



OUR COMMUNITIES.  
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HAMILTON COUNTY'S GROWTH PLAN

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OUR COMMUNITIES.  
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# PLAN HAMILTON

County's Comprehensive Plan

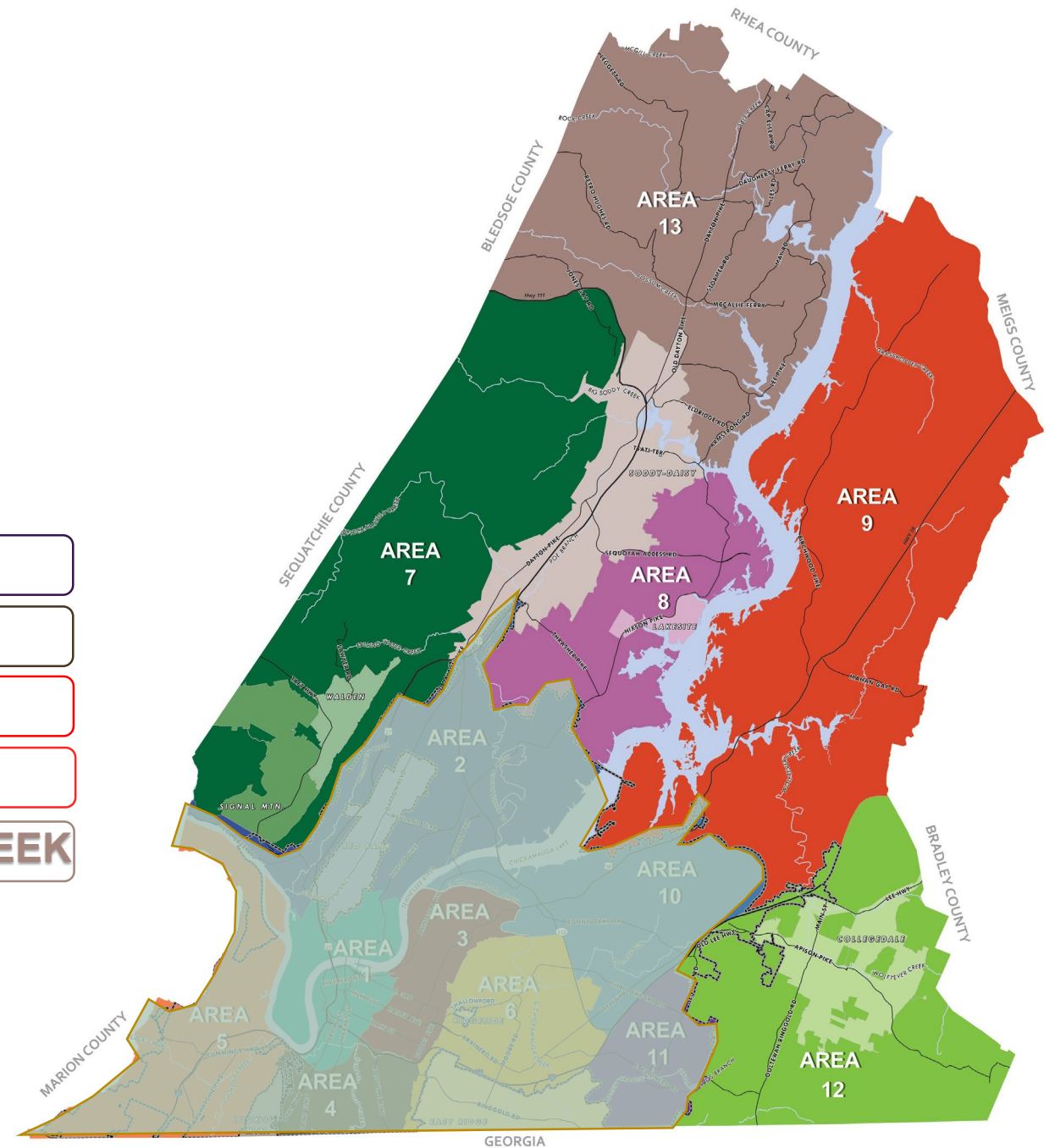
**AREA 7: WALDEN PLATEAU/SIGNAL**

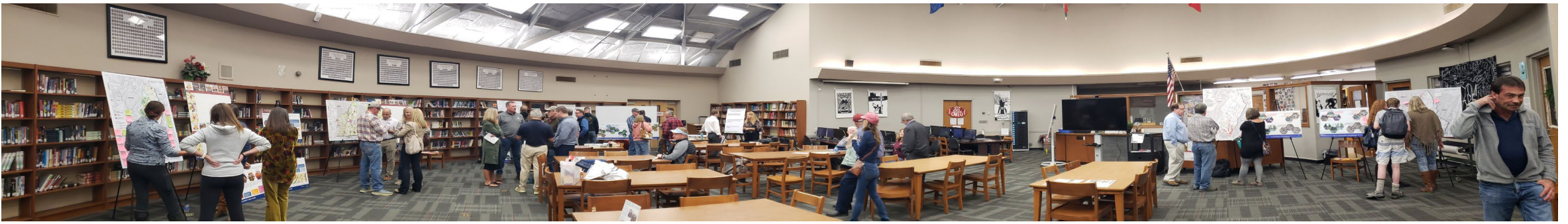
**AREA 8: MIDDLE VALLEY / LAKESITE**

**AREA 9: NORTHEAST COUNTY**

**AREA 12: WHITE OAK MOUNTAIN**

**AREA 13: NORTH END / SODDY DAISY/SALE CREEK**





## What we heard:

### Transportation

- Maintenance and upgrades of roadways needed
- Paving roads, crosswalks, and sidewalks important
- Traffic congestion at peak hours must be addressed

### Natural Resources

- Protection of floodplains, ridges and mountainsides – limit development or land disturbance.







