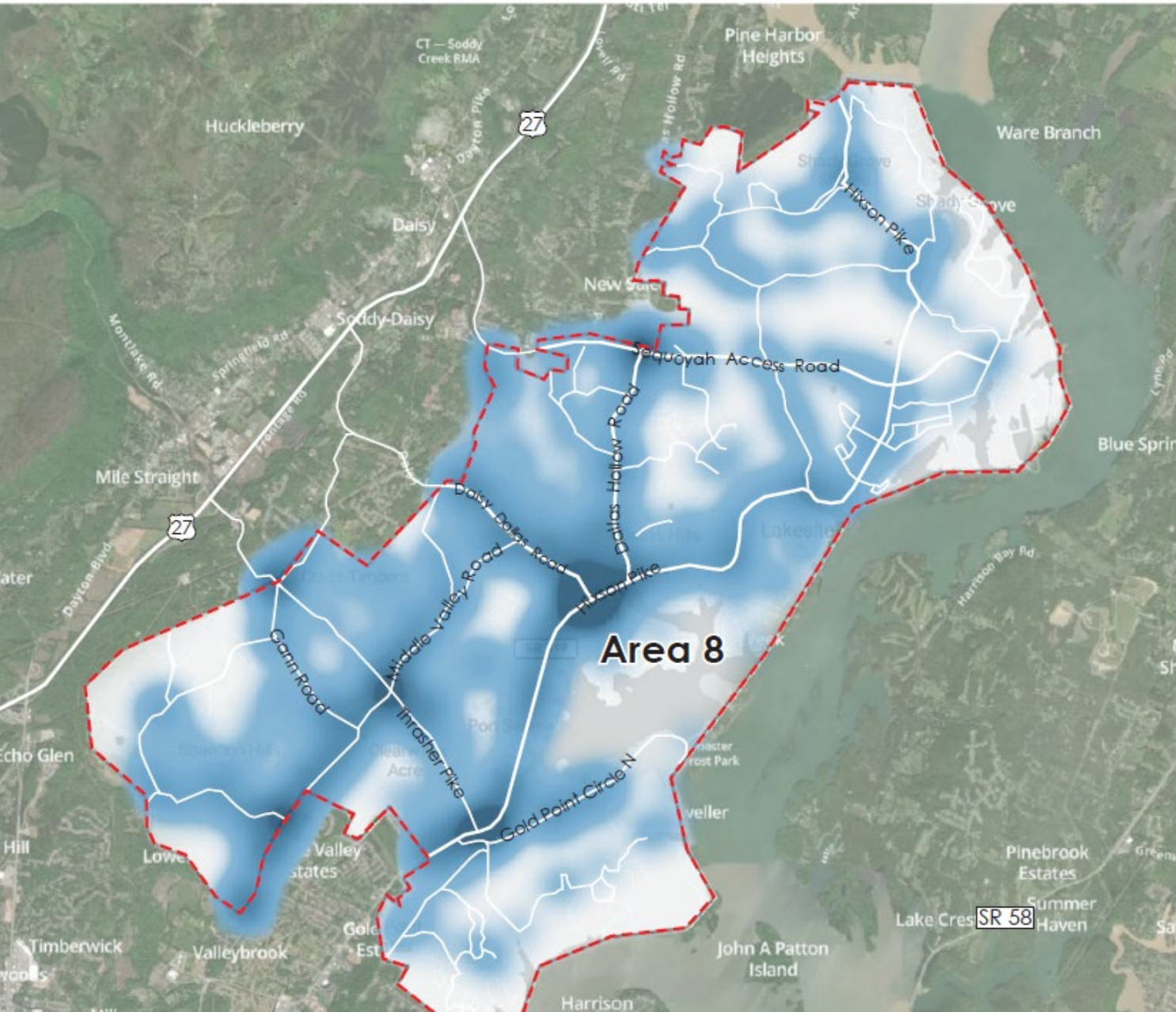
Project Type	Conceptual	Planning & Design + Construction
Transportation	\$ 547,641,000	\$ 1,890,838,732
Post-secondary Education	214,570,000	364,193,110
Water and Wastewater	145,358,344	200,911,213
Public Health Facilities	282,050,000	5,260,000
Law Enforcement	12,700,000	49,817,843
School Renovations	12,640,000	37,645,850
Recreation	13,945,000	20,435,271
Industrial Sites and Parks	-	26,916,942
Public Buildings	22,500,000	-
Community Development	2,000,000	7,474,175
Storm Water	5,814,000	812,000
New Public Schools & Additions	100,000	6,300,000
Broadband	-	-
Business District Development	-	-
Fire Protection	-	-
Housing	-	-
Libraries, Museums, & Historic Sites	-	-
Other Education	-	-
Other Facilities	-	-
Other Utilities	-	-
School-System-wide	-	-
Solid Waste	-	-
<b>Total</b>	<b>\$ 1,259,318,344</b>	<b>\$ 2,610,605,136</b>



