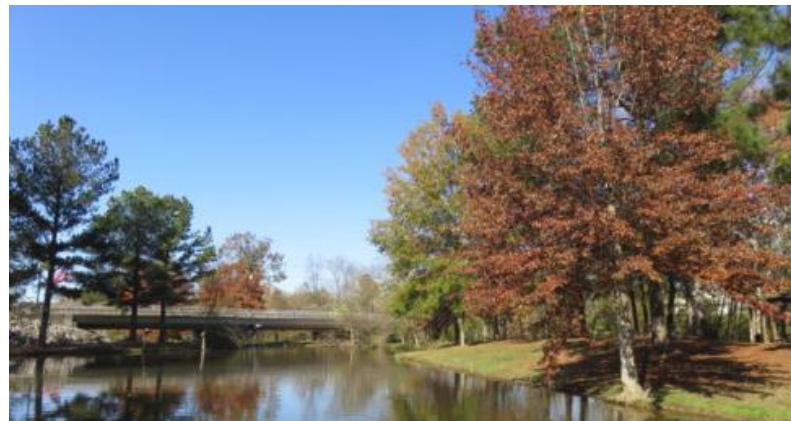




PLAN HAMILTON

OUR COMMUNITIES. OUR GROWTH.



Draft
09/12/2024

12 | WHITE OAK MOUNTAIN AREA PLAN

*Apison
Collegedale
East Brainerd
Ooltewah
Summit*



Table of Contents

CHAPTER 1	4
1.1 INTRODUCTION	5
1.2 WHITE OAK MOUNTAIN STUDY AREA (AREA 12)	6
1.3 HISTORY OF WHITE OAK MOUNTAIN	8
1.4 PAST PLAN	10
CHAPTER 2	12
2.1 COMMUNITY SUMMARY	13
2.2 COMMUNITY PROFILE	15
2.3 DEMOGRAPHICS & ECONOMIC TRENDS	16
2.4 COMMUNITY THEMES	18
2.5 PLAN ANALYSIS	19
CHAPTER 3	40
3.1 COMMUNITY FEEDBACK	42
3.2 AREA PLAN GOALS	45
3.3 VISION STATEMENT	46
CHAPTER 4	48
4.1 PLAN OVERVIEW	49
4.2 PLACE TYPES	56
4.3 POLICY RECOMMENDATIONS	70
CHAPTER 5	80
5.1 IMPLEMENTATION PROCESS	82
5.2 IMPLEMENTATION MATRIX	84
5.3 MEASURING PROGRESS AND UPDATES	85
APPENDIX	86



CHAPTER 1

AREA SUMMARY

- 1.1 INTRODUCTION
- 1.2 WHITE OAK MOUNTAIN STUDY AREA
- 1.3 HISTORY OF WHITE OAK MOUNTAIN
- 1.4 PAST PLANS



1.1 INTRODUCTION

Hamilton County is committed to responsible growth while maintaining the rich historical and cultural identity of each community. The Hamilton County Regional Planning Agency teamed with RaganSmith to develop a comprehensive plan for the entire unincorporated county that received direct guidance from the Mayor's office, county commissioners and community members.

This plan for White Oak Mountain (Area Plan 12) is part of the Comprehensive Plan for unincorporated Hamilton County. While the incorporated areas are not regulated by this plan, they often share roadways, services, and are generally interconnected to the unincorporated areas and therefore, suggestions are included throughout this area plan for local jurisdictions to take into consideration in combination with the efforts of the RPA.

Area 12 is one of the five (5) unincorporated area plans but one of thirteen (13) area plans in total which are responsible for regulating existing development and growth conditions. The introduction chapter to the 5 unincorporated plans identifies the:

- Planning Framework
- 2016 Comprehensive Plan Goals
- What is An Area Plan
- Hamilton County Planning Areas
- Plan Process

MORE INFORMATION TO BE ADDED AT THE FINAL DRAFT



1.2 WHITE OAK MOUNTAIN STUDY AREA (AREA 12)

White Oak Mountain, located near the communities of Collegedale, Apison, Summit, and Ooltewah, is a region known for its distinct natural features and rich history. Stretching across the eastern landscape of Hamilton County, White Oak Mountain Area is marked by its rolling hills, steep slopes, and lush forests, offering breathtaking views of the surrounding areas. The mountain itself is a prominent feature in the region, with its elevation changes creating a striking backdrop that can be seen from various points throughout Hamilton County.

Several communities have developed in the vicinity of White Oak Mountain, each benefiting from the area’s natural beauty and resources. Collegedale, known for its educational institutions, and Apison, with its rural charm, are among the key communities that have grown in harmony with the mountain’s landscape. Summit and Ooltewah, with their blend of residential and commercial areas, also contribute to the region’s character, providing essential services and infrastructure while maintaining close ties to the natural environment.

The White Oak Mountain area is characterized by a focus on preserving its rural and natural qualities. The mountain’s steep slopes and limited points of access pose challenges for development, but they also help to protect the area’s scenic beauty and rural character. The emphasis in this region is on maintaining low-density residential patterns, with large-lot single-family homes and generous setbacks that blend seamlessly with the natural surroundings. The area’s green spaces, parks, and trails are treasured by residents and play a crucial role in the community’s identity.

This Area Plan is designed to guide the sustainable growth of the White Oak Mountain Area and inform decisions on future development and supporting infrastructure. A strong focus on “placemaking” is central to the plan, as the unique landscape of White Oak Mountain is a defining feature of Hamilton County. Development that is sensitive to the environment and community vision will help preserve the area’s unique sense of place. The plan prioritizes the preservation of its rural character, the enhancement of its trail systems, and the maintenance of its natural features, ensuring that the area’s distinctive identity is upheld for future generations.

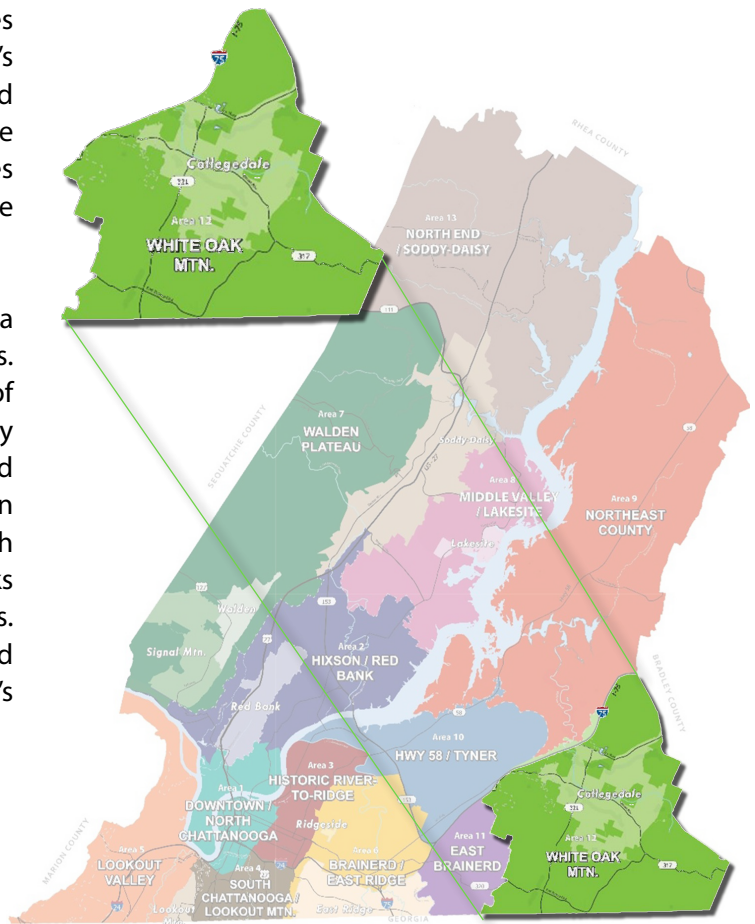


Figure 1.1 - White Oak Mountain Area 12 as a part of Hamilton County study area



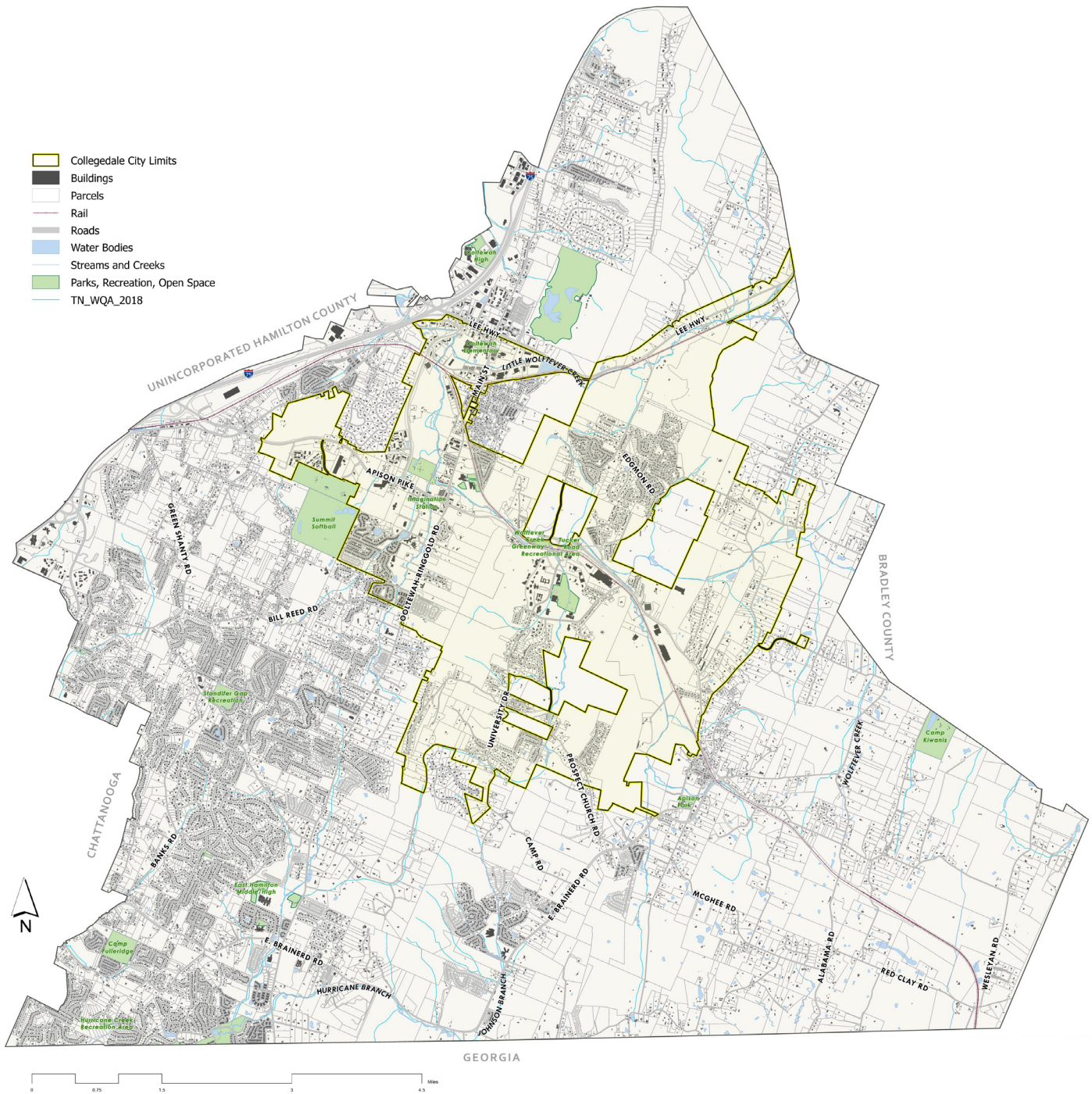


Figure 1.3 - White Oak Mountain Area 12 Map



1.3 HISTORY OF WHITE OAK MOUNTAIN

The White Oak Mountain Area boasts a rich history intertwined with the cultural and natural heritage of the region. This area was part of James County (generally lands east of the Tennessee River) with Apison and Ooltewah serving as the primary towns. Established in 1871, James County was centered with Ooltewah serving as the county seat and existed until 1919 when reabsorbed into Hamilton County. A train depot was located in downtown Ooltewah near Main Street along with the James County Courthouse. Well served by rail, the area took part in the growing mining industry found throughout the region. This area featured bauxite mines, produced ore and limestone, and included farming, saw mills and small businesses. The brief history discussed in this plan is focused on how the unique topography, early beginnings, City of Collegedale and surrounding industry shaped the development pattern we see today.

WHITE OAK MOUNTAIN

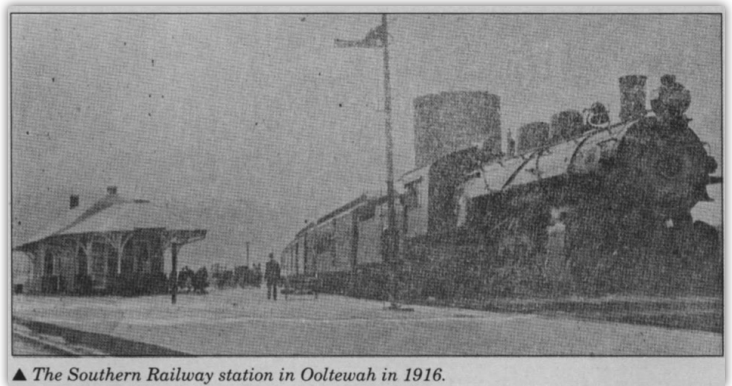
White Oak Mountain runs in a north/south direction through the middle of Area 12 through the unincorporated areas as well as the City of Collegedale. Within Area 12, the mountain offers multiple walking trails, biking trails, and lookouts. The elevation is similar to Missionary Ridge at averaging approximately 1,368 feet above sea level.



Picture X: White Oak Mountain

RURAL & AGRICULTURAL BEGINNINGS

In the early twentieth century, the town of Apison worked to recruit people to this area known for its rich farm lands where forage crops, sweet potatoes and dairies thrived along with businesses and residences. As a connector to Bradley County, Lee Highway and Apison Pike served as thoroughfares to Cleveland, McDonald and the Red Clay area. White Oak Valley exists today as a reminder of the rural landscape once predominant during the twentieth century. With the advent of the Volunteer Army Ammunition Plant (VAAP) during World War II, the area experienced growth as the result of displacement from the Highway 58 area, resulting in more housing for workers and many local churches being added to the Summit area. Once a place of farming and share cropping, Summit was established as an African-American



▲ The Southern Railway station in Ooltewah in 1916.

Picture X: Southern Railway in Ooltewah





Picture X: City of Collegedale

THE CITY OF COLLEGEDALE

The City of Collegedale was established as a municipality in 1968 and its roots are deeply intertwined with the establishment of Southern Adventist University, a cornerstone that not only lent the town its name but also its purpose. What began as a modest settlement around a religious educational institution has grown into a city, where the values of its founders continue to resonate in its development. From its early days as a rural outpost to its evolution into a vibrant suburban community with a commitment to preserving its founding values.



Picture X: Little Debbie Park

INDUSTRY & GROWTH

During the 1980's and 1990's, the area began to see development along the I-75 interstate with new development clustering along the exits and bringing businesses to the Lee Highway area. The Summit landfill was added to the Apison Pike area and was in operation for nearly twenty years. Now closed, the landfill site exists as a private softball complex and recreation area managed by the City of Chattanooga. Additionally, the East Brainerd area expanded towards Ooltewah-Ringgold Road with multiple subdivisions and the Westview Elementary school was added, changing the makeup of this once rural part of Hamilton County. The proximity to major employers such as Southern Adventist University, McKee Foods (Little Debbie), and Enterprise South continues to increase the residential growth of the White Oak Mountain area.

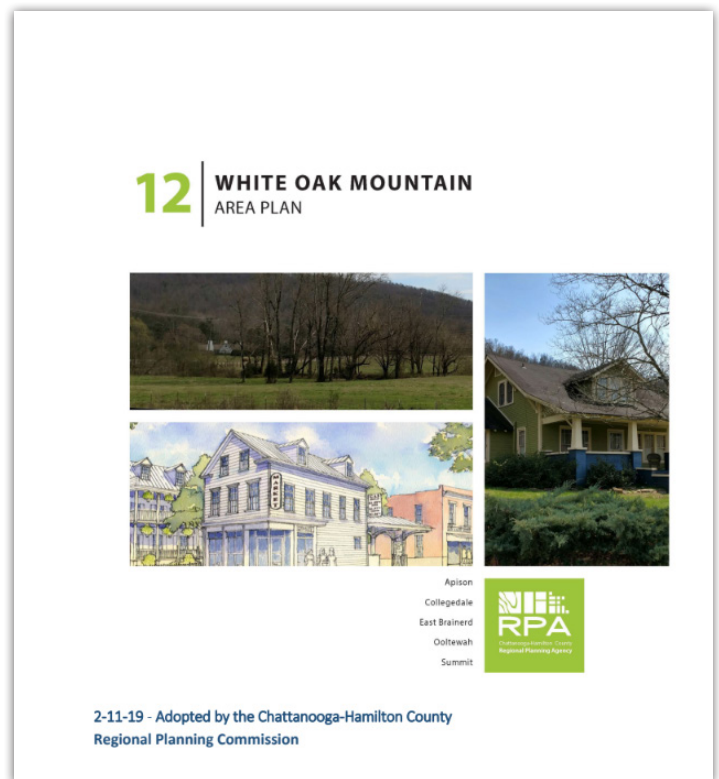


1.4 PAST PLAN

WHITE OAK MOUNTAIN AREA PLAN (2019)

Led by the RPA, the White Oak Mountain Area Plan was approved in February 2019 by the Chattanooga-Hamilton County Regional Planning Commission. This plan represented a collaborative effort among local elected officials of Hamilton County, Chattanooga City Council, the City of Collegedale, business owners, and residents. The plan was created to guide growth by providing predictability, promoting coordination between new development and public services, and provides decision makers with the policy tools to promote development that enhances the area’s unique features. The plan provides guidance by offering policy options for the built environment, transportation and natural resource systems. The plan is separated into four (4) chapter to guide the planning effort and has informed the outline of the new unincorporated area plans:

1. Introduction/Background:
Overview of the planning framework, Area plans in general, the White Oak Mountain study area, and the overall public process.
2. Research & Analysis:
Background on the study area, study area profile, community priorities, overall plan analysis including the built environment, transportation, and natural resources.
3. Community Principles & Vision:
Identification of the area’s specific principles and Vision Statement.
4. Goals & Policy Recommendations:
Overview of the goals and policy recommendations for the built environment, transportation, natural resources, place types, and centers.



The plan also identified 3 main community issues and aspirations that framed the analysis and recommendations of the plan document:

- Balance growth with adequate infrastructure. Traffic congestion is a growing concern among residents. As new schools are built, more people are moving to this area. Participants were concerned about how to direct housing growth to areas that have adequate services.
- Retain the “Rural Character” of the White Oak Mountain area. This was one of the top comments voiced during the public meetings and survey results. Maintaining existing character in areas where growth or change is occurring is a concern.
- Improve the quality of commercial development. There is a desire for additional retail, restaurants, medical and other commercial uses as part of the community’s growth, but with better quality and design that reflects the area’s scenic character.



THIS PAGE IS INTENTIONALLY LEFT BLANK





CHAPTER 2

RESEARCH & ANALYSIS

- 2.1 COMMUNITY SUMMARY
- 2.2 COMMUNITY PROFILE
- 2.3 DEMOGRAPHICS & ECONOMIC TRENDS
- 2.4 COMMUNITY THEMES
- 2.5 PLAN ANALYSIS

2.1 COMMUNITY SUMMARY

White Oak Mountain is linked to East Brainerd / Chattanooga via East Brainerd Road, Standifer Gap Road, and Apison Pike. These connections influence transportation, economic drivers, and development patterns. The western half of Area 12 has experienced explosive residential and commercial growth based on several inputs. Primary drivers include proximity to Interstate 75 employment anchors in Chattanooga, at Enterprise South, and in the City of Collegedale. Relatively newer schools and district facilities, such as the Wolftever Greenway have also spurred growth in this portion of the district. A primary objective is to focus new growth and add predictability to commercial and higher density residential growth along the I-75/Lee Highway/Apison Pike corridors. White Oak Mountain, Bauxite Ridge, and the Wolftever Creek drainage areas are natural features influencing development patterns.

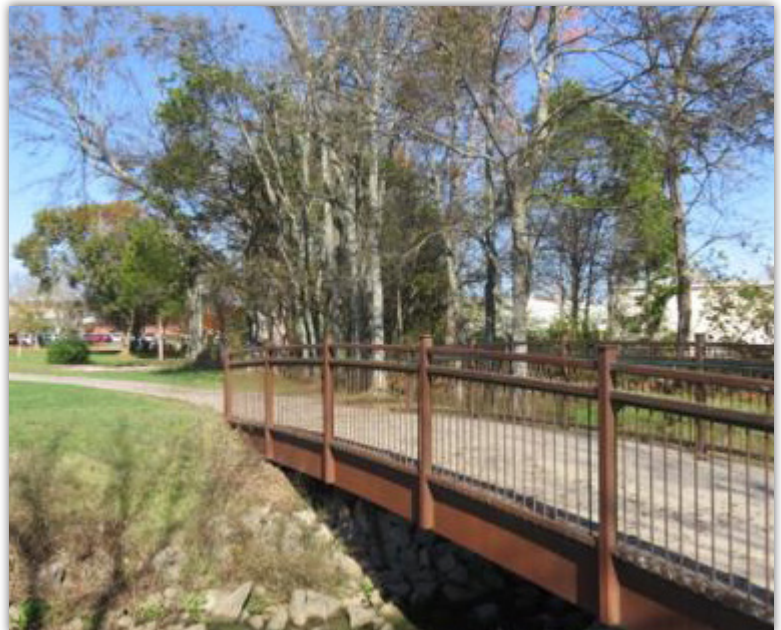
Community Character

- Growing communities of Collegedale and Cleveland support the area.
- The community has expressed a desire to maintain a more rural development pattern.
- Portions of this historically rural area transitioning to a moderate density suburban area.
- Opportunities for recreation and trail/greenway connectivity between several community centers and assets.
- Robust recreational trail network already exists along the ridgeline.
- Proximity to jobs and I-75 and the continued expansion at VW.