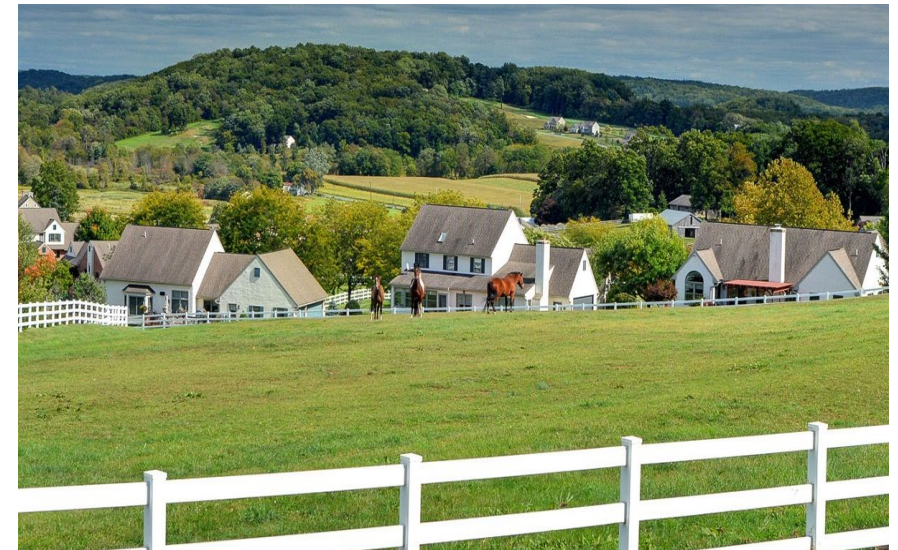
# What we heard:

## Commercial

- Support for smaller, walkable, neighborhood shopping areas.
- Importance of appearance and development quality.

## Housing

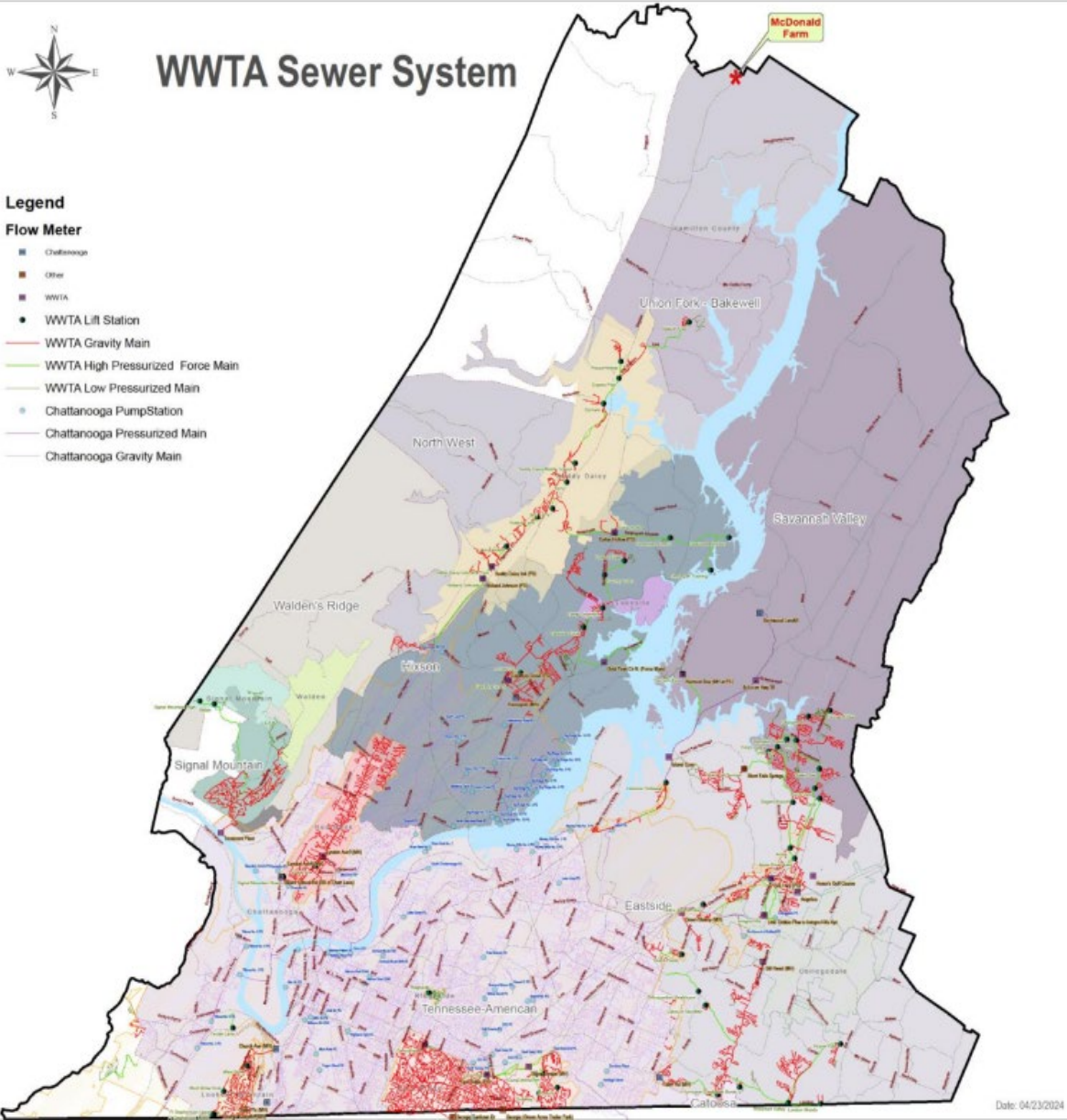
- Importance of rural character and farm communities
- Preferred locations of new housing - closer to jobs, centers and major corridors.