# Hamilton County Transportation System and Preliminary Recommendations

# Crash Data

Area 8: Middle Valley / Lakesite



## Area 12 : White Oak Mountain

Segment	TDOT Historic Counts		Base Volume		Total Flow	
	2022 ADT*	LOS**	2022 ADT	LOS	2050 ADT	LOS
<sup>1</sup> Ooltewah Ringgold Road (SR-321) from State Line to Apison Pike (SR-317)	9,647	C	8,050	B	10,422	C
<sup>1</sup> Ooltewah Ringgold Road (SR-321) from Apison Pike (SR-317) to Lee Highway (TN 64)	12,622	D	9,275	B	12,250	D
<sup>1</sup> Ooltewah Ringgold Road (SR-321) from Lee Highway (TN 64) to I-75	8,997	B	8,696	B	9,759	C
<sup>1</sup> Apison Pike (SR-317) from University Drive to County Line	4,615	A	4,336	A	6,139	A
Apison Pike (SR-317) from I-75 to University Drive	19,892	F	15,739	F	21,252	F
<sup>1</sup> E Brainerd Road (SR-320) from Banks Road to Ooltewah Ringgold Road (SR 321)	14,542	E	10,859	C	12,276	D
<sup>1</sup> E Brainerd Road (SR-320) from Ooltewah Ringgold Road (SR-321) to Apison Pike (SR-317)	8,491	B	7,432	B	9,172	B
<sup>1</sup> Standifer Gap Road from Bill Reed to Ooltewah Ringgold Road (SR-321)	5,024	A	5,157	A	6,794	B
<sup>1</sup> Standifer Gap Road from Ooltewah Ringgold Road (SR-321) to Camp Road	2,008	A	2,056	A	3,566	A
<sup>1</sup> University Drive	5,441	A	5,047	A	6,901	B
<sup>1</sup> Old Lee Highway	5,949	A	5,275	A	10,142	C
<sup>1</sup> Little Debbie Highway	12,219	D	8,136	B	13,106	D
<sup>1</sup> Lee Highway (TN 64)	23,779	F	16,220	E	19,804	F
<sup>1</sup> Banks Road	2,731	A	2,884	A	3,950	A
<sup>2</sup> Bill Reed Road	2,350	A	3,108	A	5,416	B
<sup>2</sup> Graysville Road	7,611	B	9,542	D	11,671	E
<sup>2</sup> Edgmon Road	5,158	B	5,974	B	4,776	A
<sup>2</sup> London Lane	2,141	A	1,607	A	2,104	A

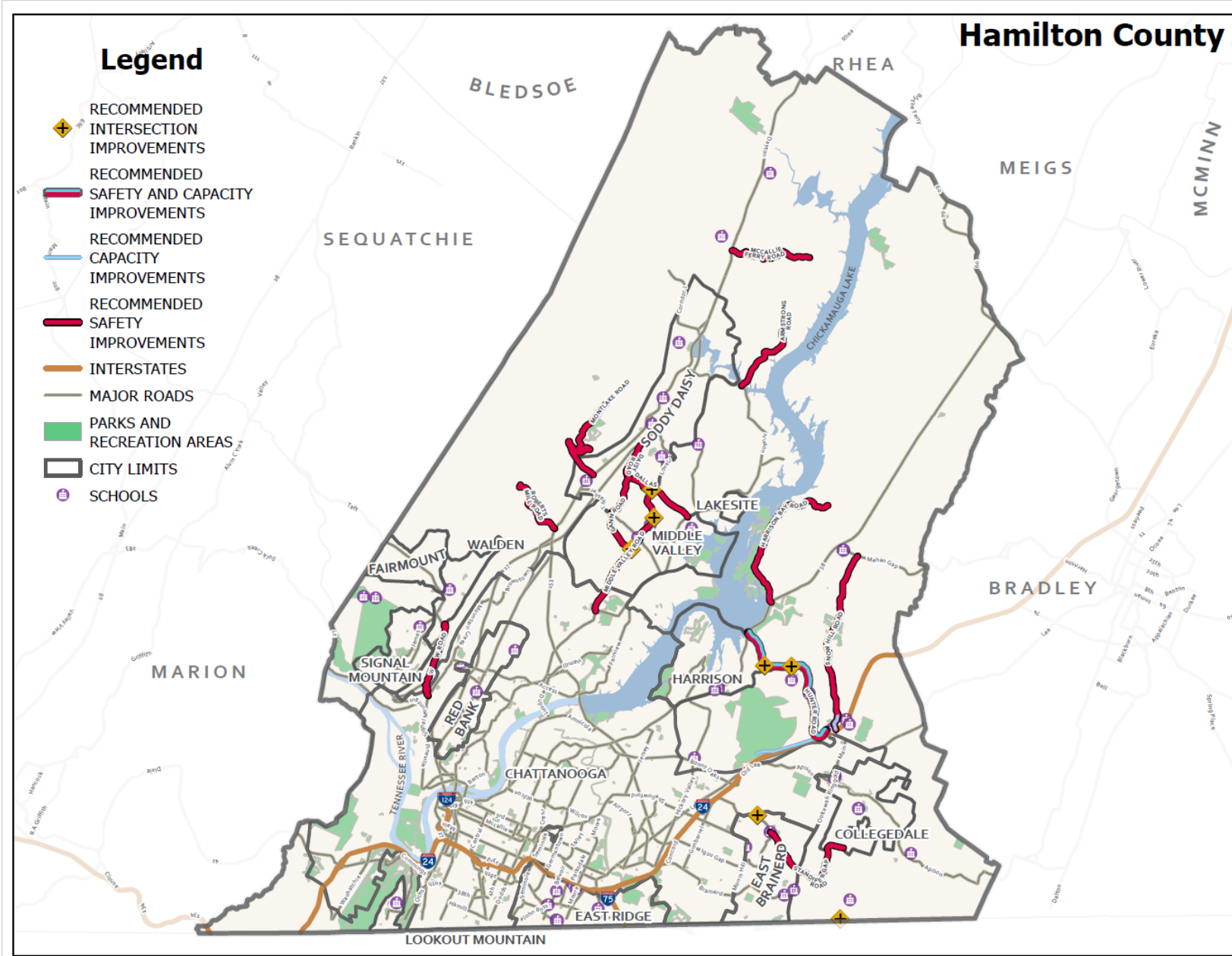
<sup>1</sup>LOS based on TDOT's Daily Service Volumes Related to Level of Service table for 2 lane Arterial Urban

