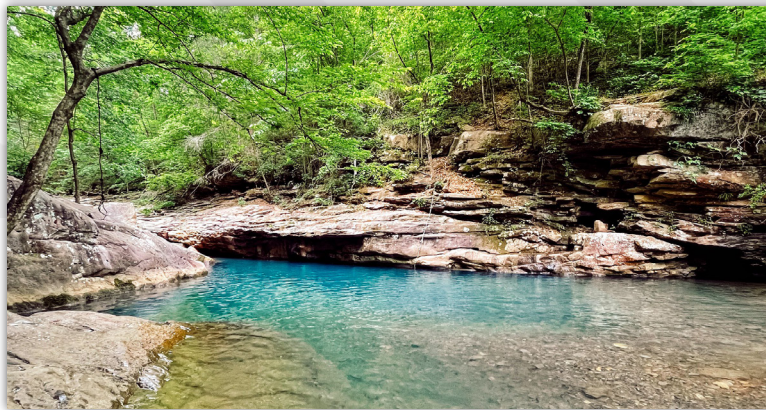




PLAN HAMILTON

OUR COMMUNITIES. OUR GROWTH.



Draft
09/26/2024

13 | NORTH END / SODDY-DAISY AREA PLAN

Bakewell
Sale Creek
City of Soddy-Daisy



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CHAPTER 1

AREA SUMMARY

- 1.1 INTRODUCTION
- 1.2 NORTH END / SODDY-DAISY STUDY AREA
- 1.3 HISTORY OF NORTH END / SODDY-DAISY
- 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 North End/ Soddy-Daisy (Area Plan 13) 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 13 is one of the five (5) unincorporated area plans but one of thirteen area plans in total which are responsible for regulating existing development and growth conditions. The introduction chapter to all 5 unincorporated plans identifies the:

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



1.2 NORTH END / SODDY-DAISY STUDY AREA (AREA 13)

The North End/Soddy-Daisy area of Hamilton County is where the tranquility of rural life blends seamlessly with suburban conveniences, offering a unique community that's deeply connected to its landscape and history. Nestled between Walden's Ridge and the Tennessee River, this region is defined by its scenic vistas and vibrant neighborhoods, each with its own distinct charm and story to tell.

Area 13's natural beauty is more than just a backdrop—it's a way of life. Rolling hills, verdant green spaces, and the presence of the Tennessee River along its western edge create a peaceful retreat for both residents and visitors. This dynamic area of Hamilton County is marked by a harmonious mix of residential, commercial, and recreational spaces. From charming historic homes to modern developments designed for growing families, the housing options reflect the area's rich diversity. Strong educational institutions further enhance its appeal, making it an ideal place for families seeking quality schooling in a tranquil environment.

Beneath its serene exterior lies a complicated past. The North End's history is woven with stories of struggle and resilience—from the Trail of Tears to the industrial booms and busts that shaped the local economy. These experiences have forged a deep sense of identity and pride among its residents, who are committed to preserving the area's rural character even as it grows.

Economically, the North End thrives on the strength of its small businesses, retail centers, and professional services. Its strategic location ensures easy access to major transportation routes, connecting residents to nearby urban centers while supporting the region's economic vitality. For outdoor enthusiasts, the North End is a haven. The area's numerous parks, trails, and nature reserves and proximity to Lake Chickamauga invite exploration and an active lifestyle, with the community's dedication to preserving these green spaces ensuring that nature remains at the heart of life here.

Community engagement is woven into the fabric of the North End, where local events, farmers' markets, and cultural activities bring residents together, fostering a strong sense of belonging and civic pride. As Hamilton County continues to evolve, the North End/Soddy-Daisy area remains a focal point for thoughtful planning and sustainable development.