Regional Facilities and Assets

- The Summit softball complex
- White Oak Mountain /
- Bauxite Ridge Mountain Bike Trail
- Cambridge Square
- Hamilton Place Shopping Area
- McKee Foods
- Little Debbie Park
- Southern Adventist University, and
- Collegedale Airport*

INSERT PICTURE HERE



Picture X: Insert here

Picture X: Wolftever Creek Greenway



Primary Constraints



Picture X: Development Pattern in Area 12

Settlement Patterns:

- There is a long history of settlement in this area that allows for interpretation and story telling such as the James County Courthouse in Old Ooltewah, in Summit or for the Apison community that was once a thriving village centered around farming.
- For areas east of White Oak Mountain / Bauxite Ridge/ Collegedale, the community has expressed an interest in a more rural development pattern.

Topography:

- Natural features like the Wolftever Creek, Hurricane Creek, and White Oak Mountain / Bauxite Ridge dictate development patterns and where additional growth should occur.

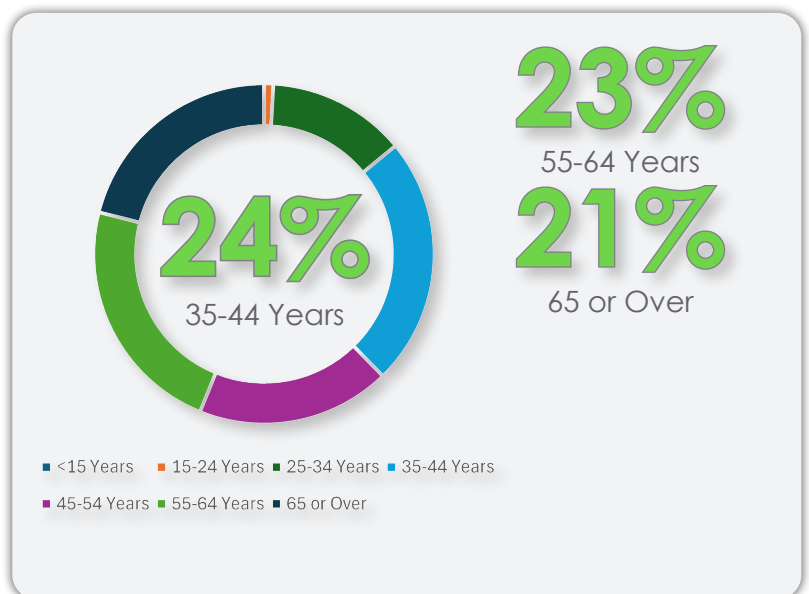
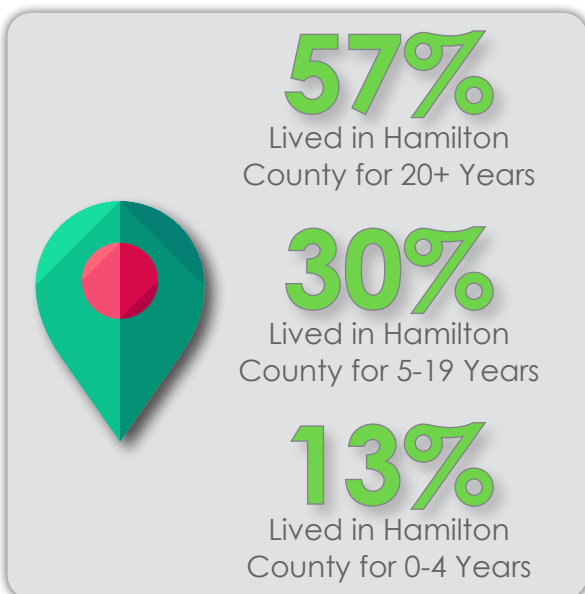
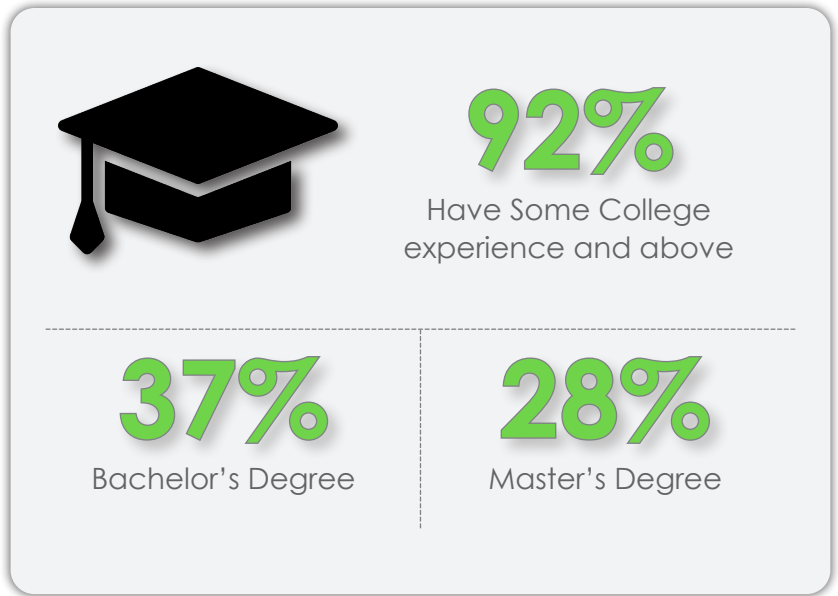
Roadways & Railways:

The pace of growth in Area 12 has created significant congestion on highly utilized segments of the road network and driven significant investment in sewer expansion. More investments in critical infrastructure will be required to mitigate existing growth before additional growth can be accommodated.

- I-75 and rail corridors form additional physical constraints to road network connectivity and resulting development pattern.
- Peak period congestion is an issue at several intersections in the Area 12 system. Access management strategies, intersections improvements, signal timing, and bike-pedestrian infrastructure improvements should be investigated at Ooltewah-Ringgold (SR 321)/Apison Pike (SR 317), at the railroad crossings/tunnels near historic Ooltewah, and at Lee Highway and Apison Pike.



2.2 COMMUNITY PROFILE



2.3 DEMOGRAPHICS & ECONOMIC TRENDS


Demographics Overview

Recent census data reveals a balanced distribution across age groups, with a notable presence of young families (30-34 Years), working professionals (25-29 Years), and retirees (60-69 Years). Emphasizing the preservation of its close-knit community, the region upholds a high level of educational attainment and a skilled workforce, reflecting the area’s commitment to quality education and lifelong learning. In comparison to the state as a whole, Hamilton County has a higher median income, advanced education background, higher employment rate, lower poverty rates, and lower commute times. These factors continue to contribute to growth in Hamilton County in both the incorporated and unincorporated areas.

Growth Trends and Future Prospects

White Oak Mountain has experienced steady population growth and economic development over the past decade, driven by strategic investments in commercial and industrial facilities, education, and residential development. Future prospects remain positive, with planned developments emphasizing smart growth principles that enhance connectivity, sustainability, and quality of life for residents. By prioritizing the preservation of the region’s distinctive character and promoting responsible development, ongoing efforts aim to attract new businesses and support entrepreneurial ventures that align with the community’s vision, further diversifying the economic base and creating new growth opportunities.

Hamilton County Census Data

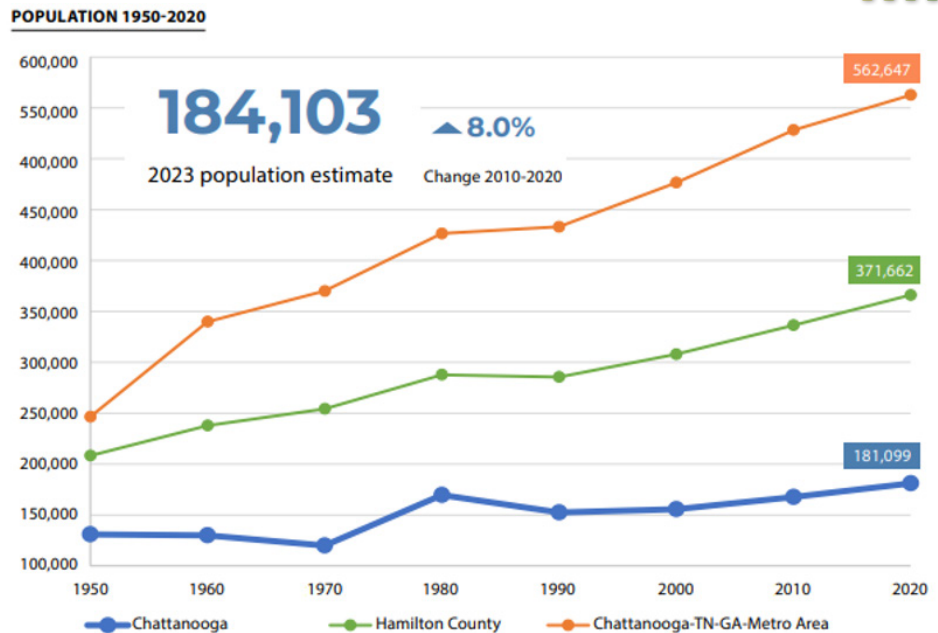


39
Median Age

63%
Employment Rate

\$76,219
Median Household Income

38.4%
Bachelor’s Degree +



Economic Landscape

Area 12 is one of the more developed regions in Hamilton County outside Chattanooga. However, this development is concentrated largely in the western half, with the eastern side remaining relatively untouched due to the natural barrier of White Oak Mountain, which runs north-south through the area's center. The mountain, along with Bauxite Ridge, not only shapes the landscape but also influences the distribution of infrastructure, which is predominantly found on the west side. The thriving suburban nodes of East Brainerd, Collegedale, and Ooltewah owe much of their success to their strategic proximity to downtown Chattanooga via I-75, Brainerd Road, and other key commuter routes. This area is further distinguished by notable institutions like Southern Adventist University and prominent businesses such as the McKee Foods plant, both situated near its core. The competitiveness of this location cannot be denied, with access to I-75 and major commuter routes, downtown and industrial jobs, good schools, and amenities.

The following growth is anticipated in White Oak Mountain over the next 20 years which is projected to have the largest amount of residential growth than any other unincorporated planning area:

- 2,000 units of detached single family residential
- 270 units of attached single family/townhomes
- 2,300 multifamily rental apartment
- 660 units of build to rent single family
- 30 multifamily condominium units
- 500,000 SF of commercial/retail
- 430,000 SF of industrial
- 81,000 SF of office
- 150 keys hospitality/lodging

Additional market findings include:

- Proximity to the I-75 corridor, high quality schools with additional capacity, and existing infrastructure dictate Area 12 will remain an attractive location for future real estate development as reflected in the RCLCO projections.
- At an average of 5 units per acre an additional 2000 units could be accommodated on 400 acres of available land. The availability of developable land just in the Ooltewah area west of the City of Collegedale and north of East Brainerd if developed according to existing trends could meet or exceed these projections. The extension of sewer trunk line out London Lane towards Bill Jones Road only adds to the potential for single family residential growth.

- Village Centers at East Brainerd and Ooltewah Ringgold Road and on Apison Pike near the Old Lee Highway intersection should be the focal points for multifamily, condominium, and single family attached housing, commercial retail, office, and lodging developments. The village center near Ooltewah-Georgetown Road and Lee Highway is partially reflective of existing development but could also accommodate mixed-use upon redevelopment.

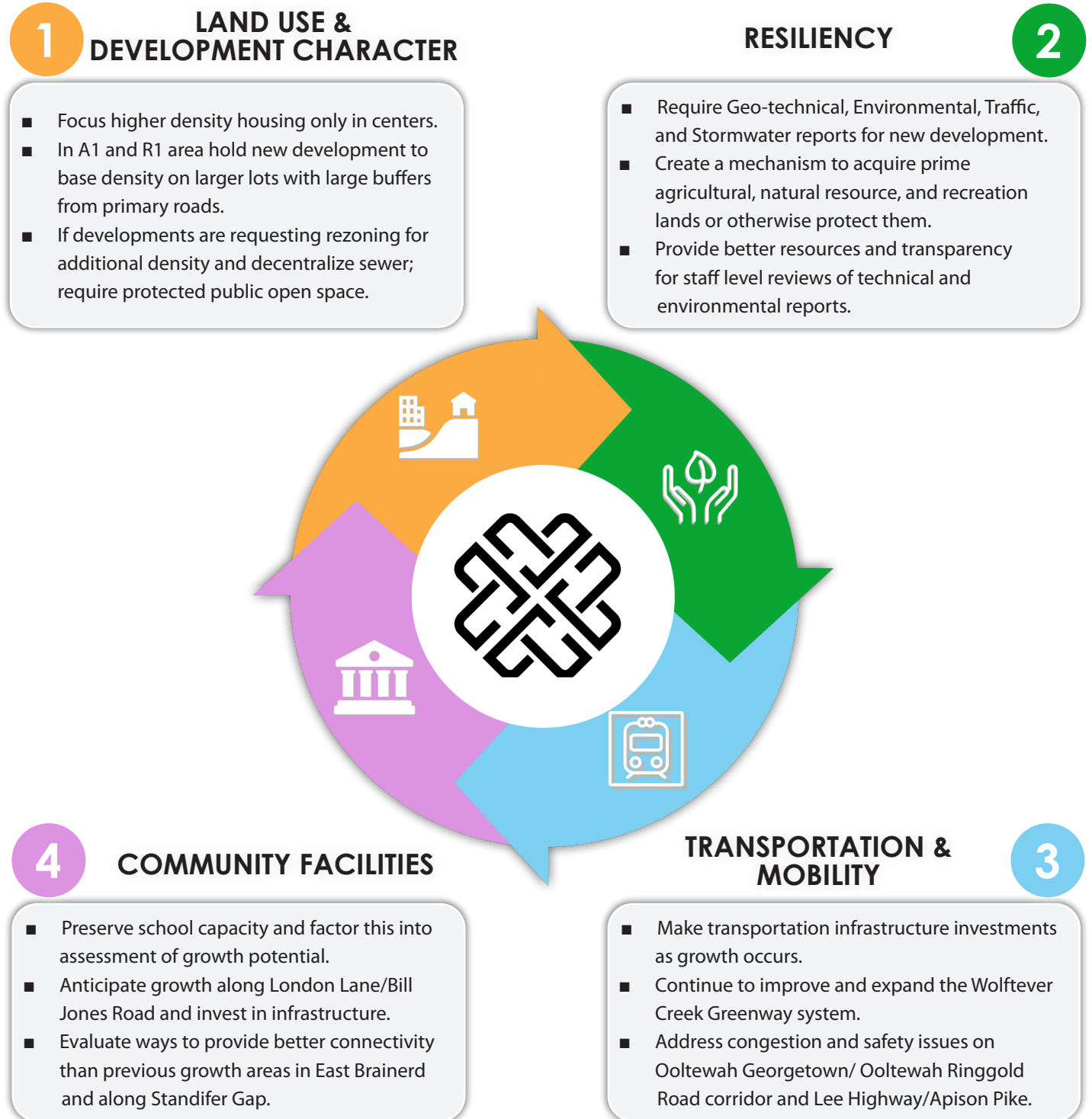
- Industrial growth areas have not been mapped and are potentially warranted on flat developable land near the highway appropriate for distribution centers or light manufacturing.

- The Collegedale town center zoned along Ooltewah-Ringgold Road south of Apison Pike could succeed with willing development partners pulling from existing roof tops in the area, the public use park and government service anchors, and regional pass-through users. However, a village or town center on the east side of White Oak Mountain walkable to SAU and McKee Foods and supporting area recreational hubs may have better viability.



2.4 COMMUNITY THEMES

In general, the community feedback phase was focused on identifying metrics for success based on critical outcomes. The desired outcomes have been organized into a framework of Community Themes or Drivers to provide structure to the plan analysis, recommendations, and implementation solutions. Identifying these themes and utilizing them as a framework for organizing the plan will provide community leaders with a set of filters for future strategic, policy, and project based decisions. The following graphic identifies the 4 Community Themes and the public consensus that framed the analysis, goals, and policies.



2.5 PLAN ANALYSIS

Plan analysis includes the study of impacts, alternatives, and potential outcomes to gauge the future growth patterns in unincorporated Hamilton County. The following sections were created based on Reviewing existing patterns of zoning, future land use, building permits, demographics, schools, transportation and natural resources provides an indicator of activity and how these patterns create opportunities and constraints for future growth. The research and analysis for area plan 12 includes the following:

2.5.1 Land Use and Development Character

Zoning:

Examination of land use patterns, existing zoning district designations to ensure that development harmonizes with the area's unique geological features.

Land Use:

Examination of existing land use patterns and street patterns in combination with existing zoning.

Building Permits:

Evaluates the current state and number of permits being issued within the Area and its impact on the surrounding community.

Development in White Oak Mountain:

Overall analysis of how development in general is impacting or influencing the community and how it's changed its character.

2.5.2 Resiliency

Natural Resources:

Evaluation of natural assets including parks, recreation, open spaces, slopes, waterways, aiming to balance preservation with development.

Infrastructure:

Evaluation of the existing adequacy of public utilities, including sanitary sewer, and water.

2.5.3 Transportation & Mobility

Transportation:

This section evaluates the existing transportation infrastructure, including roadways, pedestrian and cycling paths, and freight routes. It also considers future development needs and the potential impacts of anticipated growth.

2.5.4 Community Facilities

Schools and Major Institutions:

Examination of the role of these institutions in fostering learning and innovation while assessing their current state and future needs in the context of regional growth and development.

City, County, State/Land or Property:

Examination of ownership patterns and its impact on land management and development potential.

Emergency Services:

Examination of emergency response capabilities, encompassing fire, police, medical, and disaster response services.



2.5.1 CURRENT LAND USE AND DEVELOPMENT CHARACTER

The land use and zoning of White Oak Mountain are predominantly agricultural and low-density residential. This area, known for its rolling hills, biking trails, and neighborhoods is mapped for long-term growth. The majority of the area being single-family residential and agricultural places a significant emphasis on rural and large-lot lifestyle. However, there are necessary commercial services required to serve this level of population.

ZONING

Most properties in the unincorporated portion of Area 12 are zoned A-1 (63.8%) , which permits agricultural uses and single-family residential development with a maximum density of two dwelling units per acre. This zoning classification preserves the rural character and open spaces that define much of the region, ensuring that agricultural activities and low-density housing remain predominant, an important aspect of maintaining the community character. The second most common zoning is R-1 (18.9%), which permits single-family residential development at a base density of two dwelling units per acre for traditional septic systems. This flexibility allows for more efficient land use and supports the region’s growth while maintaining environmental standards.

Following the A-1 and R-1 categories the most predominant categories are zoned R-2A (4.5%) which permits single-family and two-family dwellings, including manufactured homes. The other category is M-1 (4.1%) which allows a wide range of intensive manufacturing uses.

Commercial and industrial activity is primarily concentrated along the northwestern portion of Area 12 and along Brainerd Road. There is also a variety of C-5, neighborhood Commercial parcels throughout

Area 12 to serve the community.



LAND USE

Area 12 is primarily categorized as residential with 57% of the land being used for single-family residential. Vacant land makes up approximately 26%. Agricultural Land is approximately 5.8% of the land area and institutional uses (such as schools or religious facilities) are 3.7%. The commercial and industrial land uses combined make up less than 3% of the land area with industrial at 1.8% and commercial at 1.1%, indicating very little non-residential activity in comparison.

The primary land use in the unincorporated areas of White Oak Mountain is single-family residential, like much of the unincorporated areas of Hamilton County. This specific land use exists in a variety of contexts, from large farms to conventional subdivisions, the latter of which has become the predominant pattern of development in recent years. Commercial uses are primarily concentrated along Hwy 64 and I-75. These commercial nodes provide essential services and amenities to the residents while maintaining the overall rural and residential character of the region. There are also some sporadic non-residential uses interspersed between these clusters, ensuring that commercial activity supports rather than dominates the landscape.

This land use pattern highlights the region’s commitment to preserving its rural pattern while accommodating gradual growth and development. By maintaining a clear distinction between residential, commercial, and agricultural areas, White Oak Mountain balances the needs of its residents with the desire to protect its unique environmental and cultural assets.