<sup>2</sup>LOS based on TDOT's Daily Service Volumes Related to Level of Service table for 2 lane Collector Urban

\* ADT – Average Daily Traffic

\*\* LOS – Level of Service

# Preliminary Recommendations - New Transportation Projects



# Preliminary Recommendations - New Transportation Projects

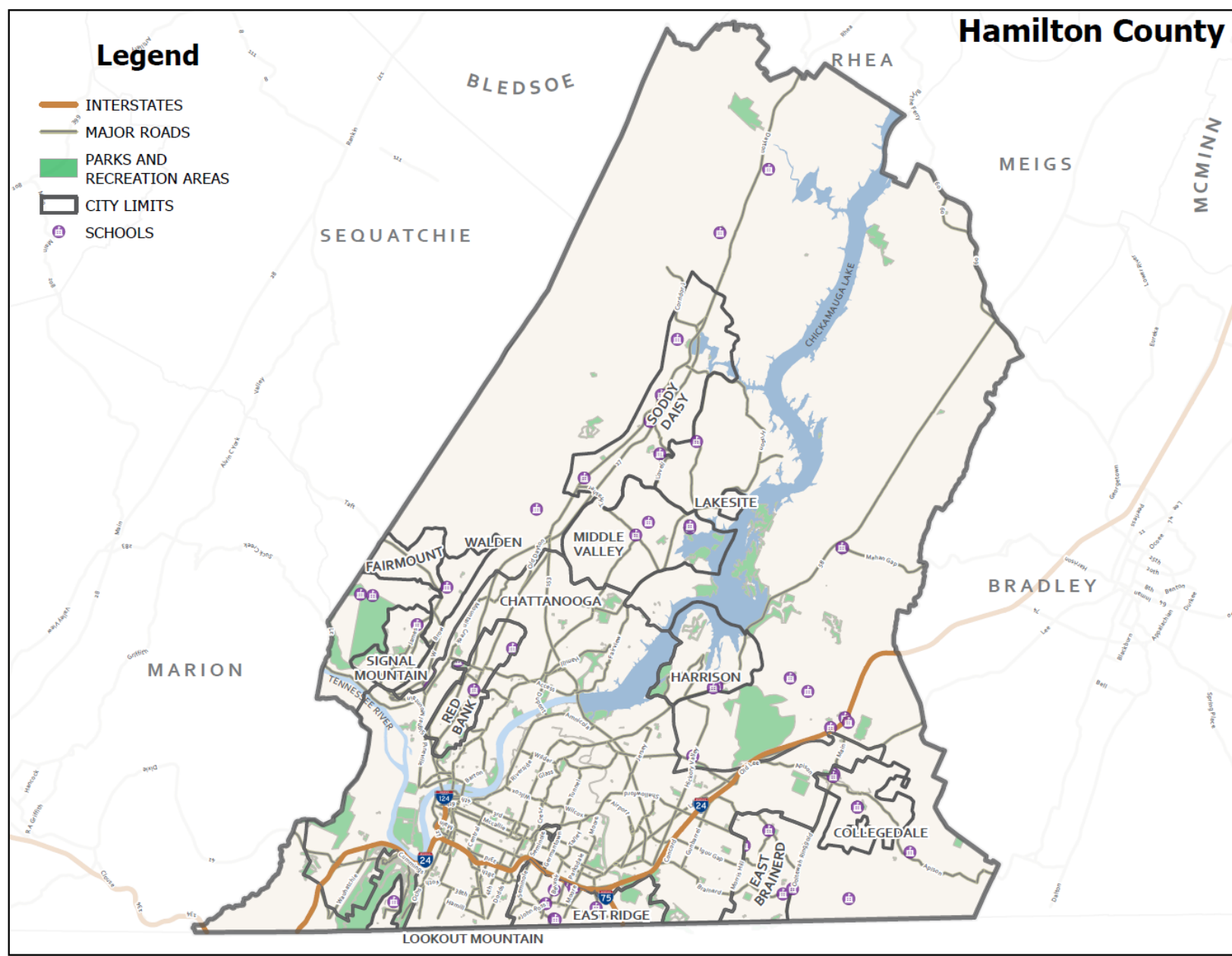


Priority Group	Roadway	Project Location	Area	Type of Improvement	Preliminary Project Cost
Short-term	Hunter Road	at Lebron Sterchi Drive	9	Intersection	\$2M-\$3M
Short-term	Hunter Road	at curve near Crooked Creek Drive	9	Safety	\$1M-\$2M
Short-term	Hilltop Drive	between Hunter Road and Volkswagen Drive	9	Extension	\$12M-\$19M
Short-term	Hunter Road	from Hwy 58 to Lee Highway	9	Safety	\$2M-\$5M
Short-term	Standifer Gap Road	from Banks Road to Camp Road	12	Safety	\$1M-\$3M
Short-term	Daisy Dallas Road	from Harrison Lane to Hixson Pike	8	Safety	\$1M-\$2M
Short-term	Middle Valley Road	from Hixson Pike to Daisy Dallas Road	8	Safety	\$1M-\$2M
Medium-Term	Middle Valley Road	at Daisy Dallas Road	8	Intersection	\$2M-\$4M
Medium-Term	Middle Valley Road	at Walnut Road	8	Intersection	\$2M-\$4M
Medium-Term	Middle Valley Road	at Gann Road	8	Intersection	\$2M-\$4M
Medium-Term	Hunter Road	at Garfield Road	9	Intersection	\$2M-\$3M
Medium-Term	Roberts Mill Road	from Dayton Pike to Mountain Laurel Trail	7	Safety	\$2M-\$3M
Medium-Term	Snow Hill Road	from Mountain View Drive to Mahan Gap Road	9	Safety	\$1M-\$4M
Medium-Term	Snow Hill Road	from Mountain View Drive to Amos Road	9	Capacity	\$2M-\$5M
Medium-Term	E Brainerd Road	at London Lane	12	Intersection	\$2M-\$4M
Long-term	Hunter Road	from Hwy 58 to Lee Highway	9	Capacity	\$22M-\$39M
Long-term	Standifer Gap Road	at Bill Reed Road	12	Intersection	\$2M-\$4M
Long-term	Armstrong Road	from Hixson Pike to Lee Pike	13	Safety	\$1M-\$4M
Long-term	Harrison Bay Road	from Hwy 58 to Birchwood Pike	9	Safety	\$1M-\$3M
Long-term	McCallie Ferry Road	from US 27 to Spradling Road	13	Safety	\$1M-\$2M
Long-term	Gann Road	from Middle Valley Road to Daisy Dallas Road	8	Safety	\$1M-\$5M
Long-term	Montlake Road	from Dayton Pike to Mowbray Pike	7	Safety	\$1M-\$6M
Long-term	W Road	from Mountain Creek Road to Anderson Pike	7	Safety	\$1M-\$2M