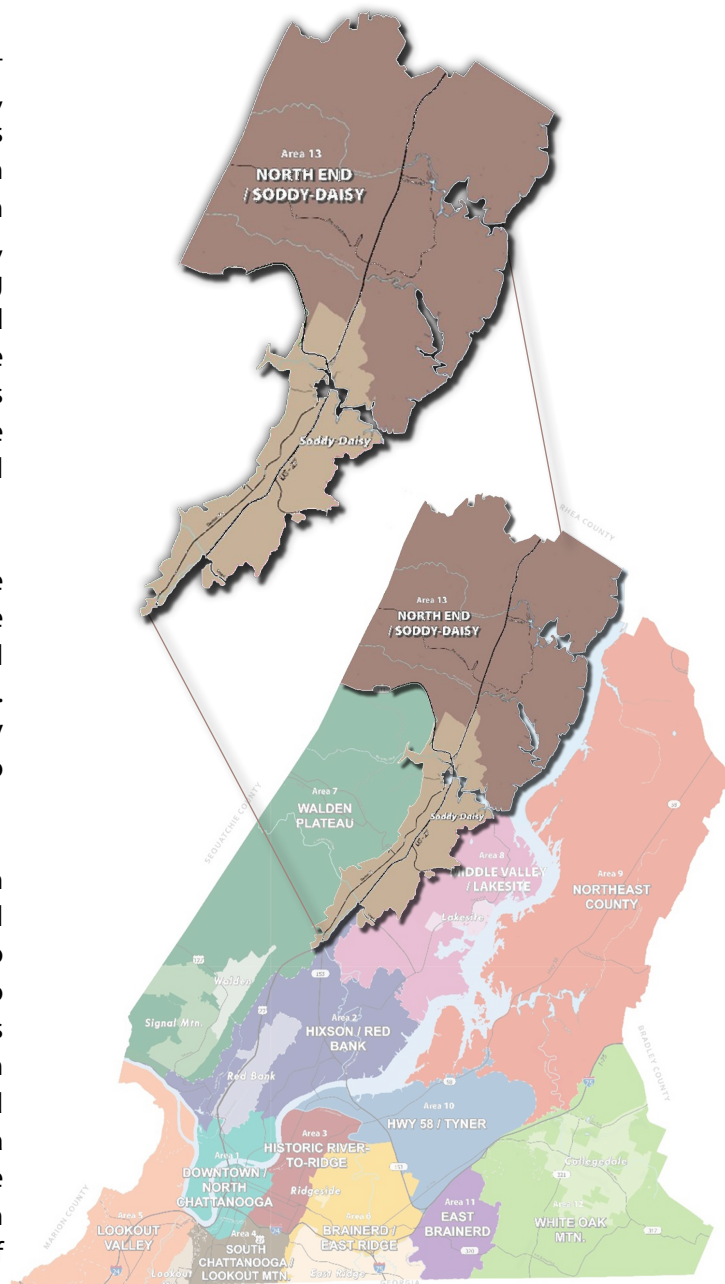


Figure 1.1: North End / Soddy-Daisy Area 13 Map as a part of Hamilton County study area