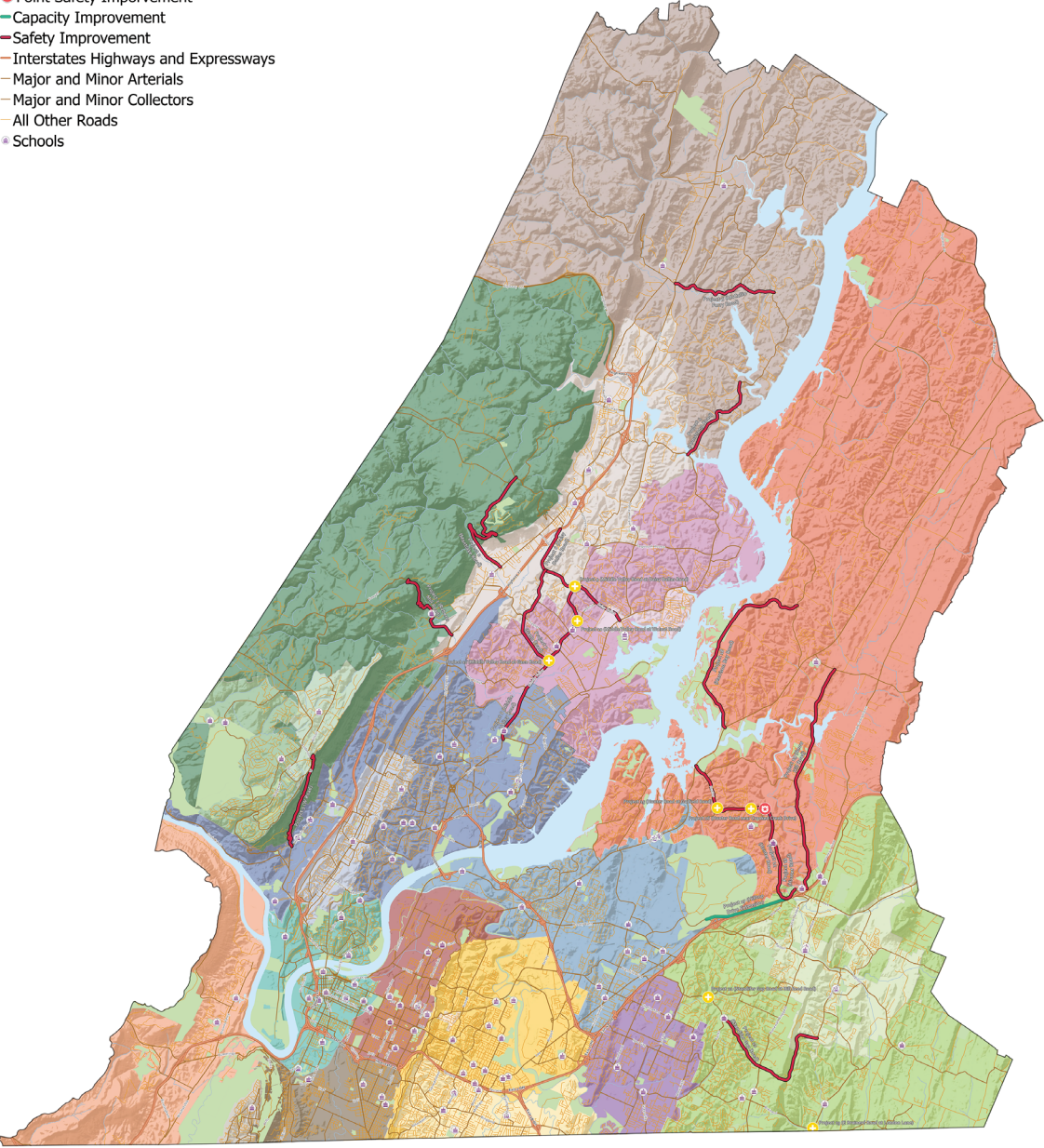
# Infrastructure & Services Summary

## Study of Schools, Fire/Emergency, Roads, Waste & Sewer

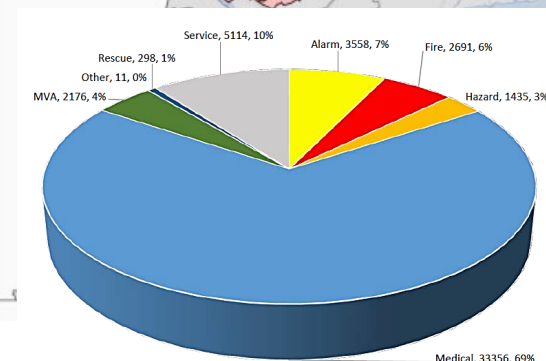
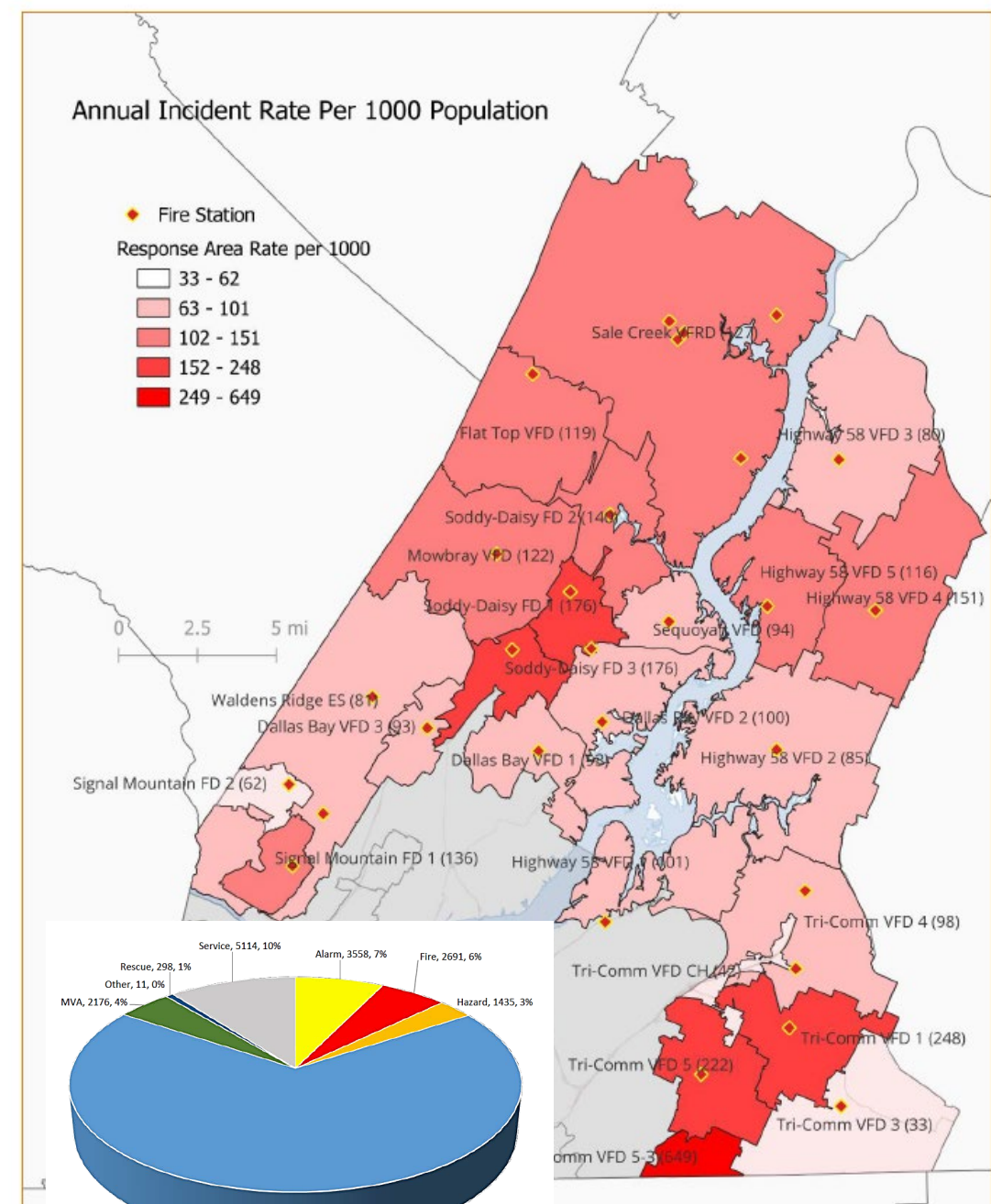
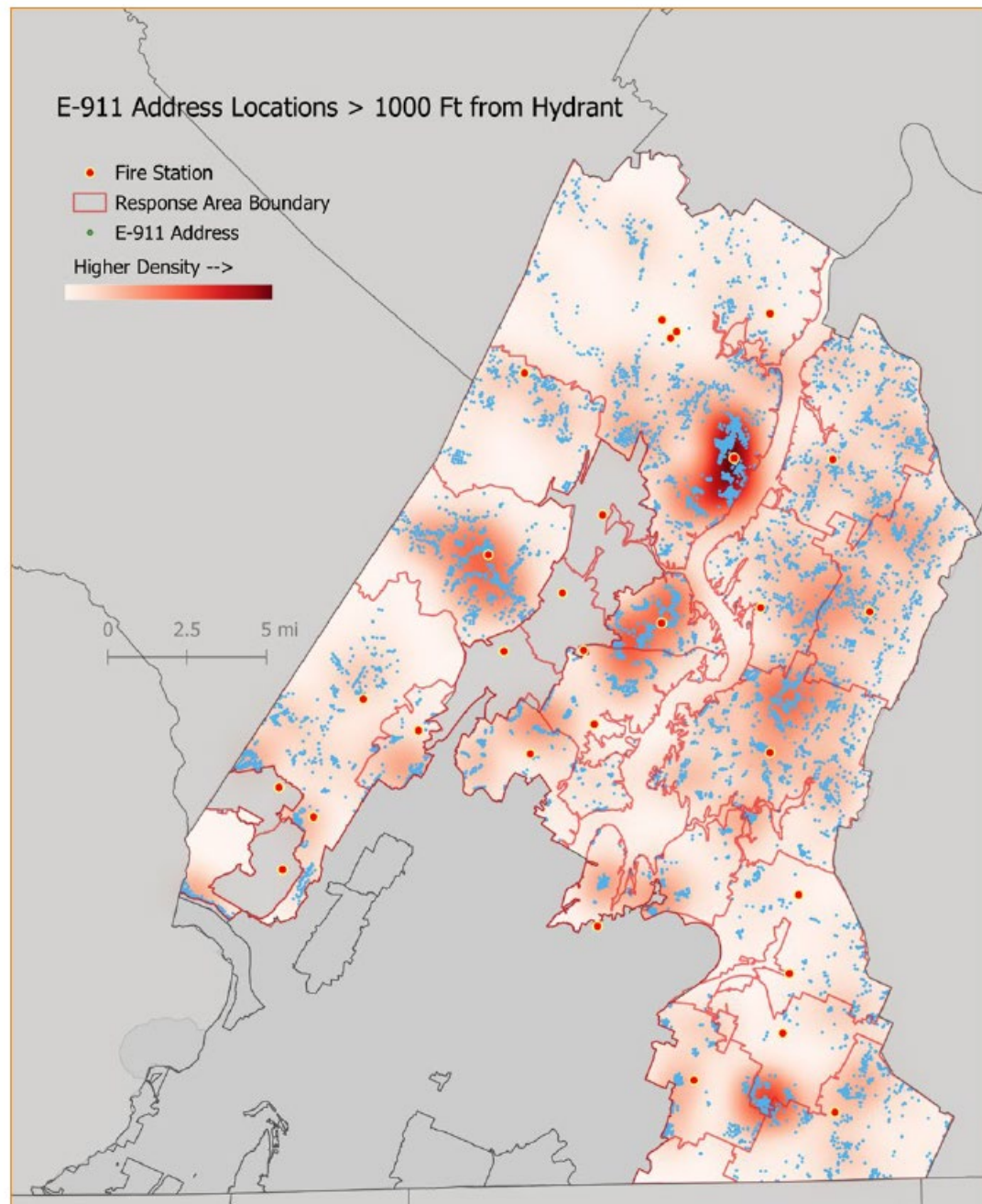


## HAMILTON COUNTY ROAD IMPROVEMENTS

- Intersection Improvement
- Point Safety Improvement
- Capacity Improvement
- Safety Improvement
- Interstates Highways and Expressways
- Major and Minor Arterials
- Major and Minor Collectors
- All Other Roads
- Schools