# Hamilton County Development Patterns & Existing Conditions

# County Major Road Network



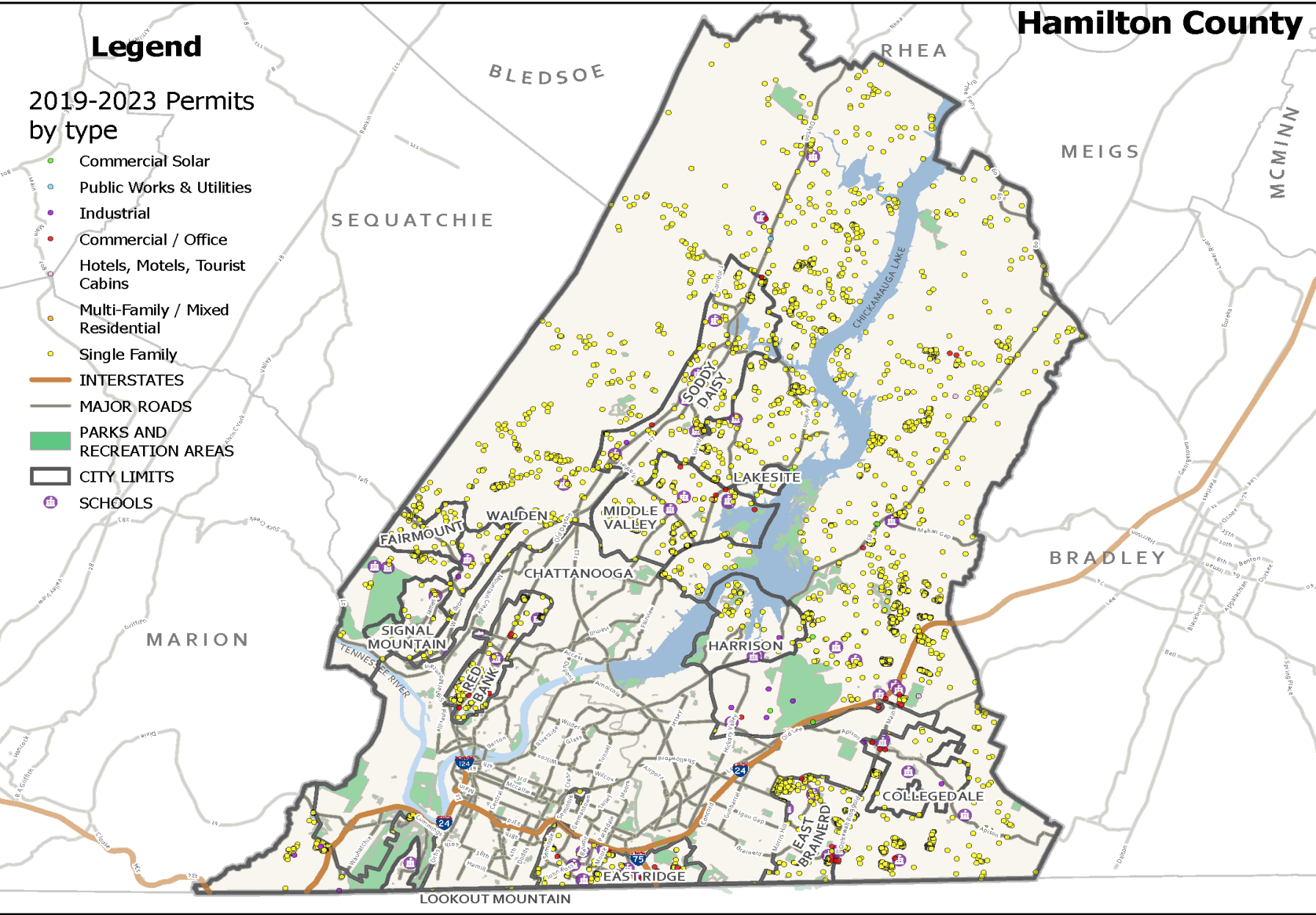
# Hamilton County

## Legend

### 2019-2023 Permits by type

- Commercial Solar
- Public Works & Utilities
- Industrial
- Commercial / Office
- Hotels, Motels, Tourist Cabins
- Multi-Family / Mixed Residential
- Single Family
- INTERSTATES
- MAJOR ROADS
- PARKS AND RECREATION AREAS
- CITY LIMITS
- SCHOOLS