North End / Soddy-Daisy Area 13 Map

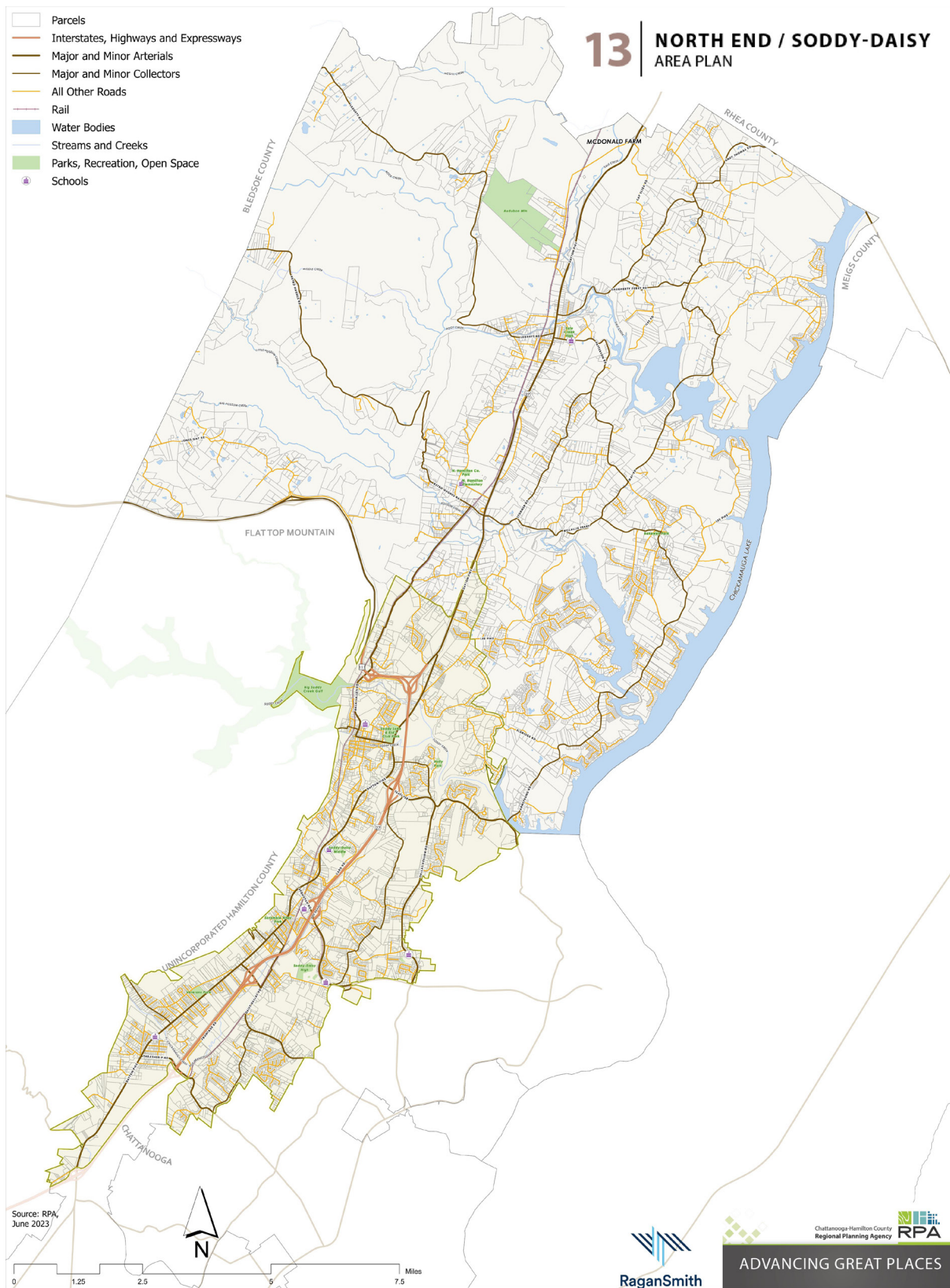


Figure 1.3: North End / Soddy-Daisy Area 13 Map



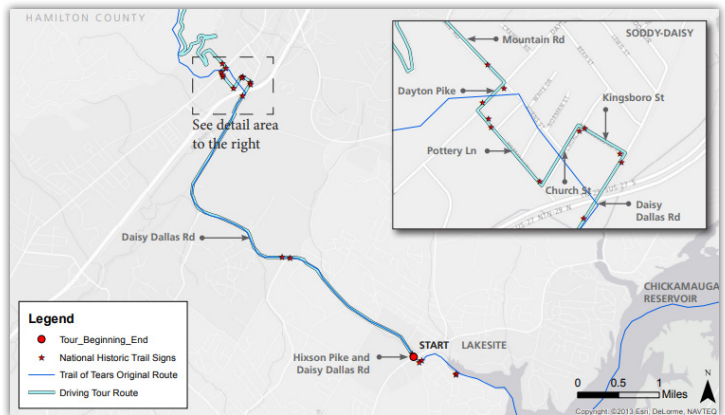
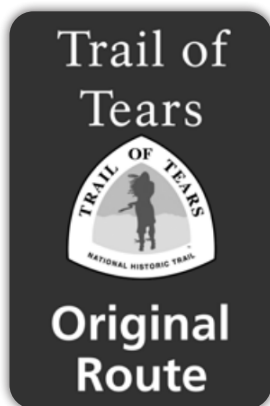
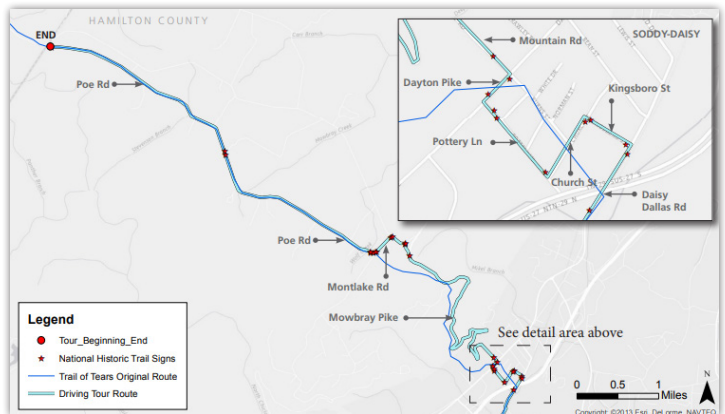
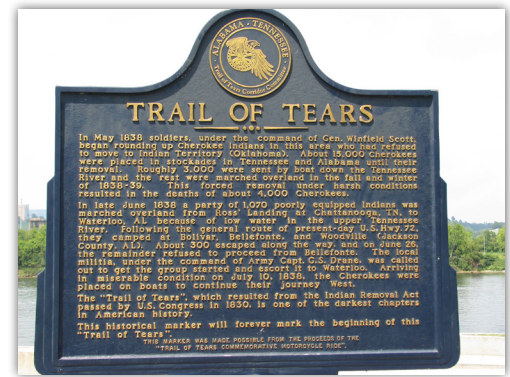
1.3 HISTORY OF NORTH END/SODDY-DAISY

The North End/Soddy-Daisy area of Hamilton County is steeped in history and cultural significance, with landmarks and narratives that reflect its rich past. The Tennessee River, a vital lifeline for centuries, has witnessed key events such as the Cherokee-American War and Civil War skirmishes that have left an indelible mark on the landscape. The McDonald Farm, a historical and agricultural cornerstone, exemplifies the area's deep agricultural heritage and connection to the land. This region's historical and cultural fabric is woven with stories of resilience and adaptation with the Trail of Tears crossing directly through this area, underscoring the importance of preserving its scenic landscapes and agricultural heritage as the area continues to evolve.