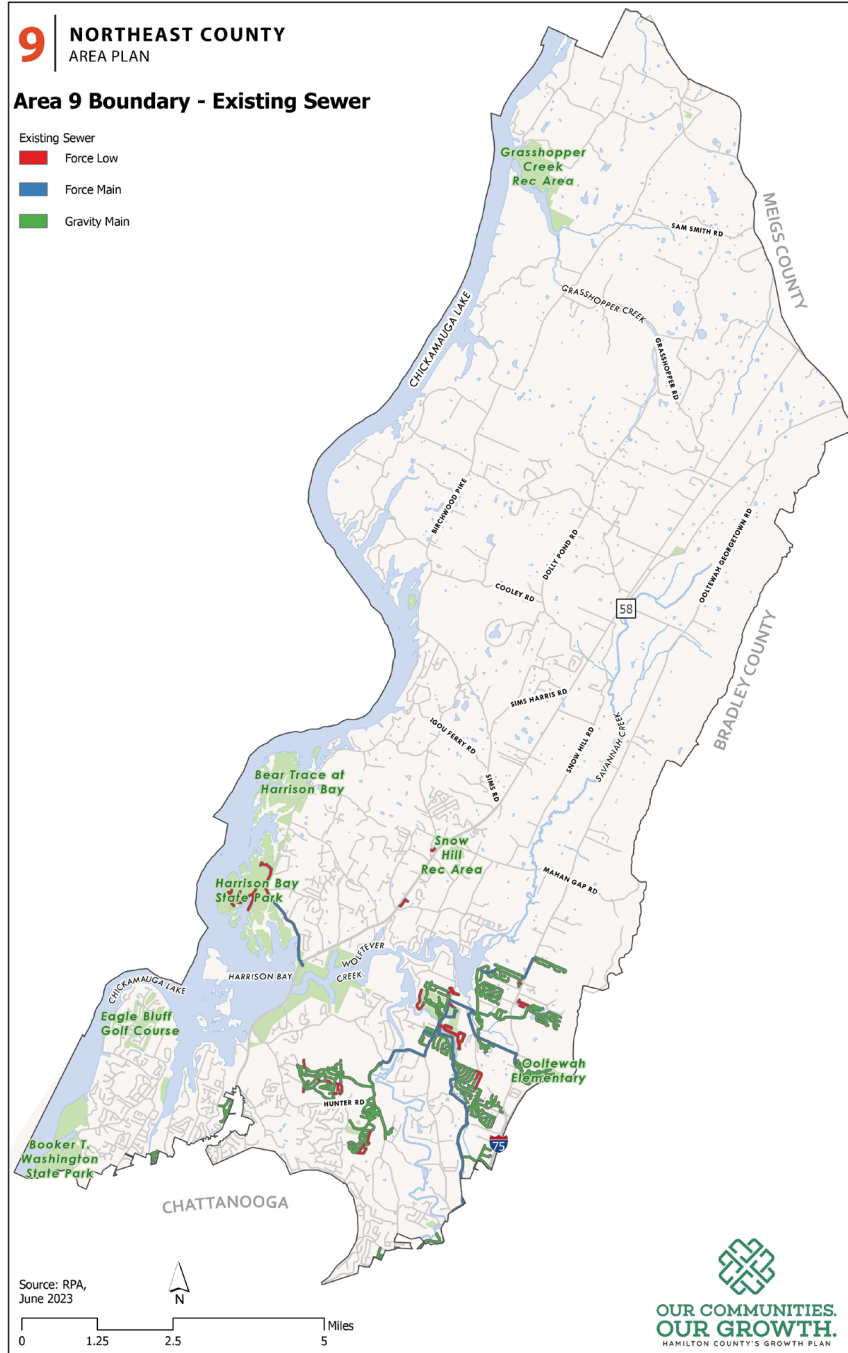




**Area 9 Boundary - Existing Sewer**

Existing Sewer

- Force Low
- Force Main
- Gravity Main



## Existing Conditions:

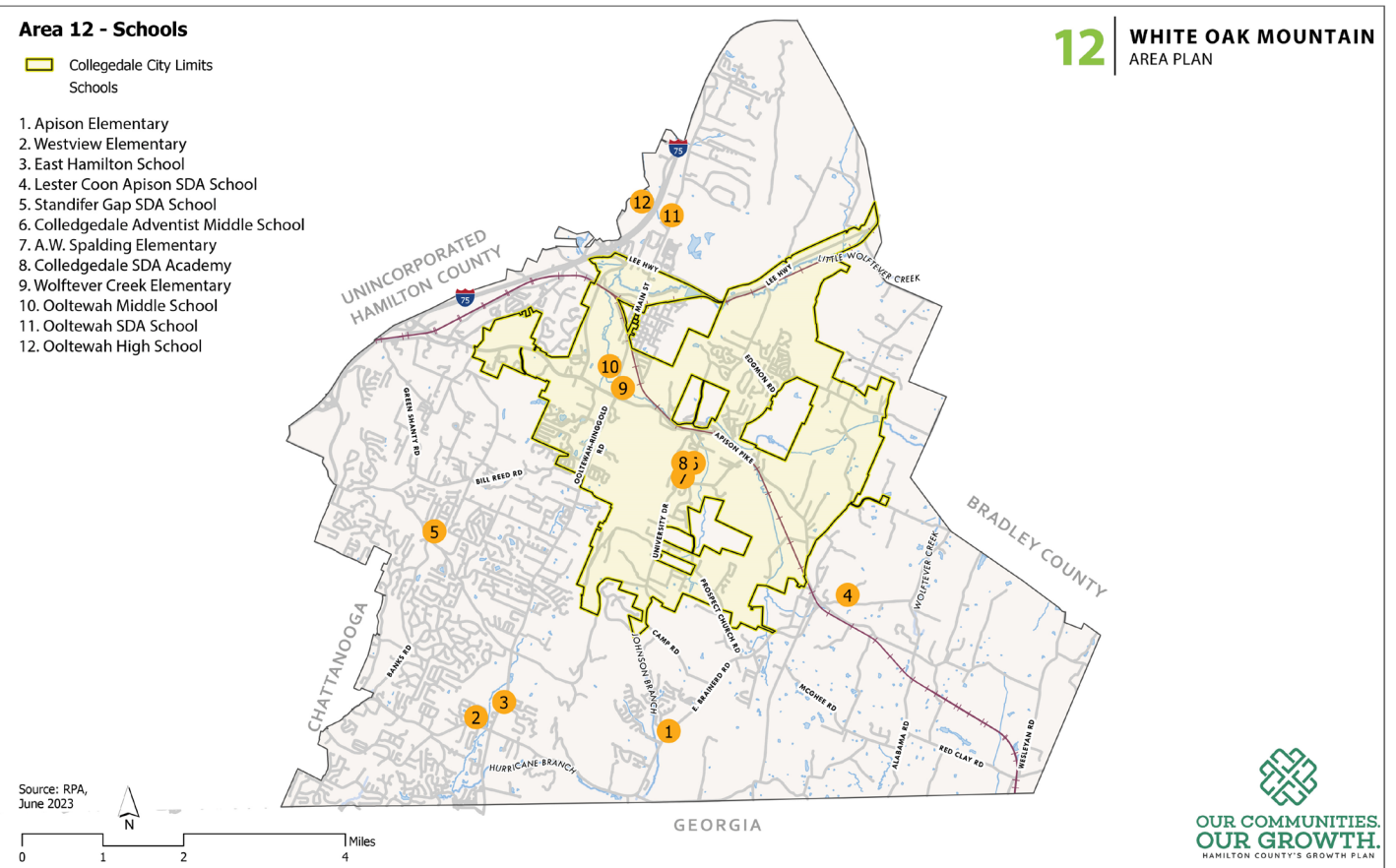
- New schools & park facilities have spurred growth as well as job centers at Enterprise South
- The north half of Area 9 also has limited access to centralized sewer infrastructure
- The topography and volume of traffic already serviced by limited connectors make it difficult and expensive to accommodate medium or high-density developments.