# 2019-2023 Permit History

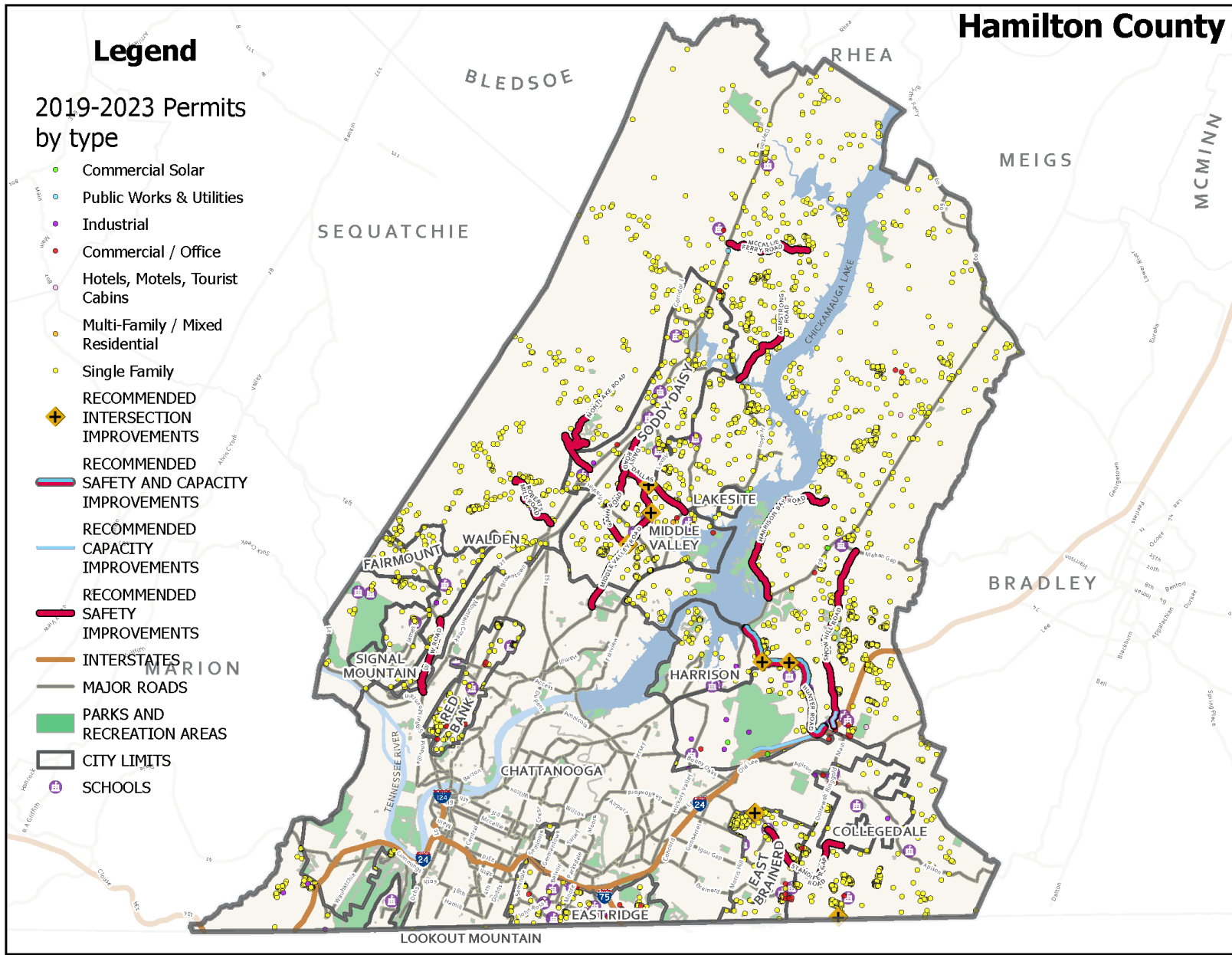


# Hamilton County

## Legend

### 2019-2023 Permits by type

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- Multi-Family / Mixed Residential
- Single Family
- RECOMMENDED INTERSECTION IMPROVEMENTS
- RECOMMENDED SAFETY AND CAPACITY IMPROVEMENTS
- RECOMMENDED CAPACITY IMPROVEMENTS
- RECOMMENDED SAFETY IMPROVEMENTS
- INTERSTATES
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### Legend