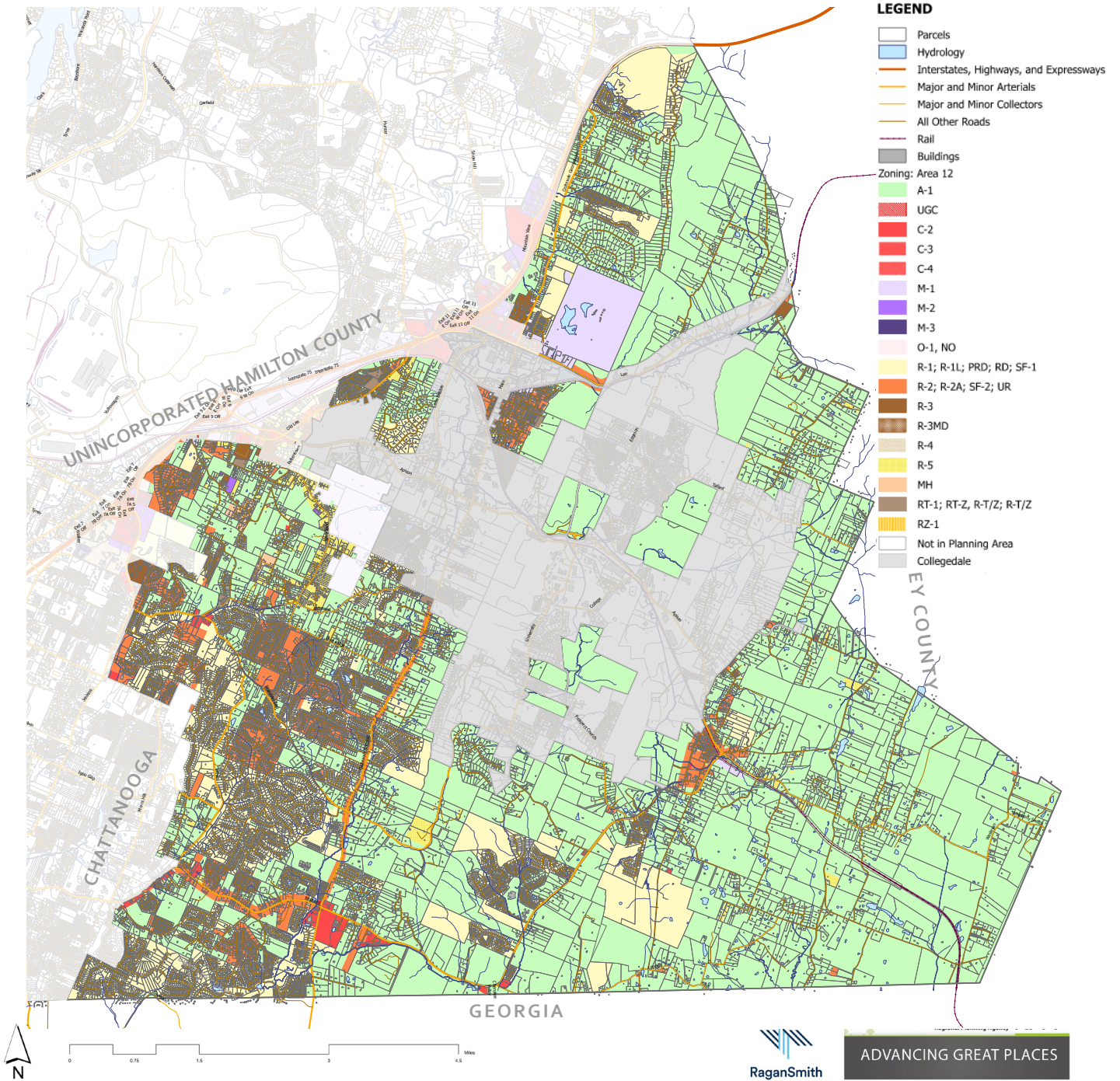


Figure 2.1 - EXISTING ZONING MAP (2023)



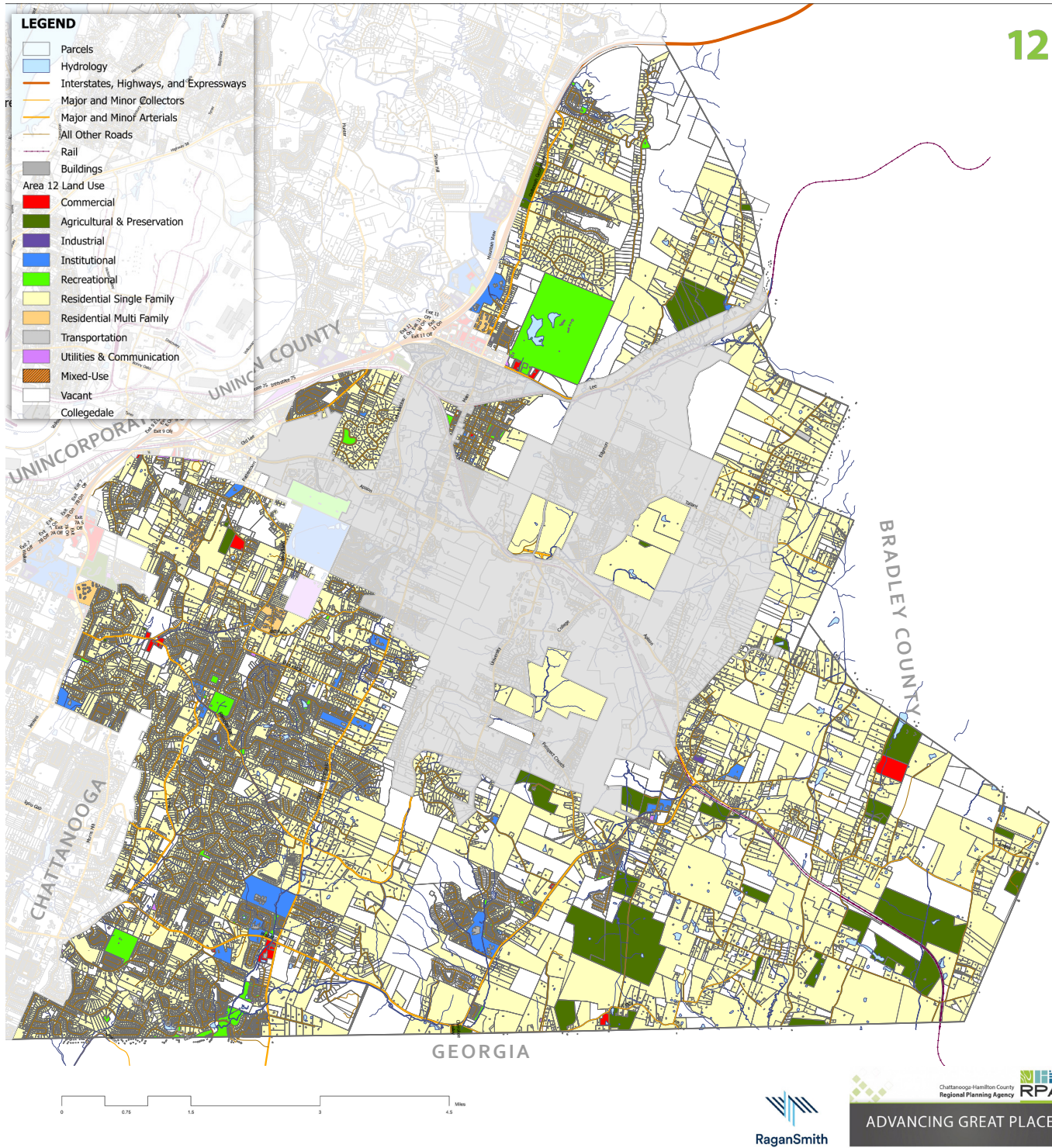


Figure 2.2 - EXISTING LAND USE MAP (2023)



BUILDING PERMITS

Over the past decade, the White Oak Mountain area has witnessed fluctuations influenced by economic conditions, population growth, and shifting residential and commercial demands. As residential needs expand, the area has experienced increased activity in both new construction and renovation projects. Analyzing these trends offers valuable insights into the region's growth patterns, regulatory impacts, and future development prospects, highlighting the dynamic nature of White Oak Mountain's built environment.

Figure 2.3 reveals that the majority of permits issued have been for single-family homes (or related), which aligns with the existing and desired character of the community. This trend underscores the Area's commitment to maintaining its unique identity while accommodating growth. The preference for single-family homes is anticipated to continue, as detailed in Chapter 2.3. This consistency ensures that the area's charm and appeal are preserved even as it evolves.

Following single-family residential permits, commercial development represents the second-highest category for permit issuance. This surge in commercial activity reflects the region's expanding economic base and its ability to attract businesses and investors due to increase in dwellings and population. The growth in commercial permits not only supports local employment but also enhances the area's amenities, making White Oak Mountain an increasingly attractive destination.

The analysis of building permit trends also highlights how economic and demographic shifts have shaped development. Periods of economic growth have spurred construction booms, while downturns have prompted a focus on renovations and adaptive reuse of existing structures. Population growth, driven by the area's desirability and quality of life, has further fueled demand for housing and services, prompting a balanced approach to development that meets diverse needs.

DEVELOPMENT IN WHITE OAK MOUNTAIN

Development in Area 12 is significantly shaped by its rural character and the community's preference for maintaining residential character. The area's appeal lies in its natural beauty, expansive landscapes, and slower pace of life, attracting residents who prioritize tranquility and a strong sense of community. Consequently, development projects are strategically designed to preserve these rural qualities. The emphasis on low-density housing, agriculture, and community-centered amenities reflects a deliberate effort to sustain the area's unique charm. Local regulations and community input are instrumental in this process, ensuring that new developments align with the community's values. This strategic approach underscores a careful balance between fostering growth and preserving the area's rural identity.

The following map identifies buildings permits that were approved over the last 10 years for a variety of uses from low-density residential to utilities and commercial solar facilities. However, the category with the most permits by __% was the Single-Family residential land use category with commercial category at __%.

Looking ahead, the insights gained from building permit trends provide a roadmap for future development. The data suggests that while Area 12 will continue to favor single-family homes and subdivisions, there will be a growing emphasis on mixed-use developments that integrate residential, commercial, and recreational spaces. This holistic approach will support sustainable growth, foster community cohesion, and ensure that White Oak Mountain remains a vibrant and dynamic place to live, work, and play while maintaining its existing community character.



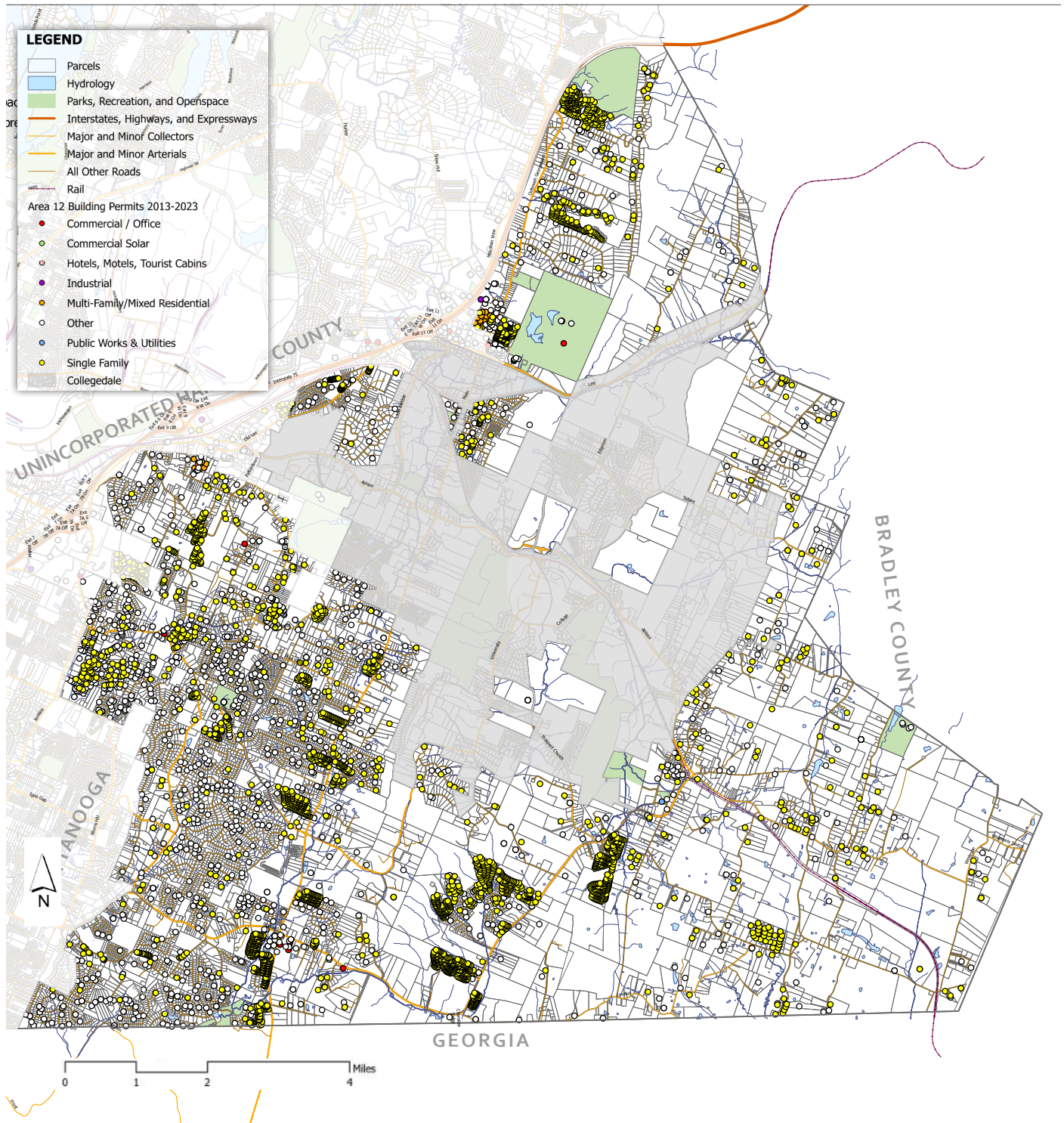


Figure 2.3 - Building Permits Map (2013 - 2023)



2.5.2 RESILIENCY

The Resiliency Community Theme for White Oak Mountain reveals a strategic intersection underscoring the importance of harmonizing built environments with the natural landscape. A key focus is on developing resilient infrastructure while preserving and enhancing the area's rich natural resources. The analysis highlights water management systems, renewable energy solutions, conservation efforts, and sustainable land use practices. These elements are crucial in maintaining a balance between development and environmental stewardship, ensuring that the community not only thrives but also respects and protects the area's natural heritage.

NATURAL RESOURCES

The White Oak Mountain Area is rich in natural resources, featuring the Wolftever Creek, parks, and White Oak Mountain, Bauxite Ridge, and others. These resources support local ecosystems and offer opportunities for recreation and sustainable development. Proper management of these natural assets is crucial for maintaining the region's beauty and ecological health. The map (Figure 2.4) indicates points within the study area that feature natural resources deemed sensitive in terms of water function, steep slopes or habitat as identified in the adopted 2016 Comprehensive Plan for Hamilton County. In the White Oak Mountain Area, ___% of the land is 25% or greater slope and ___ % is in the 100-year Floodplain. Waterways are shown to indicate the Floodway and 100 year and 500-year floodplains along with Impaired Waterways (303D) which indicate water quality status based on monitoring of sediment, pollution (metals, pesticides/fertilizer run-off, etc.) and erosion or changes in flow/volumes. Development in the floodway is prohibited.

The topography of White Oak Mountain and surrounding valleys creates a unique system of slopes, water flow, and infrastructure considerations for Hamilton County and surrounding neighborhoods.



PARKS, RECREATION & GREENWAYS

Like much of Hamilton County, White Oak Mountain has multiple recreation options for outdoor enthusiasts. These parks, recreation areas, and greenways offer residents and visitors a variety of activities, from hiking and biking to picnicking and wildlife observation. The parks and greenways are designed to highlight the natural beauty of the mountains and valleys, providing accessible and well-maintained areas for recreation and relaxation. Within the City of Collegedale’s there is a robust network of hiking and mountain bike trails on White Oak Mountain and Bauxite Ridge.

Beyond recreation and relaxation, the White Oak Mountain’s green spaces play a vital role in environmental preservation. They serve as critical habitats for local wildlife, maintain the health of our ecosystems, and foster a sense of environmental stewardship within the community. There is a total of 386 acres of public recreation space and a total of 233 acres of private recreation space within the unincorporated portion of Area 12. By protecting these natural landscapes, we ensure that the unique beauty and biodiversity of the Mountain and the surrounding communities are preserved for future generations to enjoy.

PRIVATE PARKS, RECREATION AND GREENWAYS		
The Honors Course	18-Hole Golf Course	196 ac
Windstone Golf Club	18-Hole Golf Course; Tennis Courts; Outdoor Swimming Pool	37 ac
PUBLIC PARKS, RECREATION AND GREENWAYS		
Apison Park	Field; Tennis Courts; Horseshoe Pits; Dog Park; Walking Track	6 ac
Collegedale Dog Park	Playground; Walking Trail; Swimming Pool; Open Green Space	0.5 ac
East Hamilton County Park	Walking and Hiking Trails; Outdoor Swimming Pool	23 ac
East Hamilton Middle High School Athletic Complex	Off Leash Dog Park	18 ac
Holly Hills Pool and Basketball Court	6 Baseball Fields; Pavilion; Pond	2 ac
Hurricane Creek Recreation Area	Football Fields; Baseball Field; Softball Field; Basketball Gym	4 ac
Imagination Station	Outdoor Swimming Pool; Outdoor Basketball Court; Clubhouse	3 ac
Mountain Shadows Pool, Courts, and Playground	Swimming Pool, Tennis Courts; Basketball Court; Clubhouse	1 ac
Nature Nook	Playground; Pavilion; Walking Trail	1 ac
Ooltewah Elementary School Playground and Ball Fields	Swimming Pool; Tennis Courts; Basketball Court; Playground	4 ac
Ooltewah High School Athletic Complex	Amphitheater; Walking Trail	23 ac
Ooltewah Middle School Athletic Complex	Playground; 3 Ball Fields	4 ac
Standifer Gap Recreation	Football Field; Track; Baseball Fields; Basketball Gym; Tennis Courts	26 ac
Student Park	Ball Fields; Tennis Courts; Soccer Fields; Community Center	32 ac
Summit Field	Model Airplane Field; Walking Track; Open Green Space	159 ac
Summit of Softball Complex	8 Softball Fields; Walking Track; Picnic Areas	71 ac
Tucker Road Recreational Area	Soccer Field; Playground; Pavilion; Walking Trail	3 ac
Veteran’s Memorial Park	8 Softball Fields; Walking Track; Picnic Areas	2 ac
Westview Elementary School Playground	Playground; Outdoor Basketball Court; Pavilions	3 ac
Wolftever Creek Greenway	Walking Trail	>1 ac



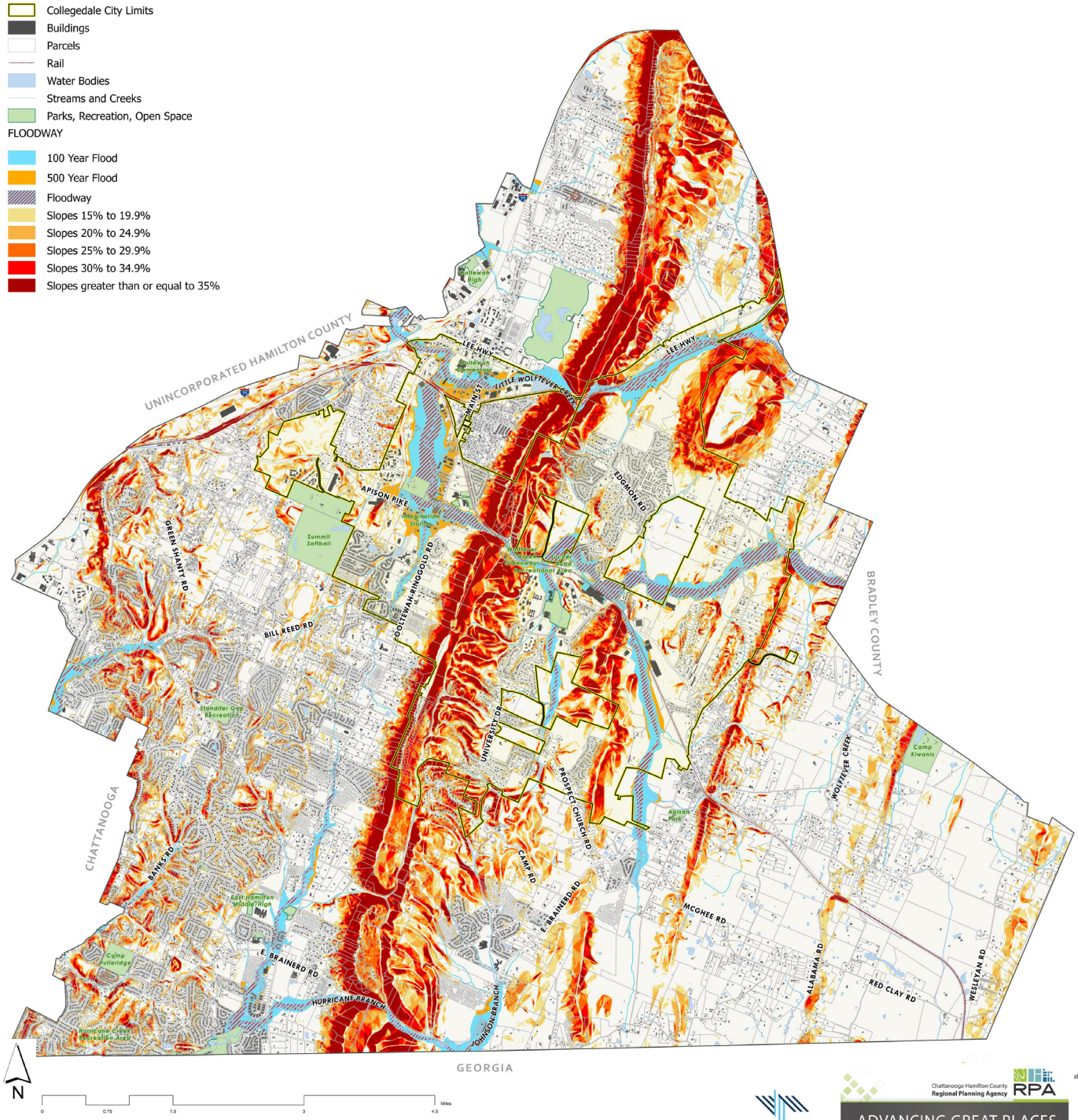


Figure 2.5 Natural Resources Map



Chattahoochee-Hamilton County Regional Planning Agency **RPA** stan
ADVANCING GREAT PLACES



INFRASTRUCTURE

Current capacity of the sewers is managed by the Water and Wastewater Treatment Authority (WWTA) with flows routed to the County's only treatment facility on Moccasin Bend many miles away. The WWTA must also consider both connection as well as capacity issues for any new development being considered areas of the county. Currently all sewage in Hamilton County eventually flows to Moccasin Bend for treatment. A new treatment facility is planned to be in place within the next 8 years.