[CLICK HERE for Existing Conditions maps for all Areas](#)

**Area 12 - Schools**

- Collegedale City Limits
- Schools

1. Apison Elementary
2. Westview Elementary
3. East Hamilton School
4. Lester Coon Apison SDA School
5. Standifer Gap SDA School
6. Collegedale Adventist Middle School
7. A.W. Spalding Elementary
8. Collegedale SDA Academy
9. Wolftever Creek Elementary
10. Ooltewah Middle School
11. Ooltewah SDA School
12. Ooltewah High School

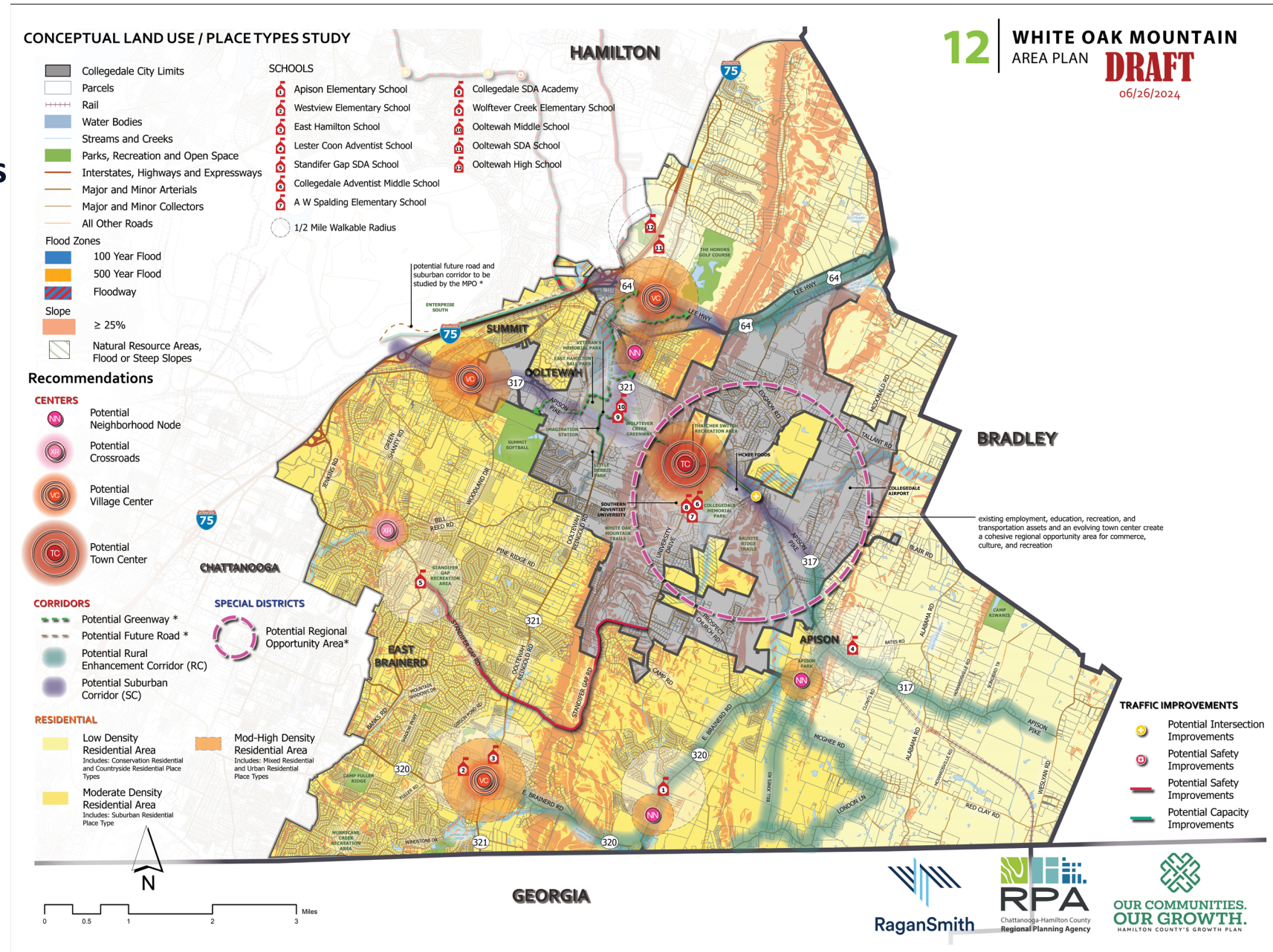




# AREA 12: Conceptual Map & Summary

## Draft Recommendations - Examples

- Cluster development around existing commercial and higher density residential growth along the I-75 /Lee Highway/Apison Pike corridors.
- To the East - maintain a more rural development pattern with lower residential densities, (larger setbacks from primary roadways with vegetated buffers & continued agricultural activities)
- Create a robust recreational trail network to provide opportunity for bike/ped connections
- White Oak Mtn., Bauxite Ridge, & Wolftever Creek are key natural features that should be protected.