- Schools
- Existing Sewer
  - Force Low
  - Force Main
  - Gravity Main

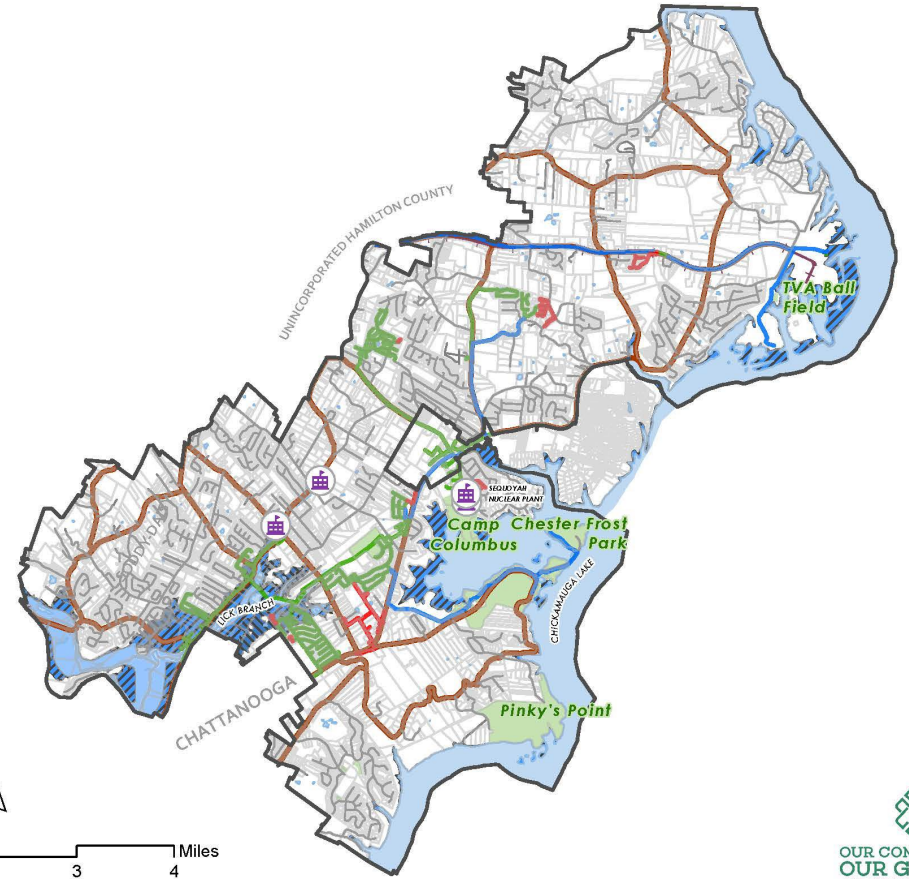
## 8 MIDDLE VALLEY / LAKESITE AREA PLAN



### Legend

- Schools
- Existing Sewer
  - Force Low
  - Force Main
  - Gravity Main
- FLOODWAY
  - 100 Year Flood
  - 500 Year Flood
  - Floodway

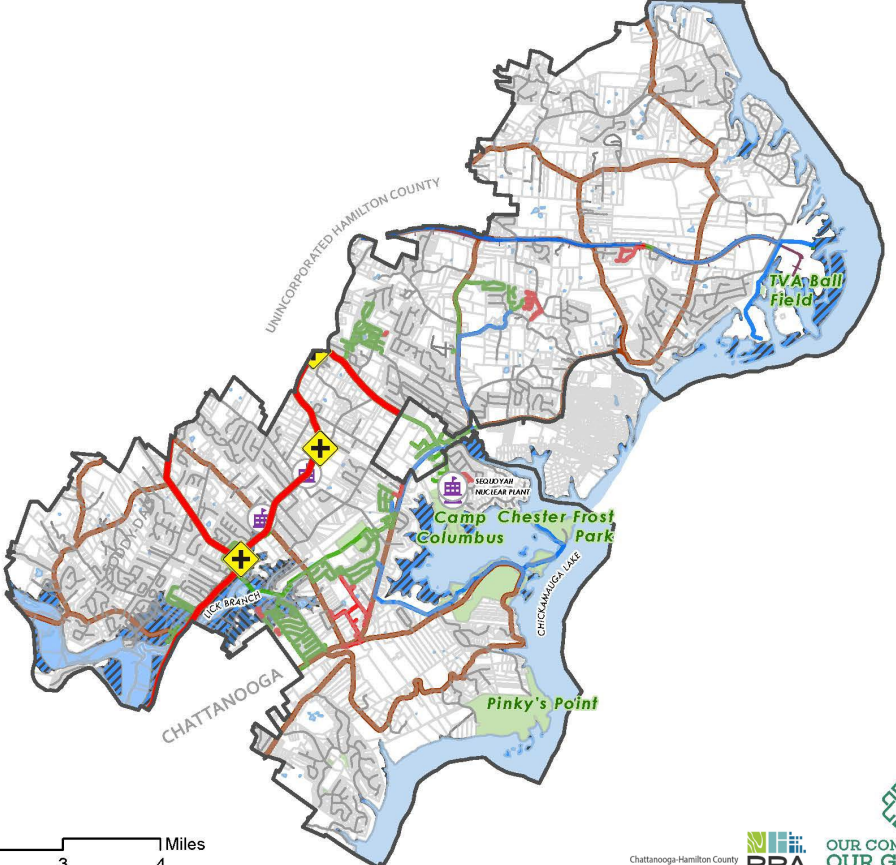
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  - Intersection Improvements
  - Road Improvements