Types of Lines

Sewer systems are made up of different types of lines and other facilities including:

- Force Main: Can NOT tap into
- Force Low: able to tap into
- Gravity Main: able to tap into
- Pump Stations: for moving sewage over ridges or higher elevations

Treatment Plants – Currently all sewage in Hamilton County eventually flows to Moccasin Bend for treatment. A new treatment facility is planned to be in place within the next 8 years.

- Steep slopes, rock or soil types in an area may rule out sewers or make them prohibitively expensive. Sewer facilities and expanded lines are best justified in locations where high density housing is planned and in close proximity to existing lines.
- Other system technologies may be used in the more rural areas. Independent systems are available that include smaller scaled treatment facilities and, in some cases, pump stations. An independent system may be better suited for conservation-based subdivisions where a clustering of units requires smaller lots.
- Generally, the minimum lot size required for sep-

tic systems is 25,000 square feet. Residential development in rural areas without sewer service must therefore be built with these larger lots.

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.

Advancements in decentralized system technology bring several benefits. One key advantage is off-site disposal, which provides flexibility in housing types and helps preserve valuable open spaces. Additionally, centralizing the final stages of treatment and disposal reduces the risk of individual system failures, positively impacting the environment. When engineered properly, decentralized systems can significantly influence sustainable development.

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.



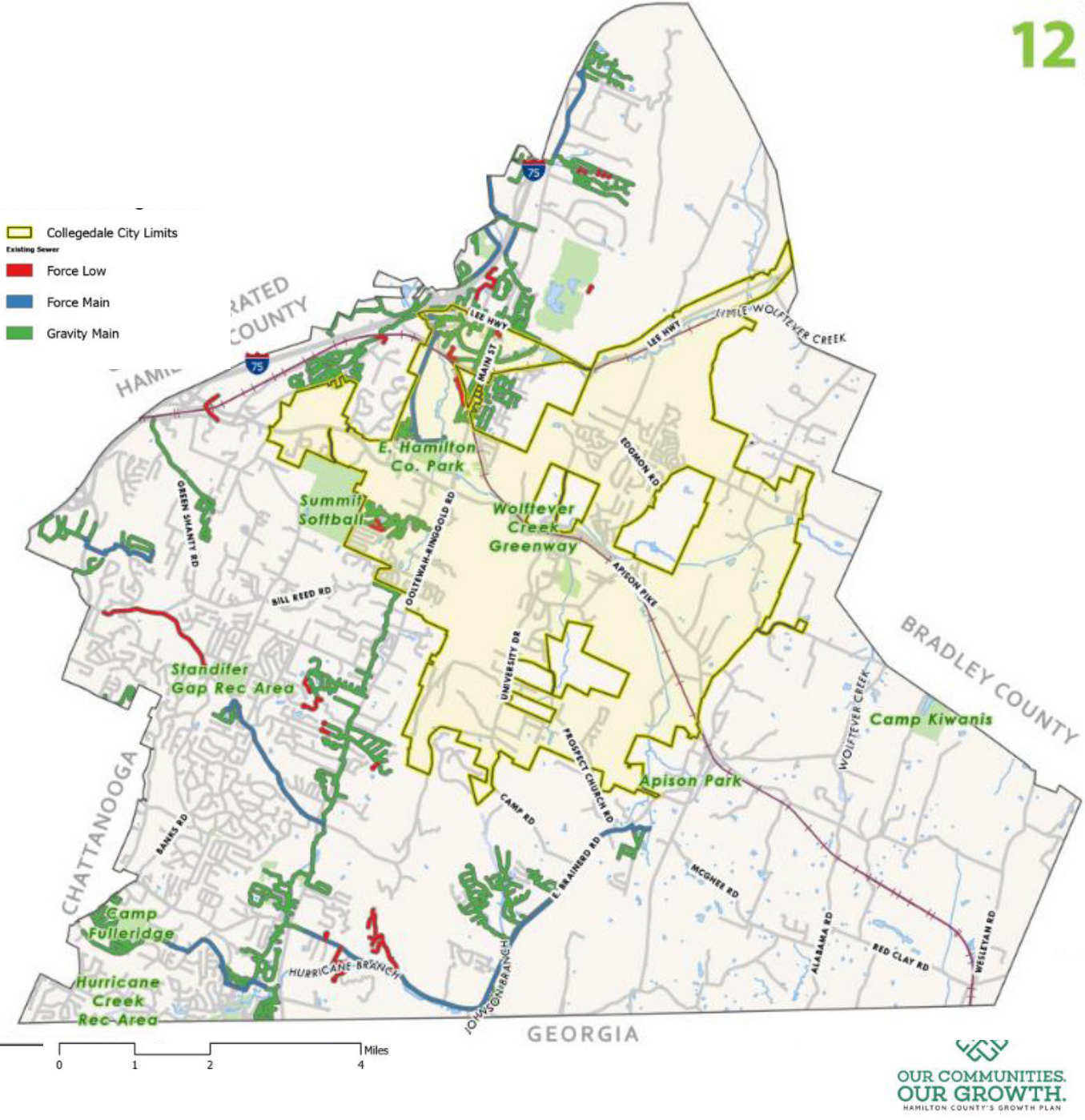


Figure 2.4 - Sewer Infrastructure Map (2023)



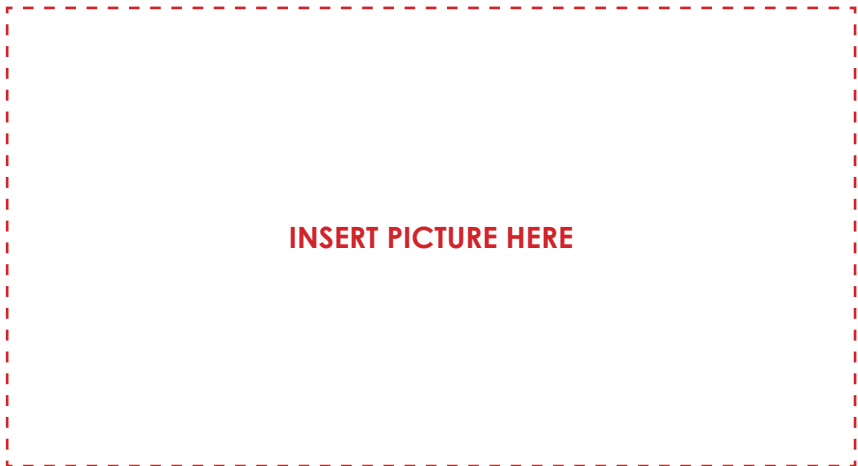
2.5.3 MOBILITY & TRANSPORTATION

While the single-occupancy vehicle remains the predominant mode of transportation and will continue to be so in the foreseeable future, it is crucial not to overlook multi-modal transportation options. This analysis will focus on the network of pathways that underpin the areas mobility and accessibility. The area’s road network forms the backbone of its transportation system, connecting neighborhoods, commercial centers, and outlying regions. The existing network of sidewalks, crosswalks, bike lanes, and trails is assessed for connectivity, safety, and accessibility. These modes are equally important in these areas as they are in urban settings, serving purposes such as recreation, exercise, and social interaction.

The street network in Area 12 includes a few arterials that provide through connections, but there are limited minor connections between these arterials. Many subdivisions also include multiple culs de sac, but only provide one point of access to the greater street network. Since the automobile is currently the only practical mode of transportation for most trips in Area 12, this lack of connectivity on the local streets results in most traffic being funneled onto the arterials, which adds to congestion, especially during peak hours.

Although most of the area is not served by public transit, the Chattanooga-Hamilton County Regional Transportation Authority’s (CARTA) Dial-a-Ride Route 6 serves the Rainbow Creek Apartments, the Health Center at Standifer Place, and U.S. Express. The Dial-A-Ride bus service provides rides within the East Brainerd neighborhood and provides connections to Route 4 at Hamilton Place Mall. The Southeast Tennessee Human Resources Agency (SETHRA) offers on-demand shuttle service within some subdivisions. For pedestrian facilities, few sidewalks can be found along main roads, except along the newly completed portion of Apison Pike and Little Debbie Parkway. Similarly, few bike facilities exist in the area, but bike lanes were also added to Apison Pike as part of the widening project from Old Lee Highway to Ooltewah-Ringgold Road. Greenways can also be used for more than recreation, by providing alternative connections between residential areas, schools and commercial centers.

The transportation analysis provides a detailed and dynamic overview of the current and future state of the area’s transportation network. By addressing the diverse needs of all users—drivers, transit riders, pedestrians, cyclists, and freight operators—the area plans aim to create a balanced, efficient, and forward-thinking transportation system that supports the region’s growth and enhances the quality of life for its



Picture X: Insert here



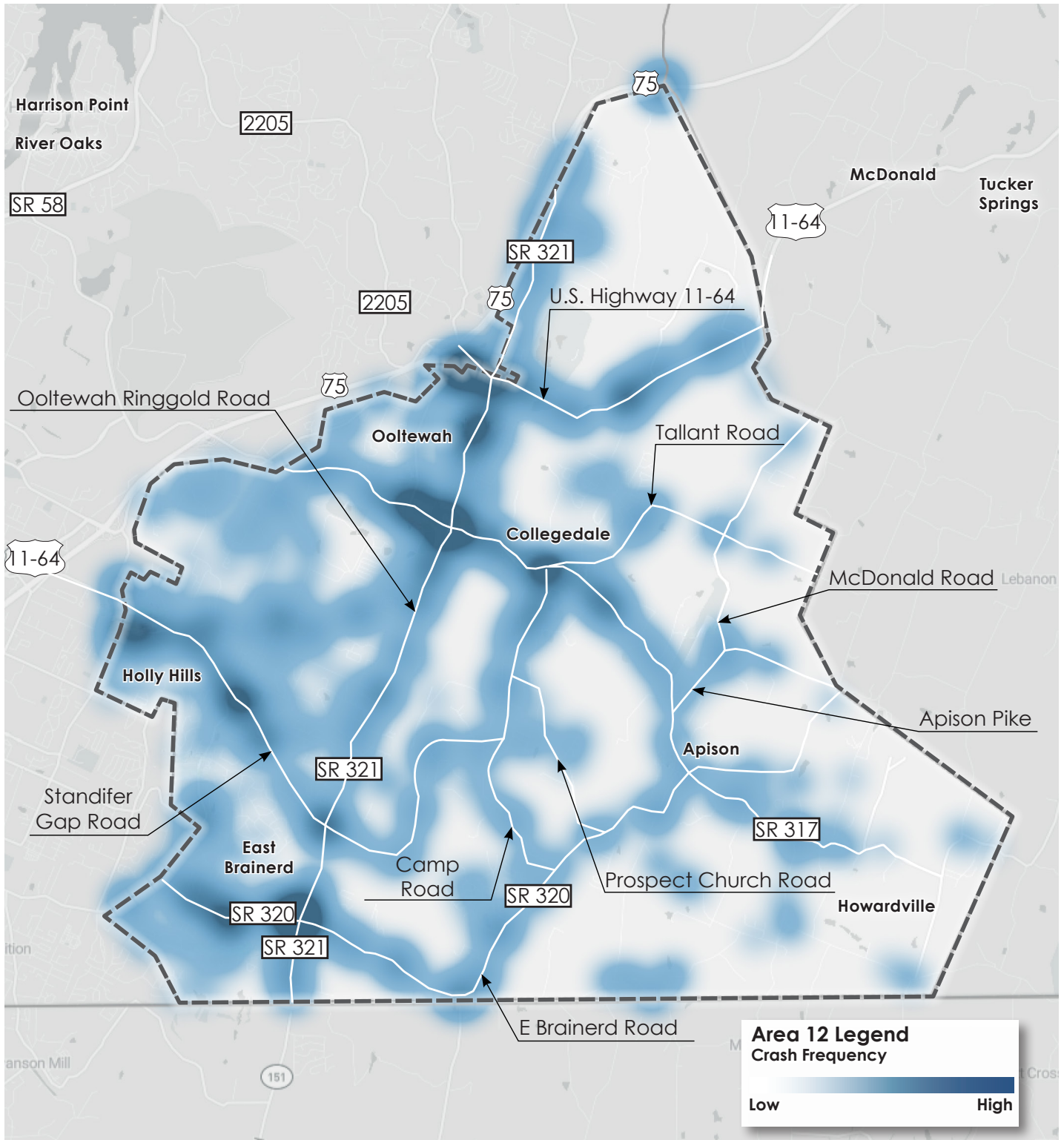


Figure 2.6 Area 12 Crash Data Map (08/24/2020 - 08/24/2023)





Figure 2.7 - Area 12 TPO Planned Transportation Projects Map



Proposed improvement Considerations

Name	Description
SR 317 at Little Debbie Highway	based on 2022 TDOT counts and the 2050 projected volume from RTP model, LOS along SR 317 will be at an F. based on the 2022 TDOT counts alone Little Debbie Highway is currently operating at LOS F. However, CHCRPA 2050 model shows projected volumes for Little Debbie Highway to operate at LOS A.
SR 321 at SR 320	based on 2022 TDOT counts and the 2050 projected volume from RTP model, LOS along SR 317 will be at an F. based on 2022 TDOT counts and the 2050 projected volume from RTP model, LOS along SR 320 will be at an F.
Lee Highway at Little Debbie Parkway	based on 2022 TDOT counts and the 2050 projected volume from RTP model, LOS along Lee Highway will be at an F. based on the 2022 TDOT counts alone Little Debbie Highway is currently operating at LOS F. However, CHCRPA 2050 model shows projected volumes for Little Debbie Highway to operate at LOS A.
Graysville Road at SR 320	based on 2022 TDOT counts and the 2050 projected volume from RTP model, LOS along SR 320 will be at an F. based on the 2050 RTP model total flow alone Graysville Road is anticipated to operate at LOS D.
Lee Highway at SR 321	based on 2022 TDOT counts and the 2050 projected volume from RTP model, LOS along Lee Highway will be at an F. based on the 2022 TDOT counts alone SR 321 is currently operating at LOS C. However, CHCRPA 2050 model shows projected volumes for SR 321 to operate at LOS C.
Standifer Gap Road - Fatal Crash	a fatal crash occurred at this site on Standifer Gap Road
SR 320 - Fatal Crashes	identified as a roadway of concern based on crash severity. several fatal crashes occurred along this segment of SR 320 including fatal crashes
SR 321- fatal crash	a fatal crash occurred at this site on SR 321
London Lane - fatal crash	a fatal crash occurred at this location on London Lane
Little Debbie Highway at Old Lee Highway	identified as a roadway of concern based on crash severity. there are 35 crashes that occurred at this intersection
Apison Pike - High Crash Rates	identified as a roadway of concern based on crash severity. there are several locations on this route that had 30+ crashes.
Standifer Gap Road - High Crash Rates	identified as a roadway of concern based on crash severity. there are several locations along this route that have 30+ crashes.



2.5.4 COMMUNITY FACILITIES

Area 12 offers a comprehensive array of community facilities designed to enhance the quality of life for its residents and business owners. These facilities include educational institutions, healthcare centers, libraries, and recreational amenities, and emergency services. Each facility is integrated into the community to ensure accessibility and to meet the diverse needs of the population and support sustainable growth. While some of these facilities are within the incorporated limits of Collegedale they are included due to the use of the residents of the unincorporated residents of Hamilton County.

SCHOOLS AND MAJOR INSTITUTIONS

It is imperative that Hamilton County Schools be part of the conversation when it comes to growth in the White Oak Mountain Area. [Insert analysis of schools here]

Hamilton County Opportunity 2030 Strategic Plan

Hamilton County Schools introduced a 7 Year Strategic Plan "Opportunity 2030" to engage stakeholders and align strategies to directly respond to the needs of the students, staff, and the community.

Their mission is:

To equip students with the knowledge, skills, and supports to thrive in life.

Their vision is:

By 2030, Hamilton County Schools will be a leader in developing our diverse graduates to be connected, competitive, and life ready.

New schools tend to attract new growth in the form of residential development. As the area continues to grow, schools may approach, or exceed, capacity due to increasing student enrollment. Factors such as transportation, access, and space needed for buildings, parking, and recreation must be considered as new schools are planned.

The 2030 plan has made 5 commitments:

1. Every Student Learns
2. Every Student Belongs
3. Every School Equipped
4. Every Employee Valued
5. Every Community Served



Collegedale City Limits
Schools

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

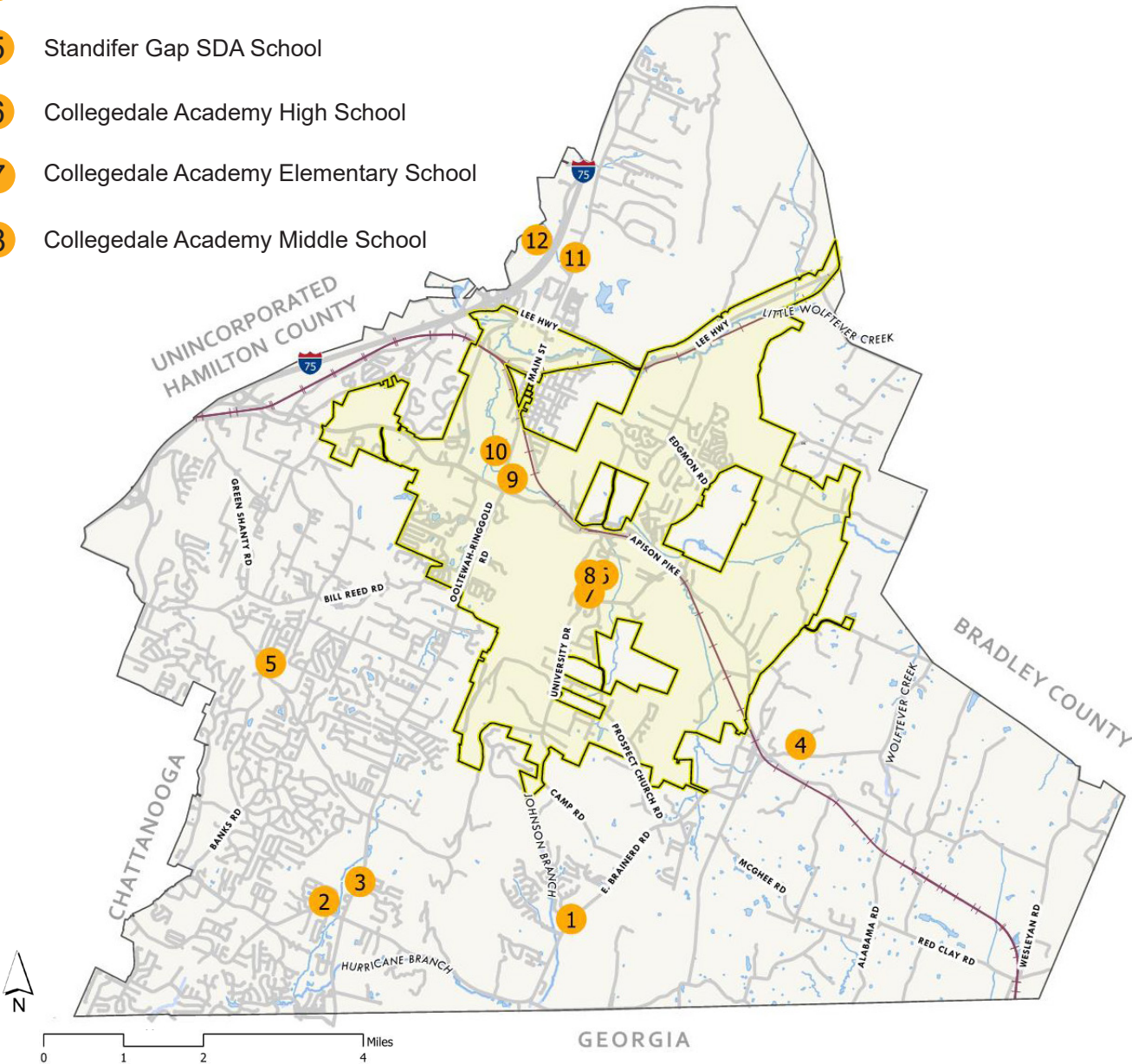
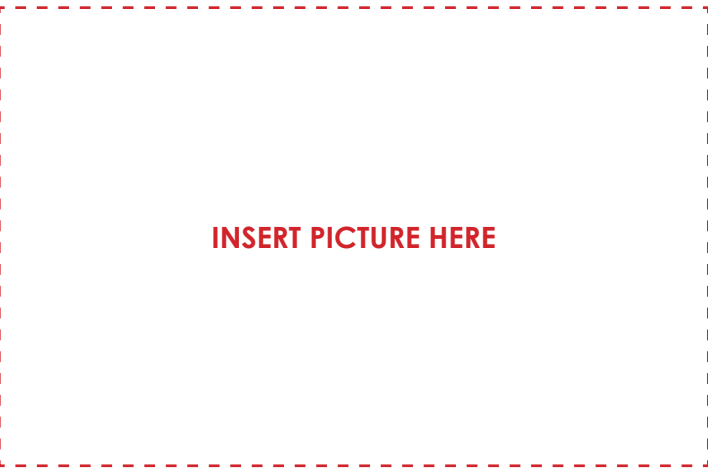


Figure 2.8 Schools Map (2023)



PARKS & GOVERNMENT OWNED PROPERTY

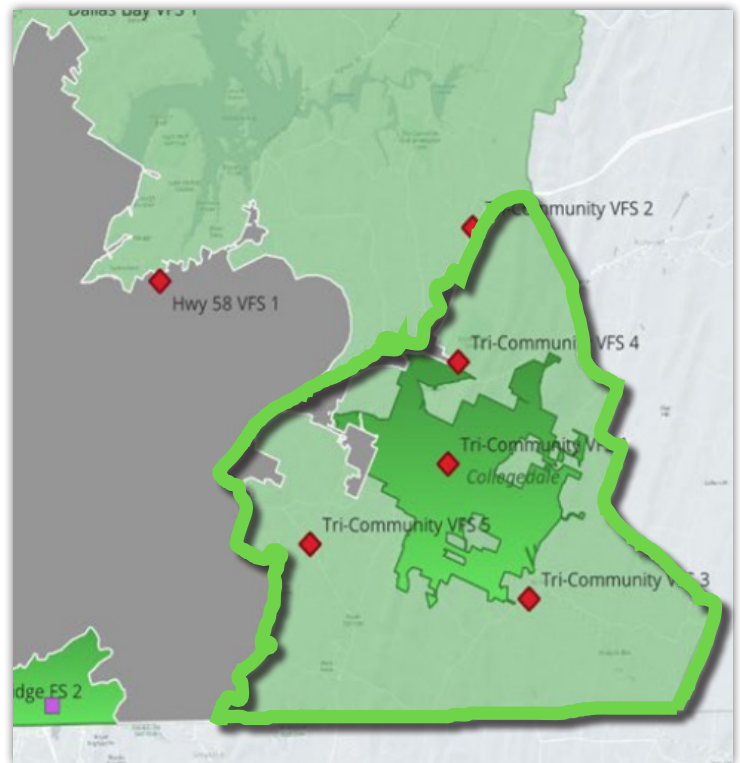
Given the predominantly residential nature of Area 12 and number of schools, there is a significant presence of public recreational facilities. There are also a significant number within the incorporated limits of Collegedale. In addition to preserving sensitive environmental assets, these areas are a recreational asset that draws hikers, bikers, horse riders, and others. Unlike other areas of unincorporated Hamilton County, there are not significant lands under conservation, therefore, the focus of this section is on parks and the asset they provide to the residential aspects of the White Oak Mountain community. Publicly used parks in Area 12 when combined total approximately 386 acres.