TRAIL OF TEARS

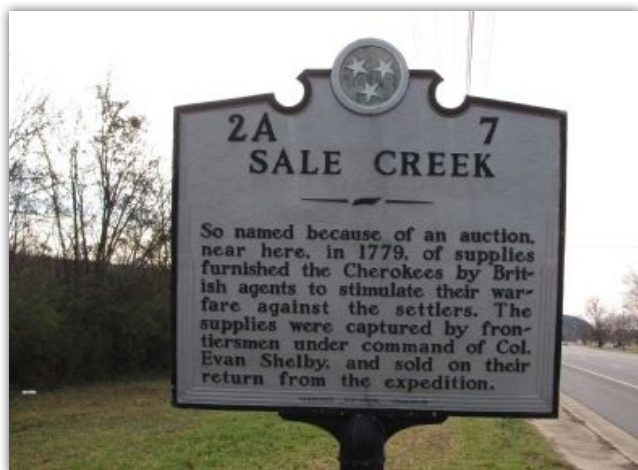
The Trail of Tears is a significant historical event that left a lasting impact on the cultural and geographical landscape of Hamilton County. The Indian Removal Act passed by U.S. Congress in 1830 forced the relocation of Native American tribes. Thousands of Cherokee people passed through this region on their journey to the designated Indian Territory. This event significantly influenced the area's demographics and social fabric, with remnants of the historic route still evident in the region's trails and markers.

There is approximately 12 miles of navigable route remaining for the trail of tears starting in Area 8 and terminating in Area 13. The maps on the right identify the starting and ending route where the paved roadways follow along the original route. The Trail of Tears is a crucial aspect of history, reflecting the broader national policies and events that have shaped the development and character of the community.



Trail of Tears starting in Soddy Daisy & Lakesite
Source: National Park Service





Sale Creek Sign
Source: xxxx

SALE CREEK

Sale Creek is one of the three main neighborhoods that make up Area 13. Now with approximately a population of approximately 3,021 in the 2020 Census, the area has a strong military history. Sale Creek initially received its name due to an auction in 1779 during the Cherokee-American wars with items the frontiersmen collected during the war. One of the main creek's that runs through this area was also named Sale Creek in honor of this community. This area was also occupied during the Civil War from September to December 1863 by the 6th Tennessee Infantry.



McDonald Farm
Source: xxxx

MCDONALD FARM

McDonald Farm has a rich history that reflects the agricultural heritage of the region. The farm which was initially occupied by native american tribes was established in the late 19th century, the farm was owned by the McDonald family, who played a significant role in the local community through their farming operations. Spanning over 2,100 acres, the farm became well-known for its dairy and cattle production, contributing to the agricultural economy of Hamilton County. In late 2021, Hamilton County purchased the entire site for approximately \$16 million to ensure that it not only brings recreational opportunities to Hamilton County residents but future uses are anticipated to create new jobs within the County limits.



Good Old Days Museum
Source: xxxx

SODDY-DAISY HISTORY

The origins of the names "Soddy" and "Daisy" are tied to local history. "Soddy" may derive from the Cherokee word "Tsati," meaning "sipping place," possibly referencing the area's lakes, creeks, and streams. Another theory links the name to William Sodder's Trading Post. Daisy was named after Daisy Parks, the daughter of a coal company vice-president. Both communities thrived as coal mining towns until the 1930s, with industries such as a hosiery mill, turpentine plant, and pottery kilns also active. In April 1969, Soddy and Daisy were incorporated into one city, stretching about nine miles along U.S. 27.





CHAPTER 2

RESEARCH & ANALYSIS

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

2.1 COMMUNITY SUMMARY

Area 13 includes the remainder of Hamilton County through Chickamauga Lake, Flattop Mountain, and Soddy-Daisy. This area of Hamilton County focuses on agricultural operations and is a rural area of Hamilton County with the entirety of the eastern unincorporated border on the TN River/Chickamauga Lake Reservoir waterfront. The southern portion of Area 13 is within the incorporated limits of Soddy-Daisy and the remainder of the area is conveniently located on both sides of Interstate 27 and other local roads promoting connectivity between surrounding communities. With a significant number of schools, this area serves predominantly residential and rural residential neighborhoods. A primary objective of this area is to focus on infrastructure needs and maintaining the agricultural objectives of the community. Growth in this area should focus on infrastructure needs first and the growth of the agricultural heritage and the natural beauty throughout this area.