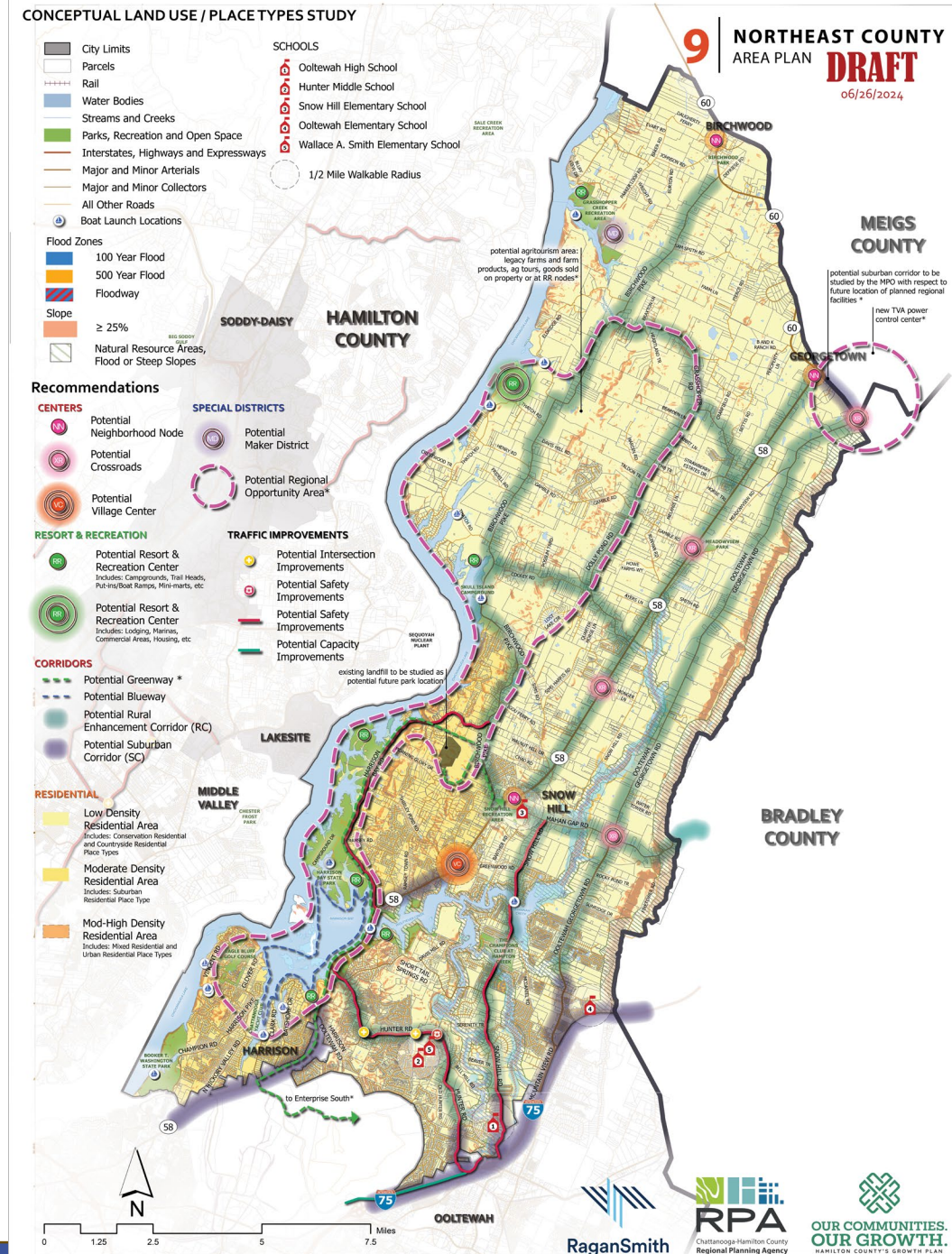




# Area 9: Conceptual Map & Summary

## Draft Recommendations - Examples

- **Community Vision:** For Area 9 north of Mahan Gap Road - maintain a more rural development pattern with lower residential densities, larger setbacks from primary roadways, and continued agricultural activities.
- **Infrastructure:** Where Fire/emergency services have longer travel distances resulting in slower response times, and have limited staffing, consider lower densities for these underserved areas.
- **Housing:** Mahan Gap, Snow Hill, and Hunter Roads are critical connections between Harrison, Ooltewah, and Collegedale, but these areas are not well suited to higher density development.
- **Build on Recreational assets at the Lake and for Agri-tourism** – cluster businesses themed towards outdoor activities.





# PLACE TYPES

## Example

### RR RESORT & RECREATION Place Type

**General Description:** The Resort & Recreation Place Type supports outdoor activities such as camping, boating, golfing, bouldering, and mountain biking, as well as corporate nature retreats, and eco-tourism activities. These places are focused on enjoying nature, exceptional views, or historic landmarks. However, unlike Preserves, which are primarily government-owned properties with very limited development, such as a county park, the Resort & Recreation Place Type can include multiple private businesses with more development, such as marinas, hotels, restaurants, and even housing.

This Place Type is typically located near natural areas that have a strong outdoor recreational draw, such as the Tennessee River/Chickamauga Lake, creeks, or mountainous areas. Properties may range in size from a 10-acre campground/RV park to 100+ acre resorts with a marina, lodge, restaurant, and individual house lots. Such large resorts are based on a master plan that incorporates buildings, open spaces, streets, trails, parking and landscaping.



### SUBURBAN HYBRID

**Development Pattern/Form/Character**  
Generally, this development pattern combines qualities that include either a more rural or urban form than what is typically found in suburban areas. Often an area in transition, densities range from low to high depending on location.

Image Sources: Dover, Kohl and Partners, Town Planning, Opticos Design, Genesis Studios, Depiction Illustration



Building on a theme of recreation, outdoor activities, cultural sites and access to regional assets like mountains, creeks and lakes, this Place Type may be found in urban, suburban or rural locations.



### Resort & Recreation Examples

The examples here depict typical elements found in the Resort & Recreation (RR) Place Type:

- Typically centered around a lodge, retreat, marina or campground.
- May include multi-unit apartments, condos, or single unit housing.
- Destinations that focus on tourism, lodging or on the outdoors.
- Resort & Recreation developments often have a mix of parks, trails, retail, and equipment rentals.