Picture X: Insert here

EMERGENCY SERVICES

In 2024, the RPA conducted a fire and emergency response evaluation of the unincorporated areas to identify current levels of fire protection service, geographic coverage, response time, areas of need, etc. Within Area 12, there are five (5) volunteer fire departments (VFD) including Tri-Community VFD 1,3,5,5-3, and CH. Additionally Tri-Community VFD-4 is directly on the border between Areas 9 and 12 and serves both and is included in the population estimate below. The stations are evenly distributed throughout the area and the report did not identify any gaps in coverage. The report did however, identify that the Tri-Community VFD's serves the most populous area in Hamilton County with an estimated population of 47,732 and therefore, has the highest demand for emergency services within all of the unincorporated areas. As growth continues, it will be necessary to continue to evaluate emergency service and response and improve accordingly.



White Oak Mountain is dedicated to preserving its rural, agricultural, and single-family residential character while enhancing resilience, improving infrastructure, and maintaining strong community ties. Strategic investments in these areas are vital for supporting the community's growth while safeguarding its unique identity and long-term well-being.

The analysis of White Oak Mountain provides a detailed understanding of its development and community needs. The area is characterized by expansive agricultural lands, single-family homes, and open spaces, reflecting a commitment to preserving its rural landscape. White Oak Mountain prioritizes low-density residential zones and agricultural uses, with a focus on maintaining the natural beauty and tranquil environment that define the area.

The community has unique topography between White Oak Mountain, Bauxite Ridge, the valleys, rolling hills, forested areas, Wolftever creek, etc. There is potential to further enhance community resilience by understanding the unique constraints in Area 12 and how to use those to the community's benefit. The significant amount of undeveloped land presents opportunities for thoughtful and strategic development that can enrich the community without altering its rural character.

Transportation and mobility within White Oak Mountain are supported by a network of rural roads and pathways. Ongoing efforts aim to improve connectivity and safety for residents while maintaining the area's low-density, rural nature. Enhancements to roadways and pathways, along with improved access to essential services, will help support the community's growth without compromising its character.

Community facilities, such as local parks, recreational spaces, and gathering spots, effectively meet residents' needs and contribute to a high quality of life. As the population grows, there is a rising demand for additional community spaces and upgraded amenities that reflect the area's rural lifestyle. Future planning should focus on expanding these facilities in ways that honor the agricultural heritage and single-family character of the area.

By understanding these patterns, we can better navigate the complexities of growth and development, ensuring that White Oak Mountain's unique rural character and appeal are preserved for future generations. The area's commitment to its agricultural roots and single-family residential focus with thoughtful development promises a future of continued vitality and resilience.



2.5.5 PLAN ANALYSIS SUMMARY

Area 12 Community Facilities

- 12 SCHOOLS
- 1 UNIVERSITY*
- 1 POLICE STATIONS*
- 5 FIRE STATIONS
- 1 POST OFFICE*
- 1 LIBRARY*

Within incorporated jurisdictions

INSERT NEW MAP HERE [100% DRAFT]

Figure 2.9 Plan Analysis Map (Land Use, Sustainability, Mobility, Community Facilities)



THIS PAGE IS INTENTIONALLY LEFT BLANK





CHAPTER 3

COMMUNITY VISION & GOALS

- INTRODUCTION
- 3.1 COMMUNITY FEEDBACK
- 3.2 GOALS
- 3.3 VISION STATEMENT



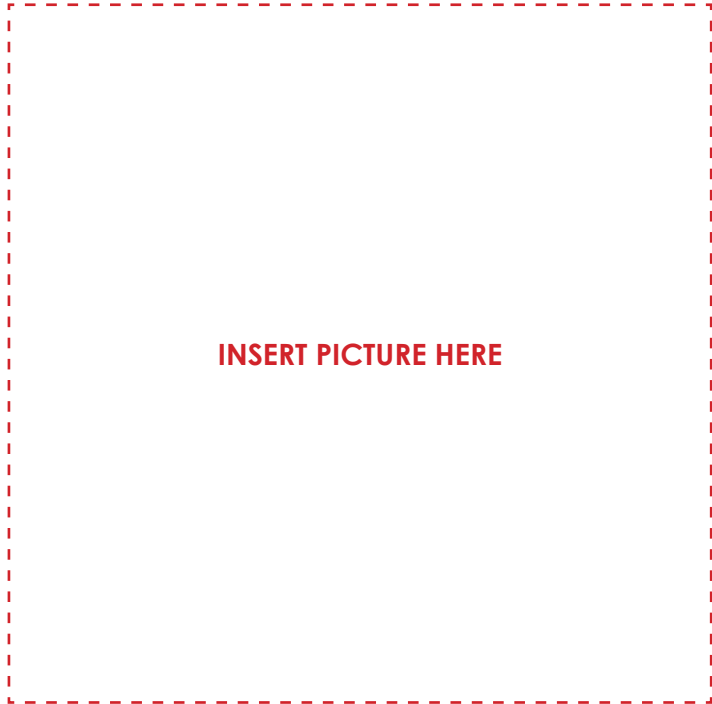
Shaping a vision for the future of the White Oak Mountain Area involves exploring its potential and engaging with residents and business owners to understand their aspirations for the next decade. What qualities do people value? What elements make this area unique or special? To identify these community values, two surveys were distributed during the planning process,. During public meetings, participants were invited to identify issues and prioritize potential solutions. While some concerns were specific to particular sub-areas, many were relevant to the entire region.

The initial feedback produced four key themes which ultimately, outlined in Chapter 2 of this plan. Those key themes informed the Community Vision, Goals, and Policy Recommendations of this Plan.

Based on survey responses, input from community meetings, feedback from the Advisory Committee, and professional guidance from staff and technical advisors, we have drafted the following principles, vision statement, goals, and recommendations to reflect the shared values of the White Oak Mountain community to establish a direction for the future. This involves exploring the future potential of this area and speaking to residents and business owners about what they want to see in their community 10 years from now. What qualities do people value? What elements make the area unique or special?

A community's **GOALS** form the foundation of its identity and guide its actions and decisions. They identify the driving forces of the community, by adhering to these core goals, the community fosters a sense of unity and purpose, enabling all members to work together towards a common vision of a prosperous and harmonious future.

A **VISION STATEMENT** outlines the collective aspirations and core values of the community. It serves as a guide, highlighting the community's desired future and setting a clear direction for growth and development. Crafted through collaborative input, the vision statement emphasizes key principles such as preservation, recreation, infrastructure, housing, and overall quality of life.



Picture X: Insert here



3.1 COMMUNITY FEEDBACK

Community feedback is crucial in creating an area plan because it ensures that the voices of those who live, work, and play there are heard and valued. The residents have an intimate understanding of the unique challenges and opportunities within their community, providing insights that outside experts might overlook. Engaging the community fosters a sense of ownership and collaboration, making the planning process more inclusive and transparent. By incorporating diverse perspectives, we can create a more comprehensive and effective plan that reflects the true needs and aspirations of the people it serves. Ultimately, community feedback ensures that the final plan promotes sustainable development, enhances quality of life, and preserves the distinctive character of the White Oak Mountain Area.

Public input is vital to the success of any planning process and in the area planning process for Hamilton County. Understanding the perspectives of those who live and work in a community every day provides invaluable insights to experts developing concepts and recommendations. We offered several opportunities for the public to share their thoughts and feedback in various formats. Our goal was to understand the shared vision of Area 12. This section outlines the engagement efforts of each event.

[base of timeline here of the efforts for Area 12]

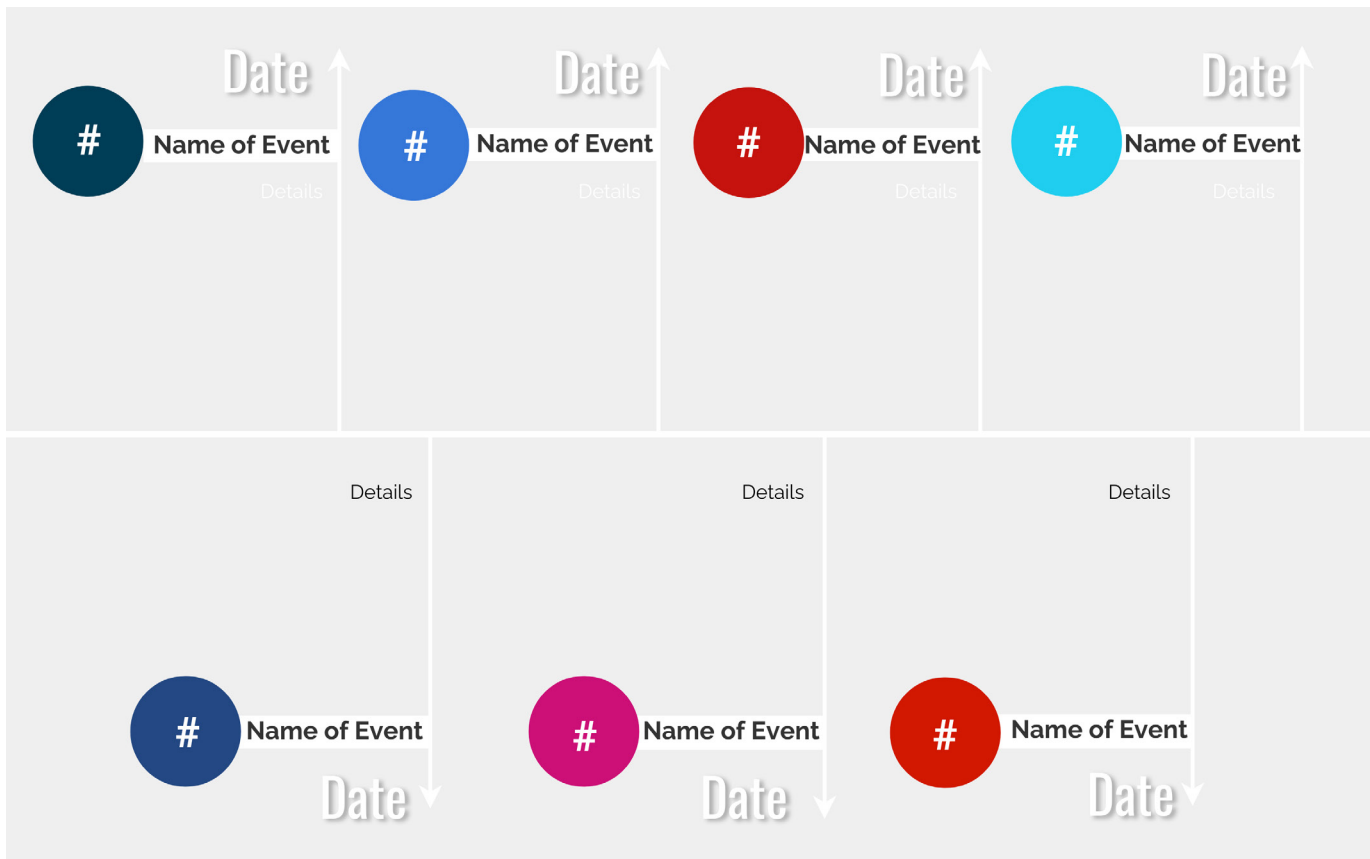


Figure 3.1 Timeline of Community Outreach



Public input is vital to the success of any planning process and in the area planning process for Hamilton County. Understanding the perspectives of those who live and work in a community every day provides invaluable insights to experts developing concepts and recommendations. We offered several opportunities for the public to share their thoughts and feedback in various formats. Our goal was to understand the shared vision of the White Oak Mountain Community. This section outlines the engagement efforts of each event.

KICK-OFF

In August 2023, a kick-off meeting took place at East Hamilton High School. The goal of the first meeting was to introduce the purpose of area planning as well as the process as a whole and gather initial feedback from the community. A summary of the input received at the kick-off meeting is included in the appendix of this plan.

PUBLIC MEETING #2

In November 2023, the second public meeting was held at Ooltewah High School. The goal of this meeting was to not only update the community on the process but to understand the community vision so that was the forefront of the area planning process before the documents were created. The insights and ideas gathered from all these meetings are summarized in the appendix of this plan and have directly influenced the goals and policies.

PUBLIC OPINION SURVEY

In addition to in-person engagement, we conducted a comprehensive public opinion survey from August 2023 through October 2023. This survey covered a wide range of topics, including recent and current development, future development, environmental issues, and mobility. The valuable insights gained from the survey are included in the appendix of this plan.

ONLINE INFORMATIONAL MEETINGS

Two countywide informational meetings were held online by the RPA in January of 2024 to discuss 4 topics



Picture X: Public Meeting



Picture X: Public Meeting



TOP ISSUES FOR AREA 12 BASED ON COMMUNITY INPUT:

3 types of civic uses and services most needed in the White Oak Mountain Area:

1. Trails, Greenways & Sidewalks
2. Parks & Open Space
3. Schools



3 types of Commercial uses and services most needed in Area 12:

1. Food & Beverage
2. Leisure / Entertainment
3. Retail



What type of Commercial Development the community would support:



61%
Mixed-use Commercial Center

57%
Neighborhood Commercial

WHAT DID WE HEAR?

“Prefer Area 12 to remain as a rural residential subdivision as much as possible.”

“Green buffers with trees and sidewalks rather than just a fence by subdivisions and shopping areas”

“Concerned with pace and density of recent development along Ooltewah-Georgetown Road”

“More trails like White Oak Mountain”

“Need to bolster stormwater assessment and improvement required at re-zoning and subdivision A levels. ”

“Better connectivity between projects”



3.2 AREA PLAN GOALS

These seven general Area plan goals apply to all five unincorporated Areas and create a blueprint for balanced and sustainable growth in Hamilton County, enhancing its unique character and natural beauty. These goals are based on the four Community Themes established in Chapter 2 including Land Use and Development Character, Resiliency, Transportation and Mobility, and Community Facilities.

By focusing on strategic growth management, we aim to harmonize new development with existing community values and landscapes, fostering economic vitality while preserving the charm of our neighborhoods. Our commitment to conserving natural

resources ensures they are protected and enhanced for future generations, promoting sustainable practices. Providing diverse and affordable housing options is essential for an inclusive and thriving community. Ensuring housing meets the needs of all residents supports a diverse population and fosters socioeconomic stability.

By addressing these interconnected goals, Hamilton County is committed to creating a resilient, vibrant, and sustainable future that enhances the quality of life for all residents. Each goal is paired with specific policy recommendations and strategies to ensure successful implementation and long-term benefits for our community.



3.3 VISION STATEMENT

As we look toward the future of the unincorporated areas of Hamilton County, we aim to craft a vision statement that captures our shared aspirations and values. This statement isn't just a list of goals; it's a reflection of our dedication to honoring our rich heritage while embracing sustainable growth. We are committed to enhancing the quality of life for all residents through thoughtful development, preserving our natural resources, and fostering economic

opportunities. By engaging in collaborative and transparent planning, we will build resilient, connected, and thriving neighborhoods where everyone can live, work, and prosper together for generations. This vision statement will serve as our guide, illuminating the path toward a vibrant and inclusive future for Hamilton County's unincorporated areas.

To create vibrant and SUSTAINABLE communities that honor our heritage while embracing growth. We aim to ENHANCE QUALITY OF LIFE by promoting THOUGHTFUL DEVELOPMENT, preserving NATURAL RESOURCES, and fostering ECONOMIC OPPORTUNITIES. Through collaborative and transparent planning, we will build RESILIENT, CONNECTED, and THRIVING NEIGHBORHOODS where everyone can live, work, and prosper together for generations.



THIS PAGE IS INTENTIONALLY LEFT BLANK





CHAPTER 4

PLANS & POLICY RECOMMENDATIONS

INTRODUCTION

4.1 PLAN OVERVIEW

4.2 PLACE TYPES

4.3 POLICY RECOMMENDATIONS



4.1 PLAN OVERVIEW

The CHRPA draws on a wide range of resources to determine the most suitable land uses within Hamilton County. While standard practices such as zoning and future land use often guide these decisions, it's crucial to recognize that the rich history of our neighborhoods and the specific desires and needs of the community extend beyond these conventional frameworks.

This chapter outlines the three key steps in the planning process used as part of the comprehensive planning effort. The primary aim of these steps is to prioritize community character, ensuring that each area's unique identity and needs are at the forefront of decision-making. By leveraging distinct planning models, the RPA has developed Place Types that cater

to the specific conditions of each of the thirteen areas

within Hamilton County. The process begins with a thorough understanding of each area's unique characteristics and needs. These Place Types serve as a foundation for developing customized conditions and recommendations. The final step involves formulating specific Policy Recommendations, which provide best practices for implementing the earlier planning stages.