COMMUNITY CHARACTER

- Predominantly rural portion of Hamilton County populated by families who have often lived within the area for generations.
- Both lakefront and mountain living are available along with multiple subdivisions, small towns, and good schools.
- Agricultural operations are still a critical employment sector, source of cultural identity, and feature of the landscape.
- US 27 bisects Area 13 along its North/South axis promoting convenient access throughout the area and to surrounding communities.
- Opportunities for recreation and trail/greenway connectivity between community centers and assets associated with the mountains and river.
- A robust recreational system exists that includes the Cumberland Plateau and local waterways.



REGIONAL FACILITIES AND ASSETS

Area 13 contains prime farmland and is largely zoned for agricultural use in areas outside of Sale Creek and Soddy-Daisy where commercial development is located and includes easy access from Hwy 111 to the plateau.



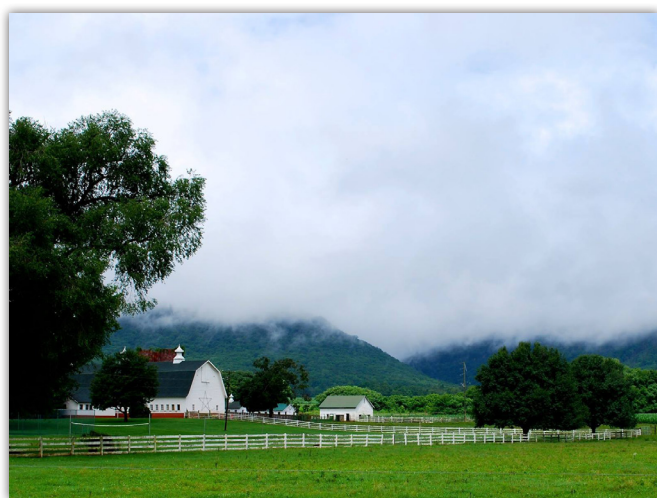
McDonald Farm:

One of the key future assets of unincorporated Hamilton County. The county has many existing parks in established areas that will continue to provide benefits. The county has owned the property since 2022 and due to its size, it can become both an important regional park asset and economic opportunity. The former farm currently serves as a public open space and event venue. The County Fair was re-launched in 2023 at this location. The RPA has undertaken an economic impact analysis of the site to guide future uses. Opportunities for the site are outlined further in Chapter 4.

Parks:

The Tennessee River, Rock Creek, Possum Creek and significant preserved natural areas (Audubon Mtn, State Parks, and forest lands), and a well established trail network including segments of the Cumberland Trail offer many recreational opportunities including:

- Holly Circle
- Big Soddy Creek Gulf
- Poe's Tavern Historical Park
- North Soddy Lake Park
- Veterans Park
- North Chickamauga Creek
- McDonald Farm County Park
- Sale Creek launch & ramp



McDonald Farm
Source: xxxx



PRIMARY CONSTRAINTS

Community Concerns:

Area 13 residents have articulated concerns about the potential pace of growth and development and the need to first address gaps in area infrastructure, emergency services, and a strategy for preserving agricultural lifestyles and business operations.



Drainage & Water:

A series of creek drainages run throughout Area 13 from east to west. Possum Creek, Middle Creek, Rock Creek, Big and Little Soddy Creek, McGill Creek, and Sale Creek all flow to the Tennessee River. These creeks and drainages make road connectivity a challenge and result in large land areas that are prone to flooding.

- Very limited access to centralized sewer and water infrastructure outside of that existing within Soddy-Daisy jurisdictional authority.

Roadways & Railways:

The sparse nature of the road network and natural features that must be navigated lead to slower point-to-point travel times, making emergency service response times a potential liability for new development.

- Apart from US-27 and its associated exits, the remainder of the road network in Area 13 outside of Soddy-Daisy is sparse and connectivity is inhibited by several significant creek drainages, a rail corridor, and available public ROW.



Soddy Creek
Source: xxxxx



US-27
Source: xxxxx



2.2 COMMUNITY PROFILE



67%

of residents are influenced by personal safety and security when choosing the North End / Soddy-Daisy Area to live.



91%

Have Some College experience and above

34%

Bachelor's Degree

24%

Some College



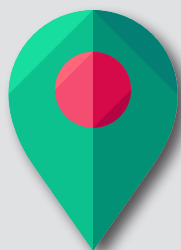
59%

Believe that large-lot single family homes should be encouraged in Area 13.



79%

Believe that preservation of farmland, rural character, wooded & riparian areas should be priorities.