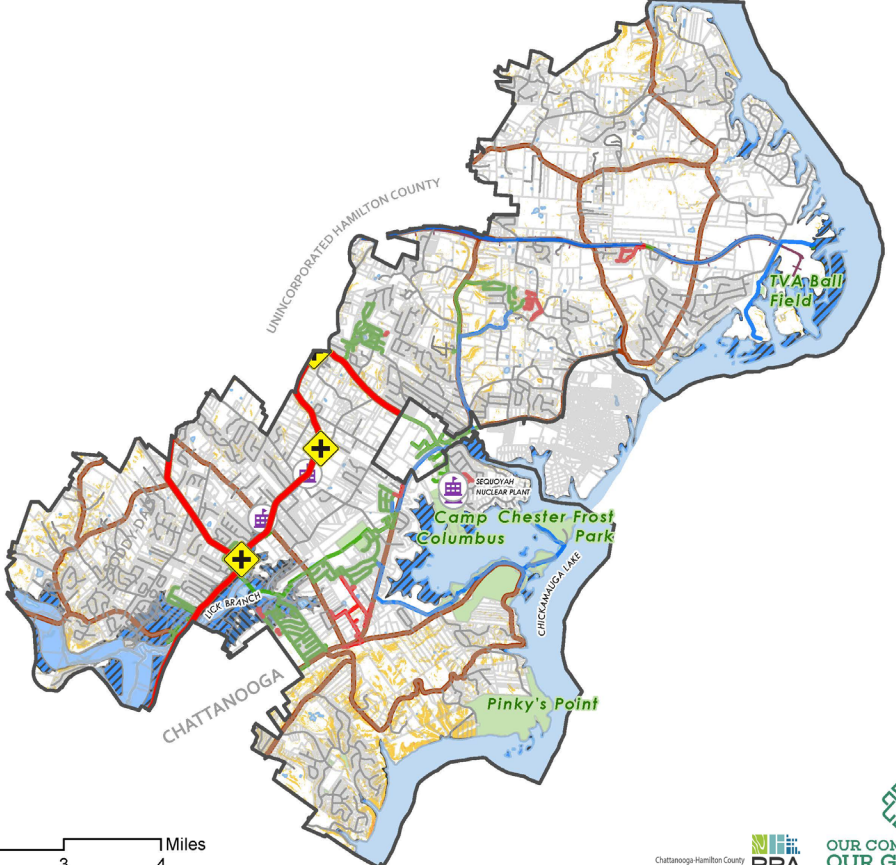
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## 8 MIDDLE VALLEY / LAKESITE AREA PLAN



## *Communication & Outreach*

- Regular email notices to almost 4,000 contacts
- RPA website
- Plan Hamilton website
- RPA Facebook page
- Registered Neighborhood Associations
- Partner agency email lists
- Postcards and flyers at numerous community events

## *Participation at a glance*

**765**

Total survey participants

**1,371**

Total written comments (online  
& in-person)

# What we heard:

## ALL AREAS

***Preservation of farmland and rural character***, steep slopes, wooded and riparian areas should be priorities – this comment received the most consistent responses across all Areas of the County.

### Strongly Agree or Agree

Area 7: 93%

Area 8: 88%

Area 9: 94%

Area 12: 93%

Area 13: 94%

**Traffic Congestion** - when asked, respondents across Areas 7, 8, and 13 indicated they experienced only **MILD** Congestion during morning and evening rush hour as their top response, and **EFFECTIVE** or **EASY** travel at other times of the day. **Areas 9 and 12** indicated the *highest frustrations* with traffic *during peak hours*.





# What we heard:

## CRITICAL ISSUES CONTINUED

Need for **Infrastructure Investment** (utilities and roads) prior to growth or at least concurrent with new development.

**Better Connectivity** – too many places where development all funnels to one arterial with no options to avoid traffic or congestion around a traffic incident.

**Improved site analysis** tools and process – storm water, traffic, floodplain seems to slip through the cracks or come up too late in the process.

**Plan Growth** for places with adequate infrastructure, schools, and services. Too much development has occurred where roads or sewer access are inadequate and schools are becoming stressed.