The RPA's approach is uniquely multi-layered, incorporating best management practices tailored to the needs of each individual site. This method ensures that land use decisions are not only guided by standard practices but also by a deep understanding of local contexts, resulting in a planning process that is responsive to the diverse needs of Hamilton County's

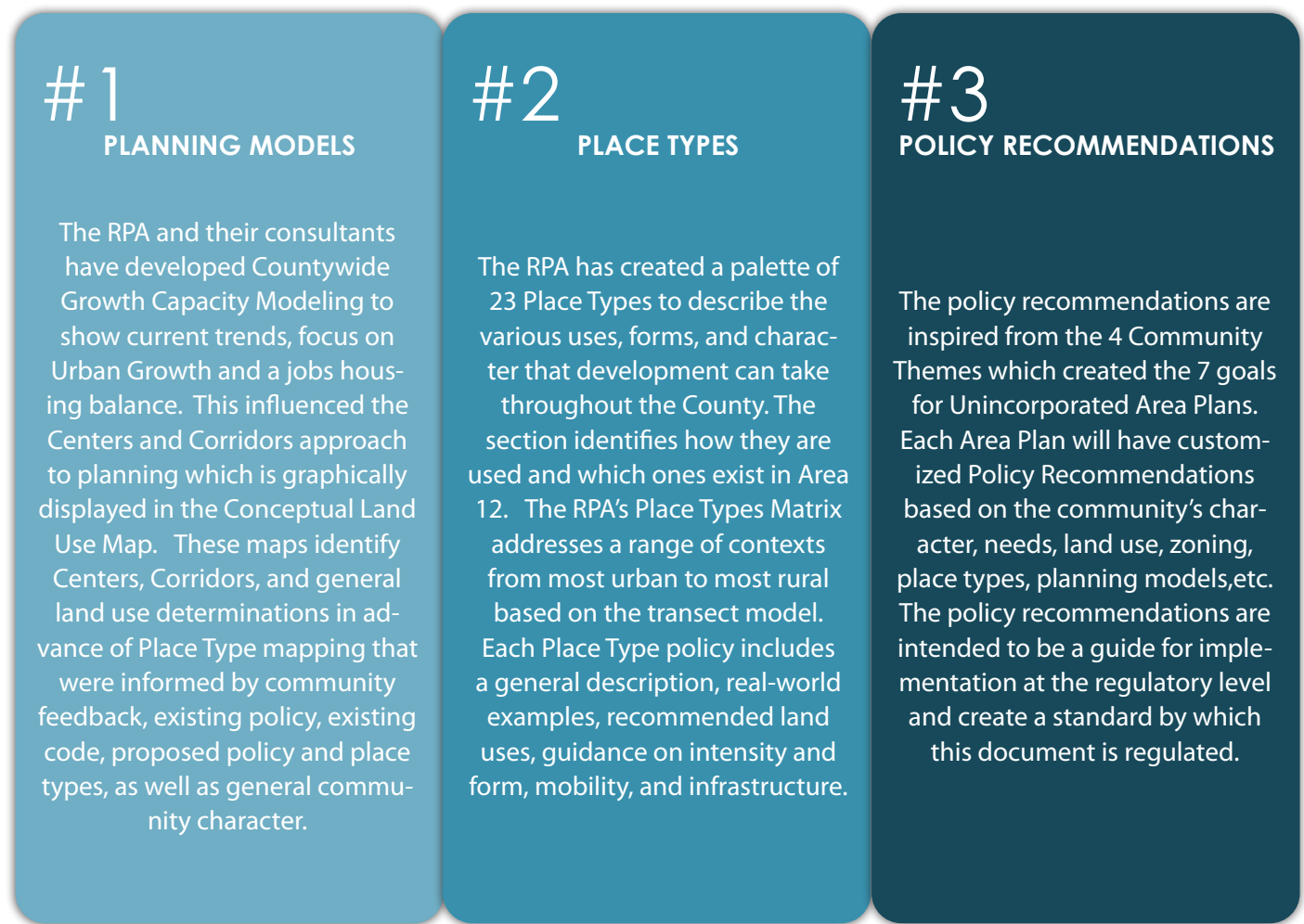


Figure 4.1 Plan Types



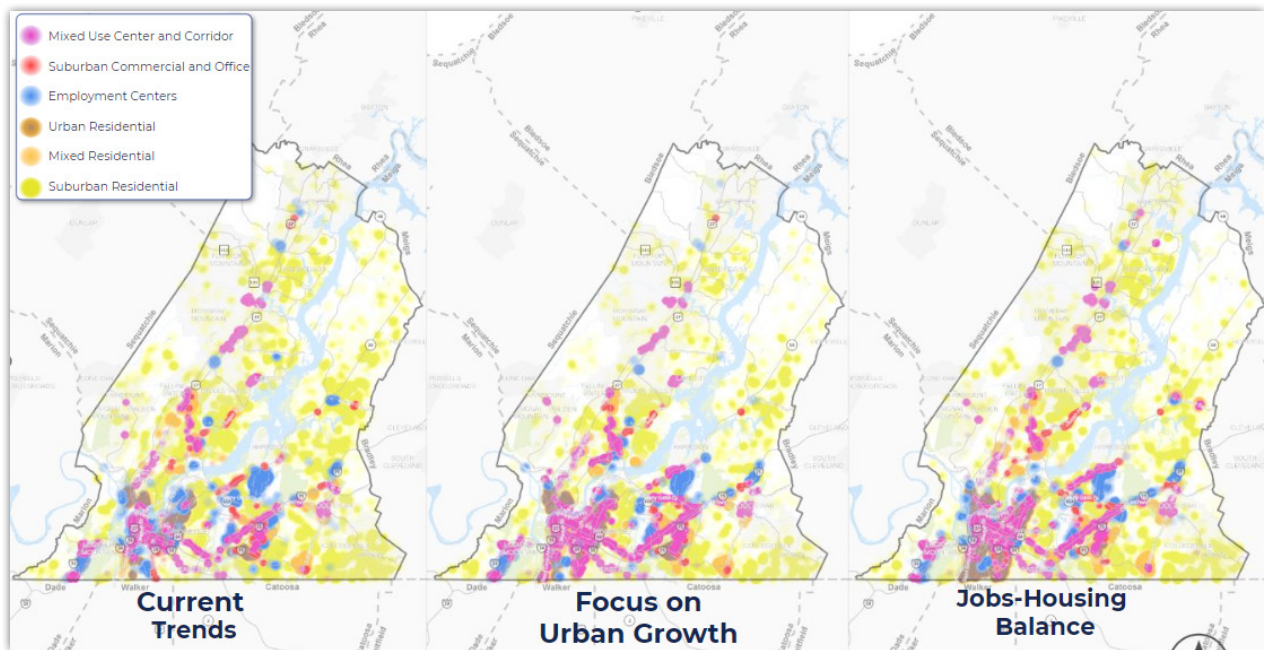
4.1.1 PLANNING MODELS AND PRACTICES

COUNTY-WIDE GROWTH CAPACITY MODELING

Hamilton County and RPA leadership have made concerted efforts to create a separate process and framework for the Comprehensive Plan governing Hamilton County and the plan that will govern land and neighborhoods within the City of Chattanooga’s municipal boundaries. The unique characteristics of urban versus rural landscapes, buildings, economic drivers, transportation needs, housing preferences, and even cultures result in residents with different concerns and visions for their future. In recognition of this, county leadership hired a different consultant team, under separate contracts, with their own staff managers to complete area by area plans for unincorporated Hamilton County. Consistent methods of analysis and a common framework for describing and organizing future growth into recognized land use categories will have been applied to both the City of Chattanooga and Hamilton County portions of the comprehensive plan, however the recommendations for future land uses to serve the community, strategic policy, implementation solutions and metrics for success will be distinct.

the areas that had capacity for growth and to project the preferred locations for future growth based on infrastructure capacity, existing and predicted employment hubs, and market dynamics. This analysis resulted in three scenarios that were further examined for potential infrastructure implications, quality of life implications, and consistency with the growth preferences in each segment of the community. Overall growth capacity was derived from the RCLCO market analysis completed for in need date and other respected sources for projections of population, household, and job growth including (list and cite) This resulted in a corroborated growth estimate of 46,900 households and 55,100 jobs in the combined Chattanooga / Hamilton County Region between now and 2040. A land use model was created to study three sets of growth parameters. One set that would manage new growth to continue according to a similar dispersed pattern to the permit data over the last decade, the status quo scenario. Another set of parameters was established to study a growth pattern governed by strict policies to funnel growth within the Chattanooga municipal limits to focus on urban growth. A third established more geographic balance to where growth will occur focusing the most growth in Chattanooga proper but also reflecting growth in adjacent incorporated communities and unincorporated growth centers projected to have

Planning Consultants from the City and County came together for only one shared analysis task. To model



CENTERS AND CORRIDOR APPROACH

The Centers and Corridors Approach is a land development strategy that the RPA has developed to address growth and redevelopment throughout Chattanooga and Hamilton County and which will influence this plan's recommendations. It has three essential concepts:

- Walkable, clustered Centers where retail uses are concentrated.
- Transit-supportive Corridors comprised of a mix of uses, including multi-family housing
- Medium and higher density housing near Centers and Corridors to support their economic vitality and local transit viability.

This approach addresses the plan's 7 Goals and the community's preferences:

1. Complete Communities

A mix of housing types in close proximity to centers and corridors gives residents convenient access to daily needs, employment, recreation, and transportation options.

2. Connected Communities

Connected communities enable walking, biking, and transit options, all of which depend on a mix of uses in close proximity. Concentrating businesses in Centers and at key locations along transit Corridors makes these alternate transportation modes more feasible, helping to reduce congestion.

3. Healthy Communities

Communities, where active transportation options and public greenways and parks are available, tend to be healthier: Proximity to these amenities allows people to recreate and get around by providing the built environment to do so.

4. Safe Communities

The Centers and Corridors Approach promotes more eyes on the street, by locating buildings up to the sidewalk, animating the street edge with doors and windows, and more frequent pedestrian activity. Corridors with sidewalks, street trees, and bike lanes promote safe and efficient movement for all users of

the street, including motorists, transit users, bicyclists, and pedestrians.

5. Unique and Attractive Communities

Place Types emphasize form and character which helps preserve and foster distinctive and memorable places. Due to changes in the bricks-and-mortar retail market, Corridors throughout the city have a growing number of vacant businesses, providing opportunities for new multi-family housing. Locating multi-family housing along these Corridors preserves the character of the existing single-family neighborhoods without the encroachment of higher density housing, as requested by Area 11 residents.

6. Economically Vibrant Communities

Given finite government resources, the Centers and Corridors approach helps prioritize where City resources are invested. Walkable, compact Centers have significant economic impacts for the City. Centers require a certain number of households within a given proximity (depending on their size) in order to sustain businesses. Businesses also tend to be more successful in Centers where retail, services, and housing are all clustered in a compact, walkable environment. Also, compact development yields more tax revenue per acre than dispersed development, thus contributing to the overall wealth and economic vitality of the area.



4.1.2 CONCEPTUAL LAND USE MAP

The conceptual land use map is intended to identify the high-level areas for initial recommendations to inform the place type mapping. These maps identify more of the major Centers and Corridors, Resort/Recreation, Special Districts and Residential. The purpose of these maps is to provide guidance to residents, development interests, utility providers, planners, and county leadership on what areas should be primarily preserved in their current form with incremental growth and where new growth should be planned for an accommodated to support economic opportunity and a balance of services across the County. The conceptual land use maps also identify areas with challenging topographic or hydrologic constraints, existing agricultural use, locations of regional facilities, and recreational assets. While parcel size and density was considered this map is generalized to highlight projected trends and opportunities and to provide guidance on where public and private sector investments are

Centers & Corridors

Centers and Corridors are planned considering a variety of factors including utility infrastructure capacity, transportation factors, proximity to schools and emergency services, environmental conditions, recreational access, housing opportunities, and access to commercial services. Centers provide the opportunity to integrate commercial services into our neighborhoods in a predictable manner with accompanying infrastructure investments and site considerations.

Corridor designations have been applied in rural areas to indicate opportunities to preserve rural landscape, views, and development patterns, consolidate points of access to primary roadways, limit congestion, and to protect rural lifestyles. In suburban settings, corridors are utilized to demonstrate primary transportation corridors that will experience continued development pressure.

Resort/Recreation

Resort Recreation Centers are introduced in this plan as a specialty district place type. Hamilton County has a wealth of recreational assets from highly programmed parks, to blended park-preserves such as Enterprise Nature Park, to traditional passive use natural areas and preserves. These special use areas have all found a place in the hearts of recreation enthusiasts as varied as league sports athletes, paddlers, fitness walkers, bird watchers, runners, cyclists, nature photographers, and neighborhood residents looking for a safe quiet walk. Not as readily recognized has been the economic

potential of these assets and the user groups who love them. Working from community and stakeholder input locations have been identified where commerce can be sustainably integrated with recreation to provide jobs, tax base, and income while enhancing and preserving our community recreational resources.

Specialty Districts

Specialty Districts are used to designate the places that form the fabric of our community. They may not be where we live or shop but they house many of the other essential resources we require to thrive in modern society. These include the campuses where our children attend school, the land and facilities that produce our food, power our utility grids, clean our water, house our medical and emergency response facilities, build our communities, and manufacture the products we utilize every day. In many cases, this means they are also our places of employment.

Residential

Residential place types are the places (outside of centers and corridors) that make up the neighborhoods we call home. They can be urban or rural, vertical and dense, or secluded retreats and are the building blocks of most traditional neighborhoods and modern suburbs. When as a community we want to incorporate space for a school, a corner restaurant or coffee shop, a convenience store, an accountants office or even a care facility for elderly family members; the residential place types do not apply. This is the reason for the variety of scale and intensity of centers used in conjunction with residential areas to complete



12 WHITE OAK MOUNTAIN AREA DRAFT 05/01/2024

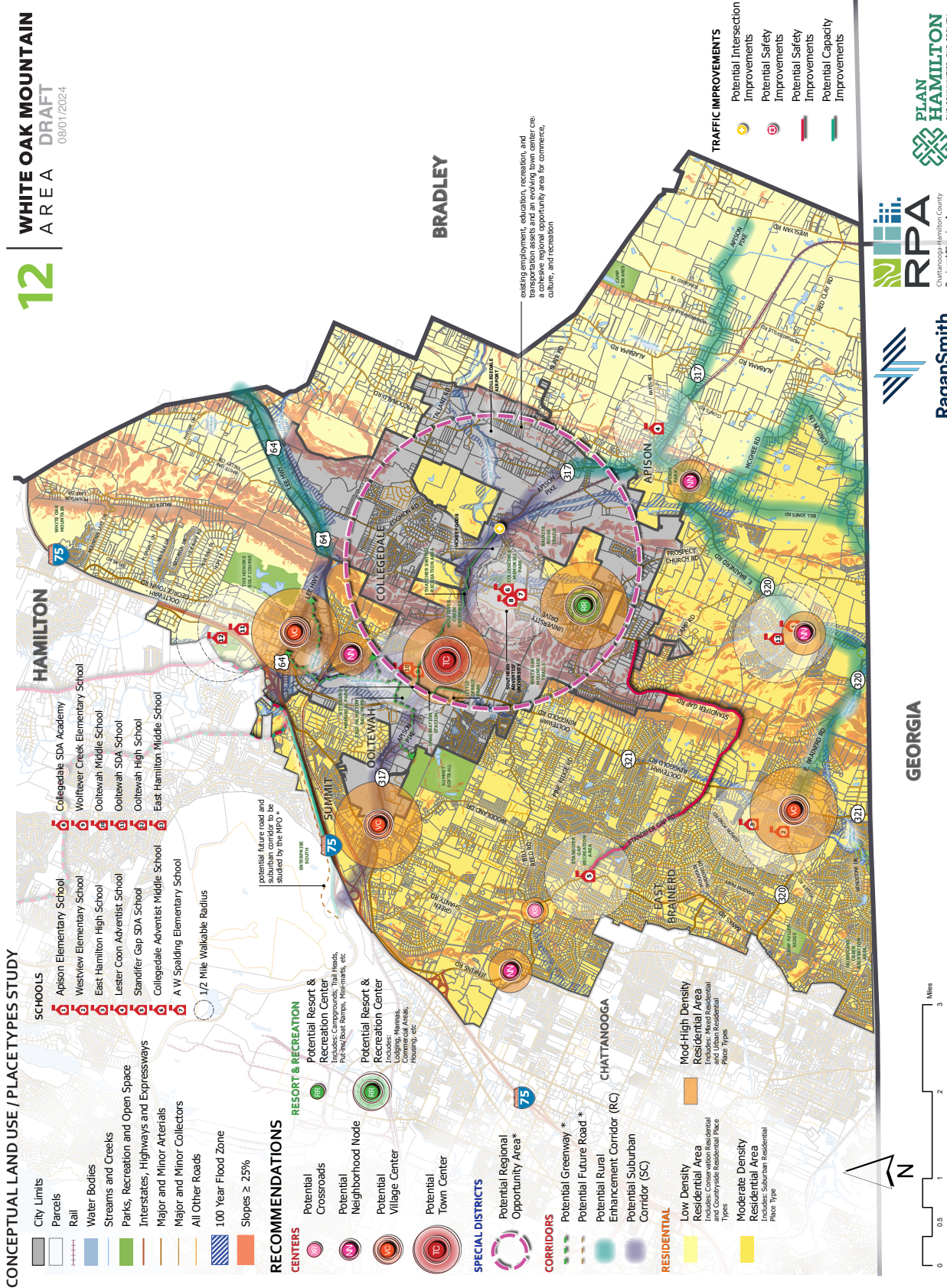


Figure 4.3 Conceptual Land Use Map



4.1.3 FUTURE DEVELOPMENT OPPORTUNITIES

The growth opportunities for Area 12 should be tempered by constraints related to natural features, terrain, and infrastructure, and community vision. In general, the growth should be primarily rural residential. The residential developments should be supported by thoughtful commercial or mixed-use developments that align with the character of the community including a combination of Corridors, Village Centers, Neighborhood Nodes, and Crossroad Centers.

Corridors:

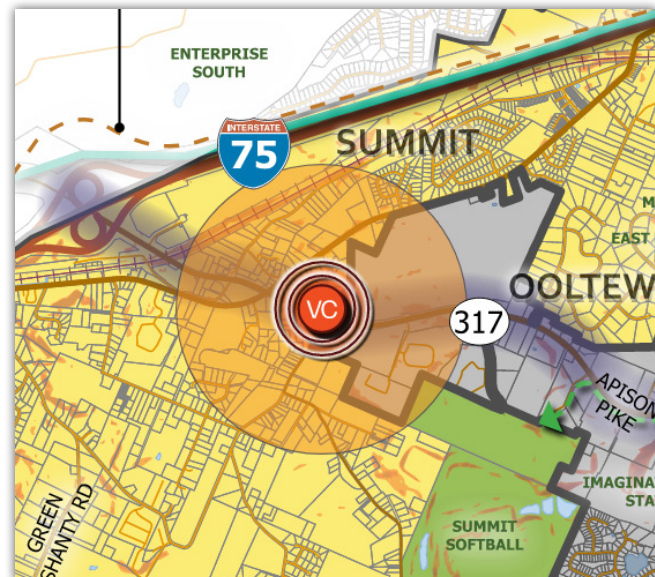
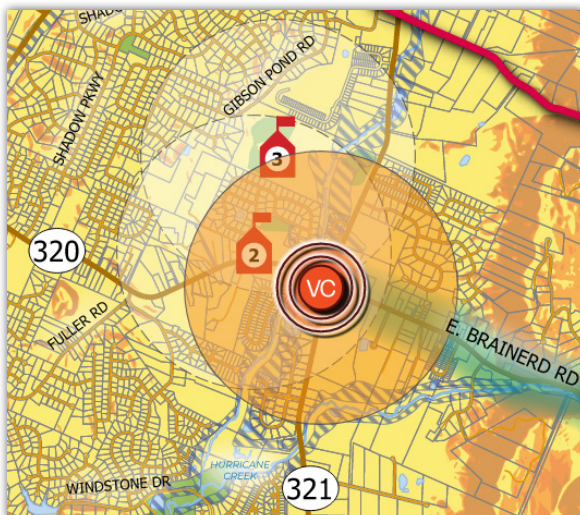
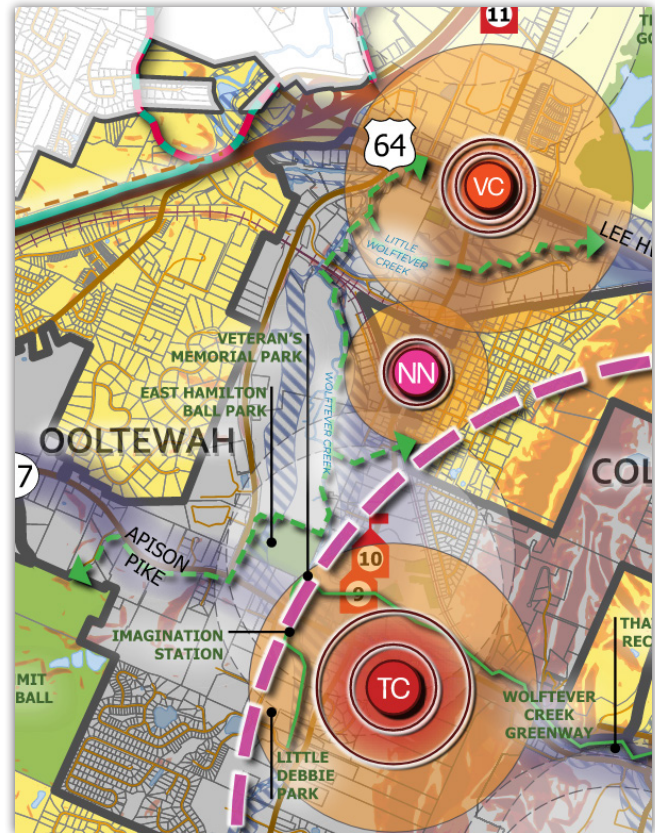
Hamilton County and the municipalities of Collegedale and Chattanooga should explore expansion of the Wolftever Creek Greenway to connect neighborhoods and recreational assets across Area 12.