60%

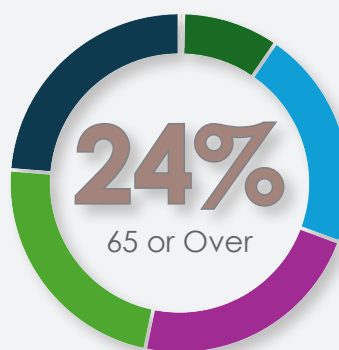
Lived in Hamilton County for 20+ Years

20%

Lived in Hamilton County for 5-19 Years

20%

Lived in Hamilton County for 0-4 Years



■ <15 Years ■ 15-24 Years ■ 25-34 Years ■ 35-44 Years
■ 45-54 Years ■ 55-64 Years ■ 65 or Over

23%

55-64 Years

23%

45-54 Years



2.3 DEMOGRAPHICS & ECONOMIC TRENDS

DEMOGRAPHICS OVERVIEW

Hamilton County 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). The County 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 of Tennessee 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

Hamilton County has experienced steady population growth and economic development over the past decade, driven by strategic investments in infrastructure, 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. To anticipate these needs, the CHCRPA engaged RCLCO to complete a detailed market analysis to assess market opportunities for housing needs over the next 20 years.

HAMILTON COUNTY CENSUS DATA

39

Median Age

63%

Employment Rate

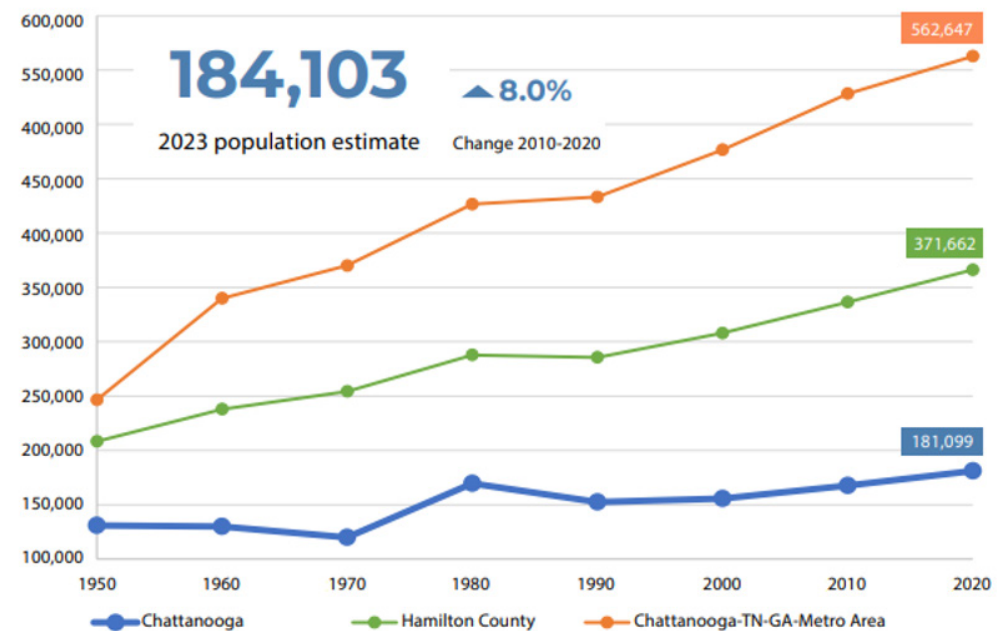
\$76,219

Median Household Income

38.4%

Bachelor's Degree +

POPULATION 1950-2020



ECONOMIC LANDSCAPE

As RCLCO highlights in their comprehensive market analysis for Hamilton County, the North County/Soddy-Daisy area stands out as “one of the more remote subareas, with very little development and plenty of large, vacant parcels.” Beyond the suburban boundaries of Soddy-Daisy, the region retains a distinctly rural character, with only modest settlement in Sale Creek and a few scattered sites throughout the expansive Area.

While U.S. Highway 27 remains the main thoroughfare connecting Chattanooga to Dayton, extending north to Fort Wayne, Indiana, and south to Miami, Florida, much of the tourist traffic has long since shifted to Interstate 75, located 27 miles eastward. Additionally, the area is 23 miles from Interstate 24 to the west, leaving it with neither direct nor indirect interstate highway access. There is a Norfolk-Southern trunk rail line runs through the area, connecting New Orleans to Cincinnati and Columbus, Ohio, with further connections to Detroit and Cleveland. This high-capacity line, capable of accommodating 315,000 pounds, is one of only three in the Norfolk-Southern system with such capacity. Despite this robust rail infrastructure, Area 13 has not experienced significant or sustained development in manufacturing or other industries utilizing the line.