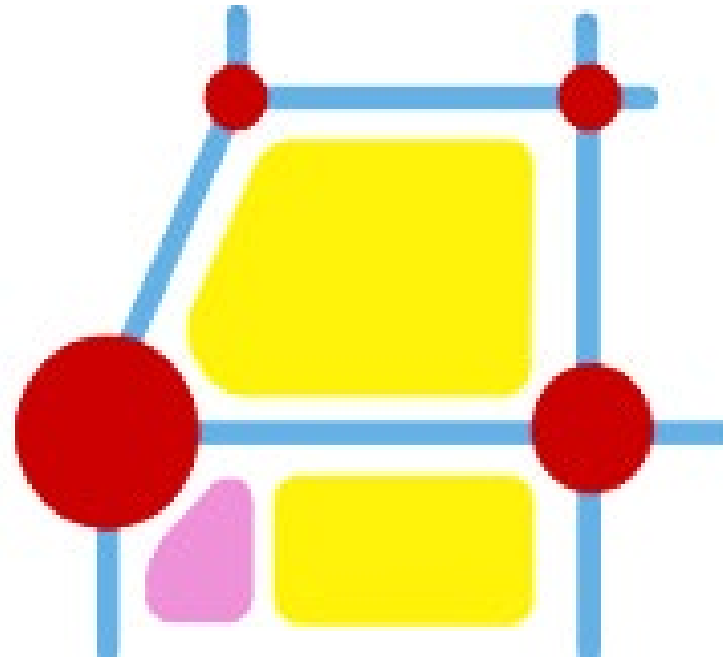


# Hamilton County Planning Framework

Place Types, Centers, and Corridors

# Place Types

- Organize future land use and development patterns



# Centers & Corridors

- Provide focus for public services & infrastructure investments
- Increase connectivity
- Can result in trip reduction

CENTERS



CORRIDORS



RESIDENTIAL



DISTRICTS





# PlaceTypes



**Urban**



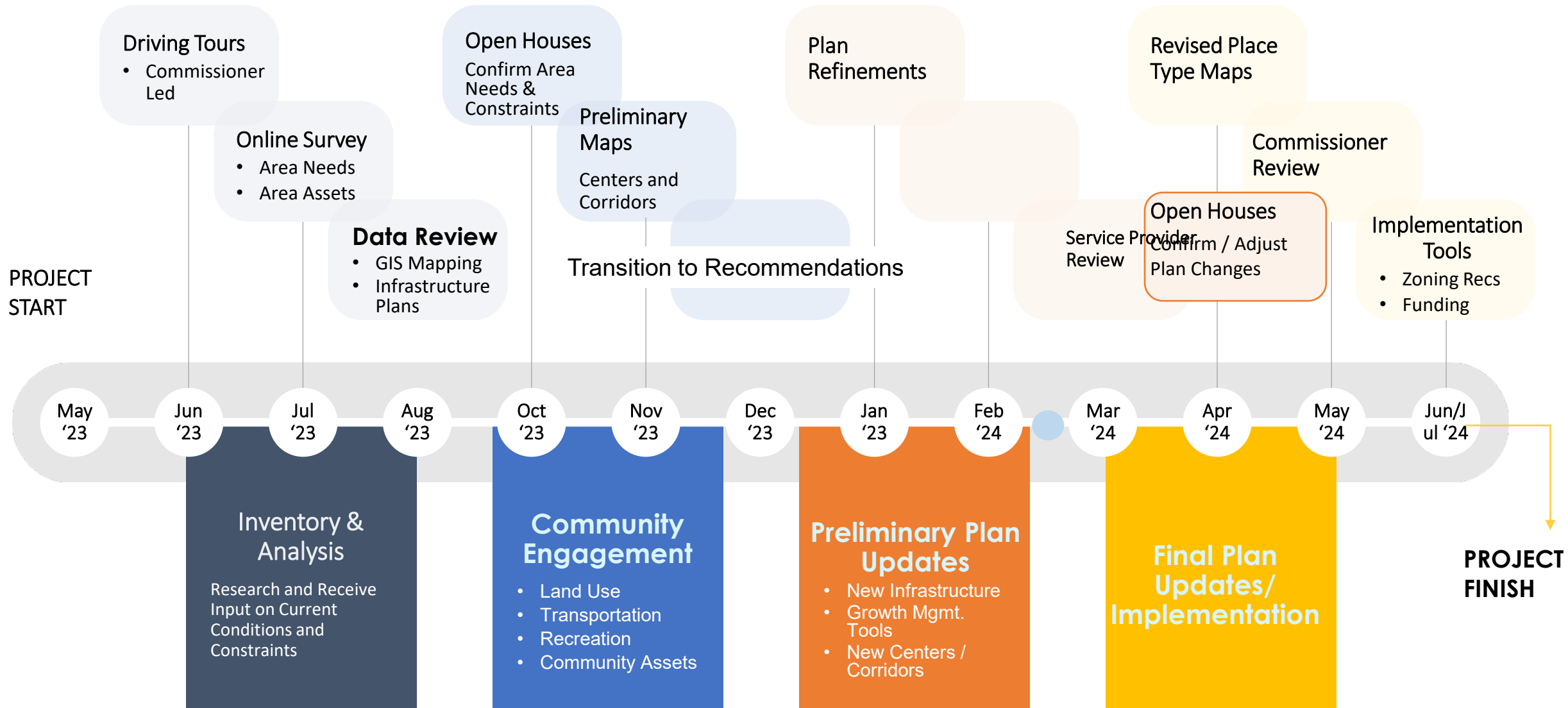
**Suburban**



**Rural**

# Area Plans Timeline

Mapping Our Future Together





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

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



**PLAN  
CHATTANOOGA**

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



Sign up for one, or both,  
email lists to receive  
updates and  
notifications about  
public meetings.