### Local & Regional (RR) Examples:

Southall, Franklin, TN  
McLemore Cove, Lookout Mtn, GA  
Blackberry Farm, Walland, TN  
Callaway Gardens, Pine Mountain, GA  
Little Arrow Resort, Townsend, TN

### Notes ▼

The photos shown are illustrative examples of uses typically found within the RR Place Type. Actual development varies depending on existing zoning regulations.

See [chcrpa.org](http://chcrpa.org) for the most current Place Type designations in each adopted Plan.



What does the RR Place Type look like?



Chattanooga-Hamilton County  
Regional Planning Agency



## PLACE TYPES - Centers & Corridors

- Walkable & safe centers where mixed-uses are concentrated (ex. NN, VC,)
- Supports growth & encourages more people in proximity to jobs, goods and services (ex. NN, VC, NC, XR)
- Medium & high-density housing near job concentrations to support livability and transit viability (ex. TC, VC, MR)
- Concentrates public realm & infrastructure investments ( ex. RR, PR)



CENTERS



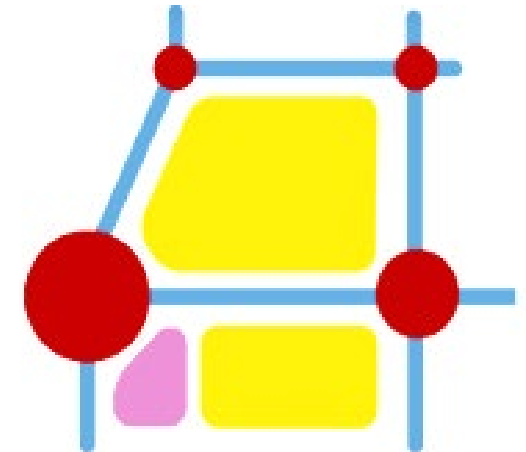
CORRIDORS



RESIDENTIAL



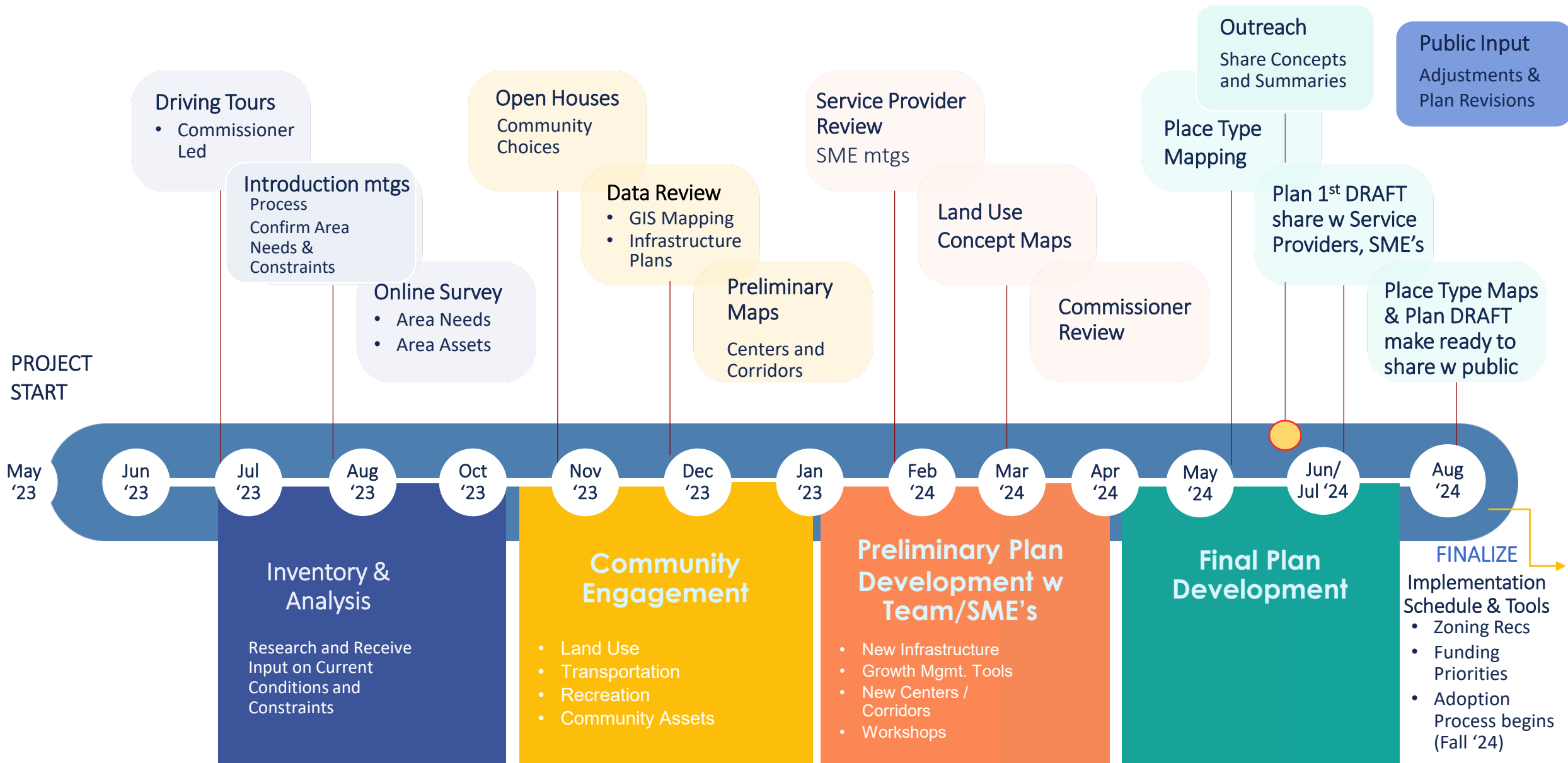
SPECIAL  
DISTRICTS





# Area Plans Timeline

PLAN HAMILTON SCHEDULE – Updated 6/24/24





# Community Outreach - Ongoing

## NEXT STEPS:

- **Briefings and Updates:** Commissioner meetings – Ongoing departmental review
- **Place Types Mapping** - Document Draft Review and Public Feedback



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Plan Update 6/25/24