The RCLCO study projects a strong growth in both industrial and residential development within Area 13 including:

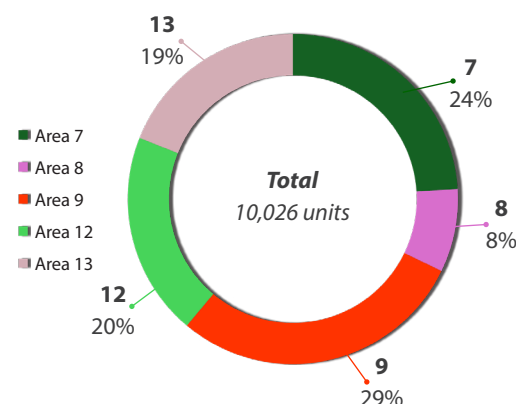
- 1,900 units of detached single family residential
- 830 multifamily rental apartments
- 4,000,000 SF of Industrial
- 240,000 SF of commercial/retail

- This area has a lot of potential for agricultural related businesses and Research and development due to the already existing significant agricultural component of the community.

Additional comments & Driving Factors:

- A large extent of the industrial projections are based on McDonald Farm being built out with Industrial uses.
- The increase in industrial facilities will increase the need for retail and additional housing.
- It is anticipated that Area 13 will generate Recreation and Tourism uses such as lodging, event facilities, marinas as well as specific recreational activities.