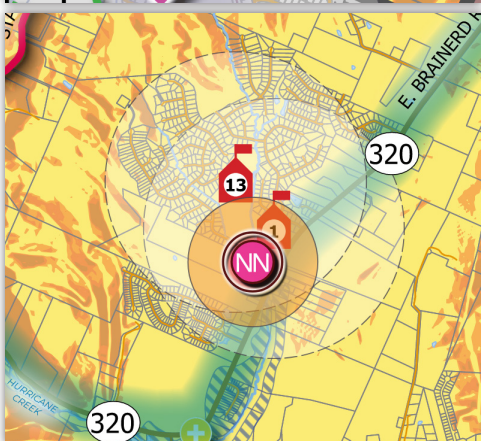
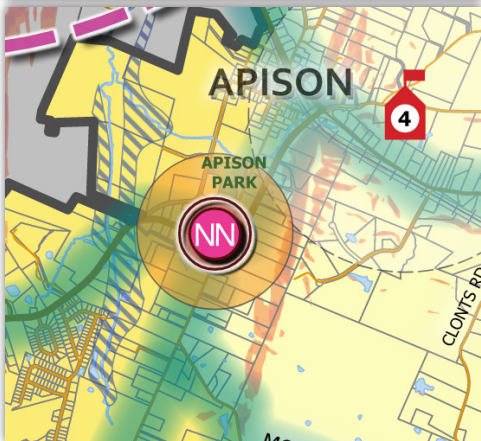
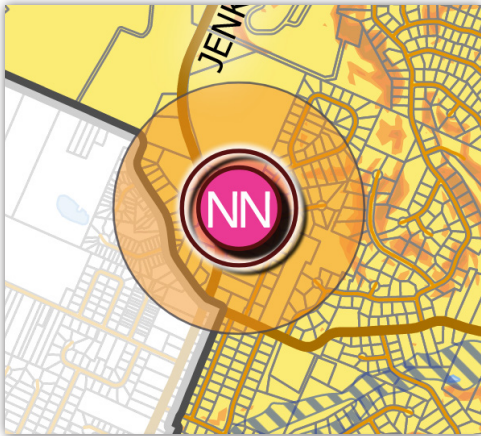
Centers:

Should serve local residents and visitors, and may locate with existing commercial or community services. Often these centers have served important functions for locals for many years.

Potential Village Center (VC) developments have been identified to include:

- Near the intersection of Apison Pike and Old Lee Highway.
- At East Brainerd Road and Ooltewah Ringgold Road.
- In the area around the existing Cambridge Square development (TC).





Smaller Neighborhood Nodes (NN) have been identified as hubs for neighborhood commercial services, potential government services, and in recognition of existing development patterns:

- Old Apison near park, post office and churches
- London Lane, south of Apison Pike on East Brainerd Road at Apison Park,
- Old Ooltewah along Ooltewah-Ringgold Road/ Main Street.
- East Brainerd Road, just south of the two schools, near Prairie Pass residential areas

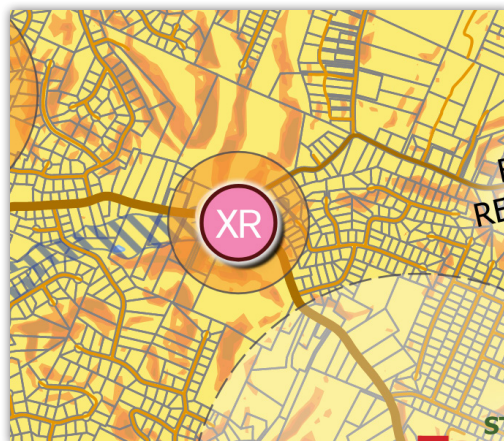
Cross Roads (XR) are proposed at the following intersection:

- Standifer Gap & Bill Reed Road (existing)

Additional Opportunities:

A robust recreational trail network already exists along the ridgeline. These landforms also provide an opportunity for lower elevation bike/pedestrian connections that are more universally accessible to a wide range of users and connect key community assets.

East of White Oak Mountain / Bauxite Ridge/ Collegedale, the community has expressed a desire to maintain a more rural development pattern with lower residential densities, larger setbacks from primary roadways with vegetated buffers and continued agricultural activities.



4.2 PLACE TYPES

Place Types are carefully designated to guide future development and align with the community’s vision and adopted plans. These designations indicate whether an area is slated for significant change, gradual transformation, or preservation with minimal alterations. Key considerations include existing zoning, proximity to centers, schools, and parks, as well as the presence of natural resources, necessary infrastructure, and public services. Once Area Plans are adopted, these Place Type designations become essential tools for the Regional Planning Agency (RPA) in making informed zoning decisions. Recommendations for zoning changes are made based on how well the proposed zone aligns with the intended characteristics of the Place Type.

Place Types illustrate a desired character to guide development across a range of community types, from the most urban to suburban, to the most rural places. This distinction is prominently noted in the names of most Place Types, such as Suburban Residential, Urban Residential, and Countryside Residential. Some key elements that contribute to Hamilton County’s sense of place include important vistas, the river and its setting within the forested ridges, our diversity of trees, and our historic buildings. This sense of place can occur at multiple levels - across an entire city,

within individual neighborhoods, or in a specific block. The transect graphic below identifies seven general levels of the natural environment to the built environment. The Place Types were partially based on this transect model to ensure that all aspects of Hamilton County’s character were considered.

To promote good placemaking, the RPA uses Place Types to influence the form and character of development. This is done alongside the Centers and Corridors approach, as described in Chapter 4.1, to guide different types of development to the most suitable locations. This is based on factors such as Land Use and Development Character, Resiliency, Mobility and Transportation, and Community Facilities.

By designating Place Types, we are not just planning for the present but also safeguarding the unique essence of Hamilton County for future generations. Whether it’s the urban vibrancy, suburban charm, or rural tranquility, each Place Type plays a crucial role in maintaining the region’s distinct identity and ensuring thoughtful, cohesive development.



Figure 4.2 Transect Zones from Natural (left) to Special District (right).



4.2.1 HOW ARE THEY USED?

Place Types reflect whether the community vision and adopted plan identifies an area for significant change, gradual transformation, or preservation with little change. Other factors, such as the surrounding or existing zoning, proximity to Centers, schools or parks, the location of natural resources, necessary infrastructure, and public services are considered. Once Area Plans are adopted, the Place Type designations within those Plans are used by the RPA to inform zoning decisions. A recommendation for a zoning change is based on whether the requested zone will result in the Place Type characteristics described in this chapter.

“Place Types do not necessarily describe what exists today, but rather the desired vision of what a place is to become.”

*- Chattanooga - Hamilton County
Regional Planning Agency (CHSPA)*

PREDOMINANT USES, LIMITED USES, AND DENSITY

Place Types intentionally promote a mix of uses as a means of providing residents with more housing choices and more access to daily needs and jobs. Each Place Type listed in this subchapter provides examples of potential uses, along with other elements that generally define its character and are divided into:

1. Predominant Uses – The most prevalent, most frequently
2. Limited Uses – Less common, but can still be compatible with the predominant use if limited to certain locations, limited in size, buffered from adjacent uses, etc.

While limited uses are less prevalent in a Place Type, they can provide additional services and housing options, while maintaining compatibility with the predominant use. However, a proliferation of limited uses will change the character of an area, and the original intent of the Place Type can be lost. Often, rezoning requests are for these limited uses, or for higher residential densities. When requests for such zoning changes are reviewed, decisions are based on the following:

- Is it located within ¼-mile of transit?
- Is it located within ¼-mile of a public school or park?
- Is it located on a primary road or an “A” street? **
- Is it located on a corner?
- Is it adjacent to a Center?
- Is infrastructure adequate?
- Does it support the goals and recommendations of the adopted plan?

Each of the following place types includes:

- A two or three letter abbreviation, and the color, used to identify each on the Place Types map.
- A general description of the typical, or ideal, situation.
- A list of characteristics that are generally needed to support the intended development form of the Place Type.
- Examples of the predominant uses.
- Examples of the limited uses.
- Illustrative photos, presented as examples only.



4.2.2 CATEGORIES

The following is a list of all 23 place types separated into the four categories. While this is the full palette of place types in all 13 areas of Hamilton County, all 23 will not appear in each area and therefore, the following section will identify only the place types that appear within Area 12.

RESIDENTIAL

From single-unit residences to townhomes and apartments, residential Place Types illustrate the desired housing types for an area, whether rural, suburban or urban.

- *Countryside Residential (CR)*
- *Suburban Residential (SR)*
- *Urban Residential (UR)*
- *Mixed Residential (MR)*

CENTERS & CORRIDORS

These Place Types include both commercial and residential uses that are either clustered to create a center of activity (Centers), or a linear arrangement of higher intensity uses along a major street (Corridors). Both are walkable and most have the densities and concentration of uses needed to support transit.

- *Crossroads (XR)*
- *Neighborhood Node (NN)*
- *Neighborhood Center (NC)*
- *Village Center (VC)*
- *Town Center (TC)*
- *Downtown Core (DC)*
- *Rural Corridor (RC)*
- *Suburban Corridor (SC)*
- *Mixed-use Corridor (MC)*
- *Transit Corridor (TRC)*

SPECIALTY DISTRICTS

These Place Types typically have unique requirements for access, buffering from adjacent uses, or the protection of sensitive natural resources.

- *Preserve (PR)*
- *Agricultural (AG)*
- *Resort & Recreation (RR)*
- *Industrial (IN)*
- *Maker District (MD)*
- *Campus (CA)*
- *Regional Facility (RF)*

OVERLAYS

Overlays identify areas where additional consideration is needed to address unique assets such as floodplains, steep slopes, or historic properties.

- *Natural Resources (NR)*
- *Urban Residential Single-Family (UR-SF)*



4.2.3 PLACE TYPES IN AREA 12

The following pages are a listing of the Place Types provided in Area 12.



NN Neighborhood Node

Located in urban or suburban Areas, and generally a total of only two acres or less, Neighborhood Nodes are much smaller than Village or Town Centers. Smaller footprint buildings frame a single intersection or extend a short distance from the intersection. This small cluster of businesses provides goods and services, such as laundromats, restaurants, small grocers, and other neighborhood-serving commercial uses, to the immediate surrounding community. Residential uses over retail or office are common.

Predominant Uses

Small retail and restaurants, convenience stores, personal services, offices, farmers' markets

Limited Uses

Small artisanal industry (such as studios, bakeries, glass blowers or woodworking shops, breweries, or other low impact production), multi-family, short-term vacation rental



When a Neighborhood Node is located along a Mixed-use Corridor or Transit Corridor, the building size in the Neighborhood Node should be consistent with its surrounding corridor type (typically larger than described above), but the uses at that location should include ground-floor commercial or services.

VC Village Center

Larger than Neighborhood Nodes, but smaller than Town Centers, the Village Center (generally 2–10 acres) is a pedestrian-oriented cluster of medium footprint buildings, with a mixture of commercial and residential uses. Multi-story buildings with residential uses over retail or offices are common. Due to their intensity, Village Centers are typically located along transit routes, but primarily serve local residents. Walking, biking and transit are prioritized over auto use in Village Centers, with shared parking lots providing a park-once environment. Pedestrian entrances front directly onto the sidewalks, with window displays at the ground floor to provide interest for pedestrians. Village Centers are often organized around a central public square or park. Village Centers may, over time, grow into Town Centers.

Predominant Uses

Civic institutions, public square or park, retail, restaurants, offices, grocery stores, personal services, lodging, upper floor apartments

Limited Uses

Small artisanal industry (such as studios, bakeries, breweries, or woodworking, or other low impact production), multifamily, single-family attached (townhomes), short-term vacation rentals



SC

Suburban Corridor

Suburban Corridors have a linear configuration because they are located along major commercial streets, however they differ from Mixed-use and Transit Corridors in that the development along them tends to be more spread out. They are not typically served by frequent transit. Businesses along Suburban Corridors serve a large geographic Area and are primarily accessed by car. Buildings tend to be single-story and house a single use with deep setbacks from the street. Some developments have a horizontal mix of uses within a larger site. The types of businesses found along Suburban Corridors range from stand-alone restaurants and stores, to “strip” shopping centers, to regional malls, medical centers, multi-story office buildings, and hotels. Multi-unit residential is also a growing use along suburban corridors, either as new construction or as retrofits of older retail centers or hotels.

Predominant Uses

Multi-unit housing, offices, restaurants, personal services, medical facilities, lodging, small artisanal industry (such as studios, bakeries, glass blowing, woodworking, breweries, and other low impact production)

Limited Uses

Retail, self-storage facility, outdoor storage, auto-oriented services, recreation and entertainment (such as bowling, mini golf, conference centers, theaters)



RC

Rural Corridor

Primarily located in rural parts of the county, and are characterized by lots of open fields and woodlands. Development along Rural Corridors is sparse with farms or single unit homes on large estate lots. A few scattered subdivisions with smaller lots may have entries along these corridors, but the homes are separated from the corridor by distance (50 - 100 feet), and by dense vegetated buffers, in order to preserve the rural character of the corridor. Rural Corridors do not have the more dense, connecting street networks. They are typically two-lane roads. Rural Corridors may however, also take the form of a major thoroughfare, such as a state designated scenic parkway, with mountainside or lakefront views. A few commercial uses, often located at a Crossroads intersection, or as a stand-alone business, may be found along Rural Corridors, but no long stretches of commercial businesses.

Predominant Uses

[insert]

Limited Uses

[insert]



CR **Countryside Residential**

Countryside Residential Place Types have a very rural character and consist primarily of single-family homes on large lots. 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 in other residential Place Types therefore, a personal vehicle is needed to reach daily needs. Fixed-route transit is not feasible, and sidewalks are not likely, due to the low density of these Areas.

Predominant Uses

Single-unit detached, noncommercial farming activities, accessory buildings (barns, greenhouses, etc.) accessory dwelling units (ADUs), manufactured homes

Limited Uses

Single-unit attached, event facilities, golf courses, campgrounds, mobile home parks short-term vacation rentals, preexisting neighborhood commercial



SR **Suburban Residential**

The Suburban Residential Place Type has a predominantly low intensity, single-family detached, residential development pattern, especially within the same block. Some moderate density residential development, such as small lot houses or attached townhomes, may exist, but are located on a major street or near a transit route or school. When next to lower density residential development, this moderate intensity infill development maintains the existing rhythm and feel of the street. Factors that play into this rhythm and feel include lot width, setbacks, building massing, and height. Open spaces are typically private (back yards), but greenways may provide connectivity. Residences in this Place Type are generally further from key destinations than those in other Place Types therefore, a personal vehicle is needed to reach daily needs.

Predominant Uses

Single-unit detached, accessory dwelling units (ADUs)

Limited Uses

Townhomes (up to 4 units per building), short term vacation rental, multi-unit housing (2-4 units per building), mobile home parks, golf courses



MR

Mixed Residential

The Mixed Residential Place Type is intended to provide a wide range of housing options for residents at various stages of life, and walkable destinations in close proximity. Due to their intensity, Mixed Residential developments are located along major streets, or within walking distance (1/4-mile) of a transit route. The Mixed Residential Place Type includes moderate to higher intensity housing (multi-story apartment buildings, condos, etc.) at densities that support transit, and other neighborhood serving businesses (restaurants, pubs, etc.). Taller multi-family buildings are located along "A" streets, with shorter buildings on local streets to provide a transition to any less intense residential uses.

Predominant Uses

Multi-family 5–12 units per building, cottage courts, townhomes, accessory dwelling units (ADUs)

Limited Uses

Multi-family of over 12 units per buildings (on an "A" street or adjacent to Corridors only), small retail shops, bed & breakfasts, live/ work, dormitories, boarding houses, mobile home parks, group home over 8 units, single-family narrow lot



PR Preserve

Preserves are 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. They may also include privately-owned land that is permanently protected by conservation easements and remains in a largely undeveloped state. Some 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 within the Preserve is minimized, and is limited to cultural, educational or recreational uses.

Predominant Uses

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

Limited Uses

Historic structures, active recreation fields, accessory structures, (such as private concessions, equipment storage), or outdoor firing ranges



RR Resort and Recreation

The Resort and Recreation Place Type supports outdoor activities such as camping, boating, golfing, bouldering, 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 state or county park, the Resort and Recreation Place Type can include multiple private businesses with more development, such as marinas, hotels, restaurants and even housing. Properties may range in size from a 20-acre campground to 100+ acre resorts with a marina, lodge, restaurant, and individual house lots.

Predominant Uses

Campgrounds/RV parks, hotels, cabins, restaurants, marinas, camp stores, multi-unit housing, agriculture-related businesses (e.g. boarding stables, riding academies), farming activities

Limited Uses

Single-unit housing (detached and attached), golf courses, reception facilities





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. Sites within this overlay are not protected by law from development. The purpose, therefore, is to identify these sensitive Areas so that they are given consideration for protection, or incorporated as amenities within new developments. Some sites are already developed and the overlay designation does not mean development cannot expand in these Areas; it merely identifies the location of floodplains, wetlands, and steep slopes.

Predominant Uses

Uses are defined by the underlying Place Type.



CA Campus

Campus Place Types are characterized by one major activity such as educational, office, industrial, medical, or religious. Campuses are typically based on a master plan that incorporates buildings, open spaces, streets, pedestrian networks, and parking in a unified manner. Campuses have clearly defined edges—often delineated with gateway structures and landscape—that distinguish them from adjacent Place Types. Residential buildings and small convenience services often support the predominant use. Campuses function as major employment and activity centers and are often served by public or private transit.

Predominant Uses

Institutions (such as academic, medical, religious or research facilities), offices, clubhouses/meeting halls, athletic facilities, non-noxious/non-nuisance manufacturing and industrial, open space, multi-family (residence halls and dormitories)

Limited Uses

Retail and food services, single-unit detached and attached residential



Existing schools, large medical and church campuses, government facilities, and corporate headquarters are identified as the Campus place type. However, as land use and property owners change over time, the Campus designation may no longer be applicable. In that case, the plan goals, surrounding place types, and context should all be considered in identifying future use/reuse of the former Campus site.

IN Industrial

The Industrial Place Type supports a variety of manufacturing uses. Unlike the Maker District Place Type, the Industrial Place Type includes both non-noxious operations (no hazardous materials or pollution) and noxious industries (heavy industrial production). The latter are not located adjacent to residential Areas, but are not so far away as to be a commute burden. The size of lots (2+ acres) and buildings are often larger than those in the Maker District Place Type.

Predominant Uses

Light manufacturing and industrial facilities, assembly, offices, distribution, warehousing, and wholesaling

Limited Uses

Heavy manufacturing and industrial facilities, retail specifically related to the primary use, workforce lodging, self storage facilities



There are many Areas of industrial uses in the city today. The industrial place type identifies Areas where these uses are appropriate in the future. Some existing industrial Areas within urban neighborhoods are encouraged to transition over time to the Maker District place type.



4.2.4 PLACE TYPES MAP

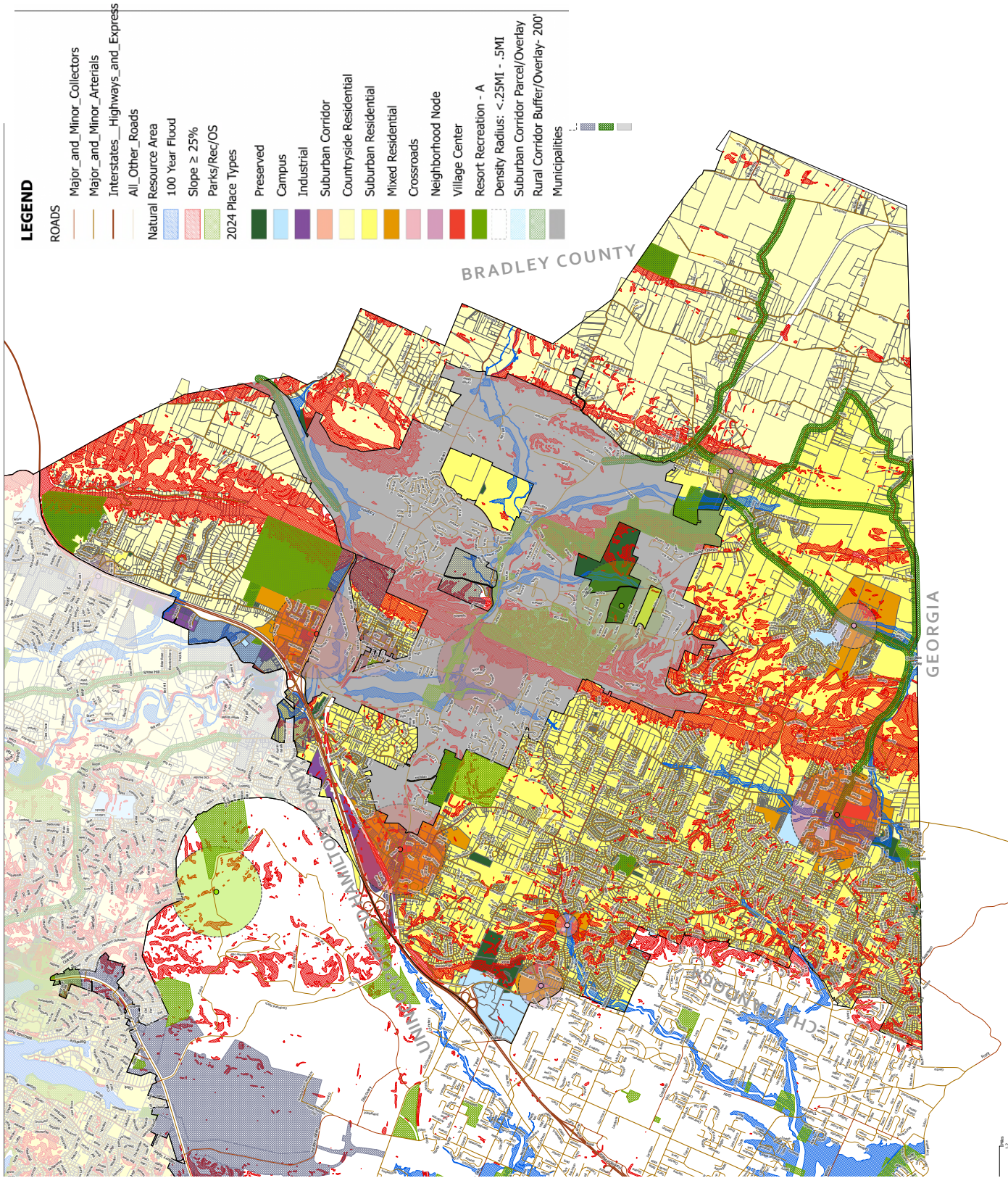


Figure 4.4 Place Types Map



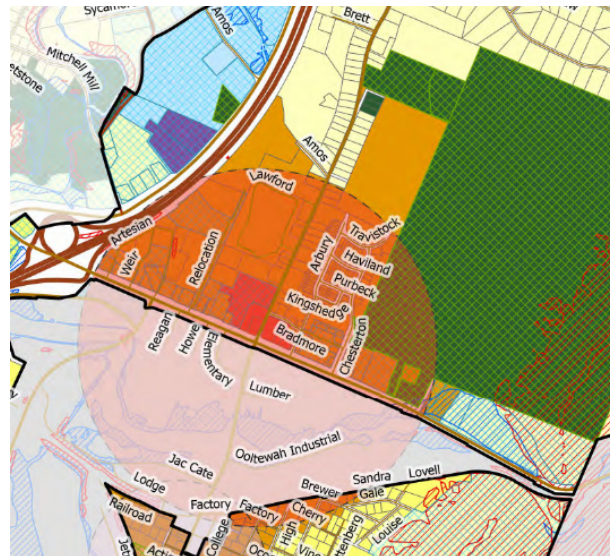
4.2.5 CENTERS & CORRIDORS VIGNETTES

Description on the specific Vignettes

- ▶ VC at Ooltewah-Georgetown and Old Lee Highway
- ▶ VC at Apison Pike and Old Lee Highway



Picture X: Ooltewah/Georgetown & Lee Hwy Land Use Section



Picture X: Ooltewah/Georgetown & Lee Hwy Place Types Section



VILLAGE CENTER VIGNETTE (EXAMPLE)

.....



Figure 4.5 Recommendation (above example)



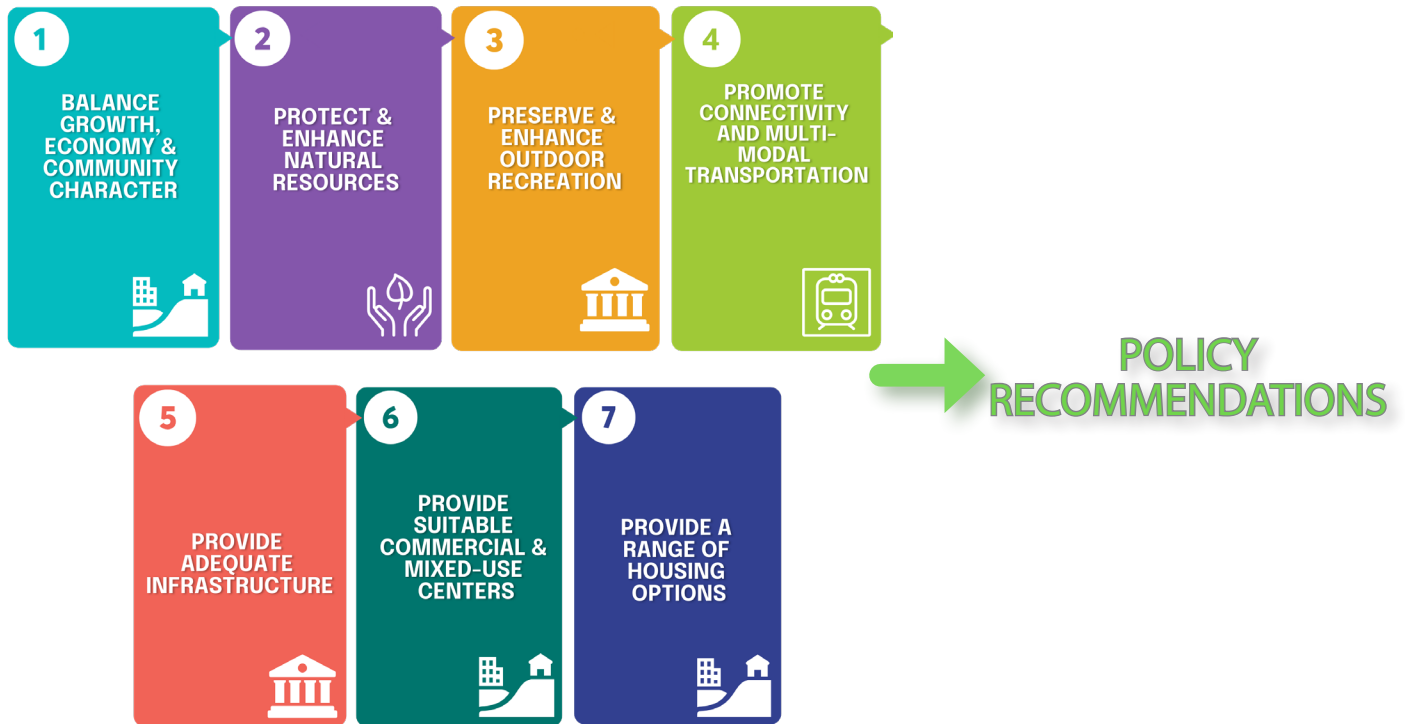
4.3 POLICY RECOMMENDATIONS

The goals and policy recommendations outlined in area plans represent a comprehensive framework designed to guide sustainable development and enhance community well-being. These initiatives are crafted to ensure that future growth respects and enhances the county's and Area 12's distinct community character while preserving its abundant natural resources.

Emphasizing the importance of balanced growth, the plans prioritize the development of accessible parks and recreation areas that promote active lifestyles and environmental stewardship. Infrastructure improvements are a cornerstone, aimed at improving the connectivity of transportation networks, enhancing water and wastewater management systems, and integrating sustainable solutions. Additionally, the plans emphasize the need for diverse and affordable housing options to support a growing and inclusive population.

By aligning these goals with thoughtful policy recommendations, Hamilton County seeks to foster a resilient and cohesive community. This approach not only prepares the county for future challenges but also enhances its livability and ensures that development is carried out in a manner that respects and preserves its unique character and natural beauty.

The following section identifies the 7 goals which are consistent amongst all five unincorporated areas. Following each goal is a policy recommendation to implement that goal and a further description or associated graphic to represent the policy recommendation.



Picture X: Community centric picture



4.3.1 GOAL 1 & POLICIES

GOAL 1 BALANCE GROWTH, ECONOMY & COMMUNITY CHARACTER

1.12.1 Make Village and Town Centers the locations for all vertically stacked multifamily apartments/condos, large format retail, and other commercial uses with high trip generation factors. Structure zoning to support this model and target investments in transportation, sewage treatment, and pedestrian infrastructure in these centers. Set existing suburban and rural residential densities as the ceiling for development outside center placetypes.

1.12.2 Adopt a comprehensive set of corridor management provisions for Suburban Corridors to strategically locate curb cuts and points of access to commercial properties, plan for safe pedestrian crossings and pathways, incentivize buildings to front the ROW, implement wayfinding signage, consider commercial sign standards, add roadway connectivity, and provide mixed-use opportunities. Take a first step by adopting TDOT's Access Management Manual for all state routes.

1.12.3 Update zoning to reflect that apartments, stacked condos, and other vertically oriented multifamily housing should occur in town/village centers and the mixed-residential areas immediately surrounding them.

1.12.4 Consider creating a corridor management plan for Old Lee Highway to specify locations for more intense industrial and center development, establish setbacks, set aside ROW for multi-modal transportation options, transition zones, and rural/natural resource preservation areas.

INSERT PICTURE/GRAPHIC/CALLOUT HERE

Picture X: Insert Here



4.3.2 GOAL 2 & POLICIES

GOAL 2 PROTECT & ENHANCE NATURAL RESOURCES

2.12.1 Work with National, State, and local conservation organizations to develop a program whereby environmentally sensitive lands and prime agricultural parcels can be purchased or otherwise incentivized to remain in their natural state and where appropriate provide for public use.

2.12.2 Develop Conservation Sub-Division Development criteria that incentivize this option for large parcels zoned for agricultural or low density residential.

2.12.3 Update stormwater management regulations and provide a manual of best management practices at community-wide, development, and lot scale.

2.12.4 Develop a coordinated conservation, recreation, and non-motorized transportation plan for the Wolftever Creek corridor. This corridor can provide buffer from higher density developments, public access to nature, recreation and wellness opportunities, enhanced water quality, and resiliency from storm impacts. Consider a similar strategy for the Chestnut Creek corridor.



4.3.3 GOAL 3 & POLICIES

GOAL 3 PRESERVE & ENHANCE OUTDOOR RECREATION

3.12.1 Build on the success of existing county and municipal assets (Summit Softball Complex, Summit Field, Collegedale Commons, Little Debbie and Imagination Station parks, and the Collegedale-Wolftever Creek Greenway System, White Oak Mountain and Bauxite Ridge trail system) Continue closing gaps in connectivity.

3.12.2 Explore partnership opportunities to expand and further connect all of these existing trail networks. Consider funding planning and development of a Chestnut Creek Greenway as a complimentary north-south recreation-transportation-conservation corridor to the Wolftever Creek Greenway system.

3.12.3 Identify small and large Resort Recreation nodes along existing and future trail networks appropriate for recreational development (trail head parking/bathrooms, interpretive stations, etc.), support commercial services (gear outfitters, cafes, farmer's markets) and residential developers willing to utilize preservation incentives for cluster bonus subdivisions as a means of expanding recreation.

3.12.4 Work with developers of proposed Village and Town Centers at Patten town Road/Apison Pike and along Ooltewah-Ringgold Road to enhance adjacent recreational properties and extend greenway connections to benefit both the developments and the community at large.

Text here....



4.3.4 GOAL 4 & POLICIES

GOAL 4 PROMOTE CONNECTIVITY & MULTI-MODAL TRANSPORTATION

4.12.1 Explore partnership opportunities to expand and further connect existing trail networks and greenways to offer a comprehensive system of alternative transportation options between community recreation, institutional, and commercial hubs.

4.12.2 Consider funding planning and development of a Chestnut Creek Greenway as a complimentary north-south recreation-transportation-conservation corridor to the Wolftever Creek Greenway system. This system could link employment centers such as McKee Foods and SAU to future residential clusters in the Apison area while also providing recreation, conservation, and environmental benefits.

4.12.3 Work with TDOT to test the feasibility of a multimodal corridor paralleling Ooltewah-Ringgold Road as this corridor is being evaluated for standard individual auto based transportation enhancements.

4.12.4 Utilize suburban corridor provisions for consolidated points of access, green space buffers, and connectivity requirements to connect current and future developments along primary transportation corridors such as Ooltewah-Ringgold Rd., East Brainerd Road, Banks Road, and Standifer Gap.

Text here....



4.3.5 GOAL 5 & POLICIES

GOAL 5 PROVIDE ADEQUATE INFRASTRUCTURE

5.12.1 Consult with school district officials to establish a system for regular reporting on school capacity for use in evaluating capacity for major subdivisions.

5.12.2 Strengthen County water quality management ordinances and include best management practices. Provide professional staffing for review and ongoing inspection of engineered designs for ECP, Site Stabilization, and permanent storm water infrastructure. Add incentives for LID solutions. Consider the possibility of publicly funded centralized stormwater collection in highly sensitive areas.

5.12.3 Work with WWTa to anticipate planned expansion of sewer trunk lines and plan for associated growth. Also establish standards for when decentralized systems will be considered and when density will be limited to be appropriate for individual septic system designs.

5.12.4 Require traffic impact studies as a standard evaluation tool for more types of subdivision applications. Have a list of relevant site specific improvements for developers to build or fund to mitigate impacts. Derive these lists from current and future corridor studies and collaboration with TDOT, Hamilton County Roads Committee, the School District and others.

5.12.5 Continue to prioritize and fund projects identified in the current list of safety and congestion related transportation improvements. Establish development specific contribution requirements, partnerships and county-wide funding mechanisms to address recommended future transportation infrastructure needs in growth areas.

5.12.6 Prioritize infrastructure spending in and around designated centers and funding of conservation tools in areas recommended for lower densities and preservation of agricultural operations and landscapes.



4.3.6 GOAL 6 & POLICIES


GOAL 6 PROVIDE SUITABLE COMMERCIAL & MIXED-USE CENTERS



6.12.1 Incentivize growth to occur in recommended Village and Town Centers. Consider infrastructure investments, and financial vehicles to set the table for desired forms of development in appropriate locations.



6.12.2 Consider similar public-private investment tools to promote redevelopment of existing highway oriented commercial developments into forms that lessen transportation impacts and improve housing choices.



6.12.3 Encourage the Village Center at Pattenstown Road and the Resort Recreation Center in Collegedale to create synergy with and catalyze our recreational tourism economy by allowing for complimentary lodging, restaurant, entertainment, and event facilities along with a mix of housing types to support these unique businesses.



4.3.7 GOAL 7 & POLICIES

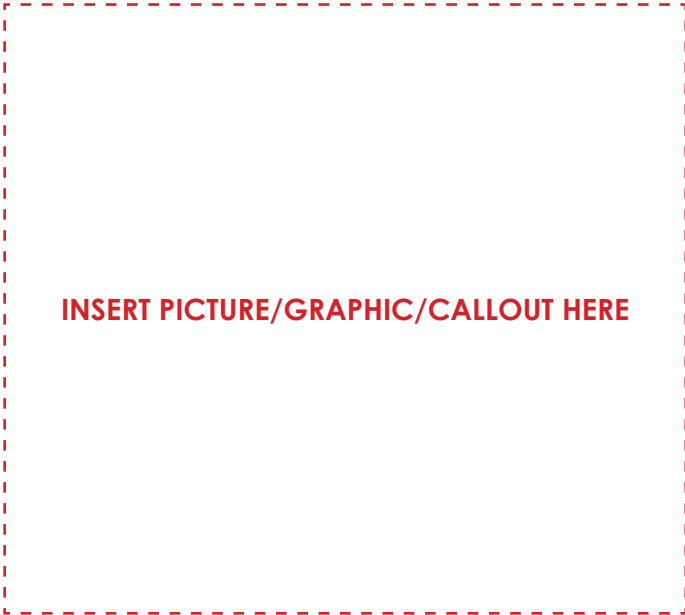
**GOAL 7
PROVIDE A RANGE OF HOUSING OPTIONS**

7.12.1 Allow centers, nodes, and crossroads of all types to accommodate a variety of housing types at a density and scale appropriate for the proposed location. Flexibility in housing types allows for educators, emergency personnel, and public employees to live closer to the communities they serve. Young professionals and older generations can live closer to family if they choose.

7.12.2 Additional density and housing variety at smaller centers maintains viability for a wider range of neighborhood commercial tenants to be successful in these nodes. It can also have the effect of reducing congestion at larger centers by minimizing the number and frequency of trips to these highly utilized areas.

7.12.3 Consider greater flexibility for ADU's in all residential zones. Consider allowing short term nightly rental of ADU's in the vicinity of Resort Recreation Centers as a means of increasing affordability of primary residences on the same property.

Text here....







Picture X: Insert Here



4.3.8 GOALS, POLICIES & COMMUNITY THEMES MATRIX

- Directly influenced by the Community Themes
- Supports or reinforces the Community Themes



				
1. BALANCE GROWTH, ECONOMY & COMMUNITY CHARACTER				
[Policy Recommendations here, chart to be completed for next draft]				
2. PROTECT & ENHANCE NATURAL RESOURCES				
[Policy Recommendations here, chart to be completed for next draft]				
3. PRESERVE & ENHANCE OUTDOOR RECREATION				
[Policy Recommendations here, chart to be completed for next draft]				
4. PROMOTE CONNECTIVITY AND MULTI-MODAL TRANSPORTATION				
[Policy Recommendations here, chart to be completed for next draft]				
5. PROVIDE ADEQUATE INFRASTRUCTURE				
[Policy Recommendations here, chart to be completed for next draft]				
6. PROVIDE SUITABLE COMMERCIAL & MIXED-USE CENTERS				
[Policy Recommendations here, chart to be completed for next draft]				
7. PROVIDE A RANGE OF HOUSING OPTIONS				
[Policy Recommendations here, chart to be completed for next draft]				



THIS PAGE IS INTENTIONALLY LEFT BLANK





CHAPTER 5

NEXT STEPS & IMPLEMENTATION

INTRODUCTION

5.1 IMPLEMENTATION PROCESS

5.2 IMPLEMENTATION MATRIX

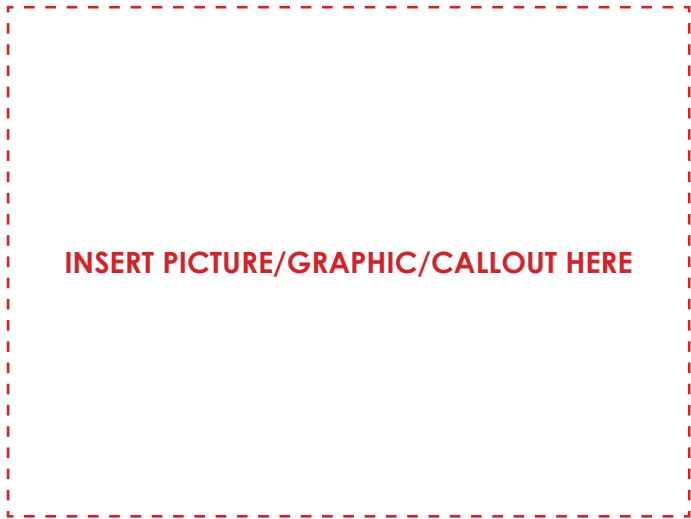
5.3 MEASURING PROGRESS & UPDATES



This chapter acts as the crucial link between the vision crafted for each community and the concrete actions needed to bring it to life. It transforms the broad goals and strategies outlined in the plans into specific, actionable steps, ensuring that community aspirations are achieved in a structured and sustainable way. Here, we lay out the essential initiatives, timelines, and responsibilities for executing the plans, emphasizing the importance of collaboration among local governments, stakeholders, and residents. These implementation strategies are designed to be adaptable, allowing for adjustments as community needs evolve and new opportunities arise.

Throughout the planning process, a dedicated effort was made to continuously integrate community feedback. In Chapter 2, four Community Themes emerged from this input, guiding the development of seven goals and a vision statement. This analysis, combined with the goals, informed the creation of policy recommendations, both in map and written form.

By outlining processes for monitoring progress, securing funding, and maintaining ongoing community engagement, this chapter offers a clear roadmap for turning plans into reality. It ensures that Hamilton County can grow in a way that honors its unique character, meets resident needs, and preserves the distinctive qualities of each area.



Picture X: Insert Here



5.1 IMPLEMENTATION PROCESS

The implementation process for the area plans is built on strong partnerships, strategic tools, and targeted funding, all aimed at bringing each community's vision to life. Collaboration between local governments, stakeholders, and residents is at the heart of this process, ensuring that efforts are aligned and resources are effectively utilized. Key projects are prioritized, with clear timelines and responsibilities, while a range of tools and funding mechanisms are deployed to support these initiatives. This comprehensive approach ensures that the plans are not only actionable but also adaptable, allowing for continued progress as community needs and opportunities evolve.

STRATEGIES AND TOOLS



PARTNERSHIPS

**INSERT PICTURE/GRAPHIC/
CALLOUT/LOGO HERE**

FUNDING & FINANCE

**INSERT PICTURE/GRAPHIC/
CALLOUT/LOGO HERE**



5.2 IMPLEMENTATION MATRIX

AREA 12 IMPLEMENTATION MATRIX					
Updated (9/12/2024)					
POLICY NO.	RECOMMENDATION	CATEGORY	TIMELINE	FUNDING SOURCES	MONITORING
GOAL 1: BALANCE GROWTH, ECONOMY & COMMUNITY CHARACTER					
1.12.1	Adopt the Hamilton Co comprehensive plan and Area 12 Place Types Map as the RPA's official land use policy and use it to inform County investments in infrastructure, transportation, and recreation as well as rezoning decisions.				
1.12.2	Adopt a comprehensive set of corridor management provisions for Suburban Corridors to strategically locate curb cuts and points of access to commercial properties, plan for safe pedestrian crossings and pathways, incentivize buildings to front the ROW, implement wayfinding signage, consider commercial sign standards, add roadway connectivity, and provide mixed-use opportunities. Take step by adopting TDOT's Access Management Manual for all state roads.				
1.12.3	Update zoning to reflect stacked condos, and multifamily housing show centers and the mixed-use immediately surrounding.				
1.12.4	Consider creating a corridor management plan for Old Lee Highway to specify locations for more intense industrial and center development, establish setbacks, set aside ROW for multi-modal transportation options, transition zones, and rural/natural resource preservation areas.				
GOAL 2: PROTECT AND ENHANCE NATURAL RESOURCES					
2.12.1	Work with National, State, and local conservation organizations to develop a program whereby environmentally sensitive lands and prime agricultural parcels can be purchased or otherwise incentivized to remain in their natural state and where appropriate provide for public use.				
2.12.2	Develop Conservation Sub-Division Development criteria that incentivize this option for large parcels zoned for agricultural or low density residential.				

[FULL AND COMPLETED CHART TO BE ADDED FOR FINAL DRAFT]



5.3 MEASURING PROGRESS AND UPDATES

What happens next?

CALL TO ACTION

PLAN SUMMARY HERE, 1 PAGE TO FINALIZE PLAN BEFORE APPENDIX





APPENDIX

- A. TRANSPORTATION
- B. DEVELOPMENT SCENARIOS
- C. SUBDIVISION OPPORTUNITIES MAP
- D. DEVELOPMENT SECTORS (HAMILTON COUNTY)
- E. SURVEY RESULTS
- F. PLACE TYPE PORTFOLIO (RPA)
- G. EMERGENCY SERVICES REPORT