Chart x: Single- Family (Detached) Projections



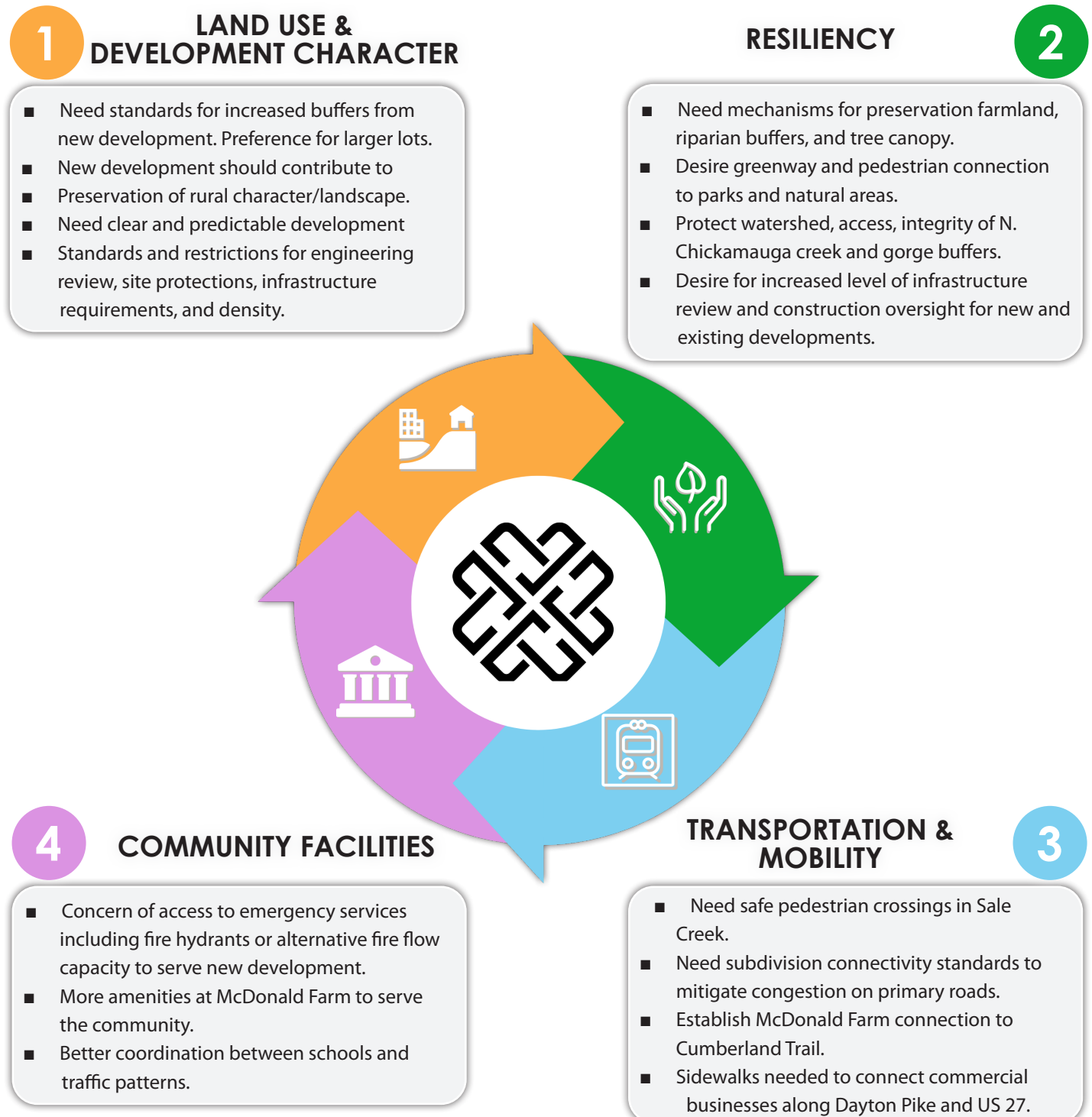
Economic Landscape Comparison

| | Area 7 | Area 8 | Area 9 | Area 12 | Area 13 | Totals |
|--------------------------|-------------|-----------|-------------|-------------|--------------|--------------|
| Single-Family (detached) | 2,408 units | 818 units | 2,900 units | 2,000 units | 1,900 units | 10,026 units |
| Single-Family (attached) | 142 units | 110 units | 200 units | 270 units | - units | 722 units |
| Build to Rent | 728 units | 164 units | 600 units | 660 units | - units | 2,152 units |
| Rental Units | 219 units | 270 units | 200 units | 2,300 units | 830 units | 3,819 units |
| Retail | 62,200 SF | 21,700 SF | 240,000 SF | 500,000 SF | 240,000 SF | 1,063,900 SF |
| Industrial | - SF | - SF | - SF | 430,000 SF | 4,000,000 SF | 4,430,000 SF |
| Office | - SF | - SF | - SF | 81,000 SF | - SF | 81,000 SF |



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 each Area 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 within Area 13.



2.5 PLAN ANALYSIS

The Plan Analysis section of the Area Plans provides a detailed examination of the current conditions, opportunities, and challenges within each Area, offering insights that will guide strategic decision-making and inform the implementation of targeted initiatives. Grounded in the four Community Themes - Land Use and Development Character, Resiliency, Transportation and Mobility, and Community Facilities - this analysis establishes a comprehensive framework that evaluates each Area's unique characteristics. This section includes the following categories:

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 areas 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 North End/ Soddy-Daisy:

Overall analysis of how development in general is impacting or influencing the community and how its 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, water, and trash?

2.5.3 Transportation & Mobility

Transportation:

This section evaluates the existing transportation infrastructure, including roadways, pedestrian, and cycling paths. 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, 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 analysis of Land Use and Development Character in the North End/Soddy-Daisy area underscores the importance of preserving the region's rural identity while managing future growth. Located between Walden's Ridge and the Tennessee River, this area is marked by low-density residential zones, agricultural lands, and expansive natural spaces. The analysis highlights the need for a balanced approach to development, ensuring that any new growth aligns with the community's commitment to maintaining its scenic beauty and rural charm, while carefully integrating necessary services and amenities to support a sustainable future.

ZONING

Currently, the majority of Area 13 is zoned for low-density residential purposes, making up over 95% of the area. This includes A-1 Agriculture zone (81.2%), R-2A Rural Residential (6.1%), R-1 single-family residential (4.5%), and single-wide manufactured home (3.6%). These 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.

Commercially and mixed-use zoned areas, on the other hand, are relatively scarce, comprising only 1.5% of the land. These commercial zones are strategically concentrated along two primary corridors: Dayton Pike (Hwy 27) and Sequoyah Road. These commercial corridors provide essential services and retail opportunities while the remainder of the area is zoned agricultural or residential.

This zoning landscape highlights the North End/Soddy-Daisy's thoughtful planning approach, balancing growth and development with the preservation of its cherished rural character. By focusing on residential and agricultural zones while strategically placing commercial areas, the county maintains its unique identity and ensures a high quality of life for its residents.



LAND USE

Area 13 is predominantly residential, with 39.2% of the land designated for single-family residential use. This substantial portion highlights the community's commitment to fostering a living environment that supports family life and neighborhood cohesion. Another approximately 25% of the land is used for agricultural/preserve purposes.

Land allocated for commercial or industrial purposes comprises less than 2% of the total area, underscoring the county's strategic approach to concentrating economic activities in specific zones that minimize disruption to residential areas. These commercial and industrial zones are essential for providing local employment opportunities and services but are carefully managed.

Institutional uses, such as schools and religious facilities, account for 1.1% of the land. This indicates a modest but vital presence of institutions that serve the educational and spiritual needs of the community, reinforcing the county's focus on fostering a supportive and well-rounded environment for its residents.

Approximately 25% of the area is classified as vacant offering potential for future development that can be thoughtfully planned to enhance the community without compromising its existing character. This mixture of existing land uses reflects the current community's desire for agricultural and residential preservation.



Existing Zoning Map

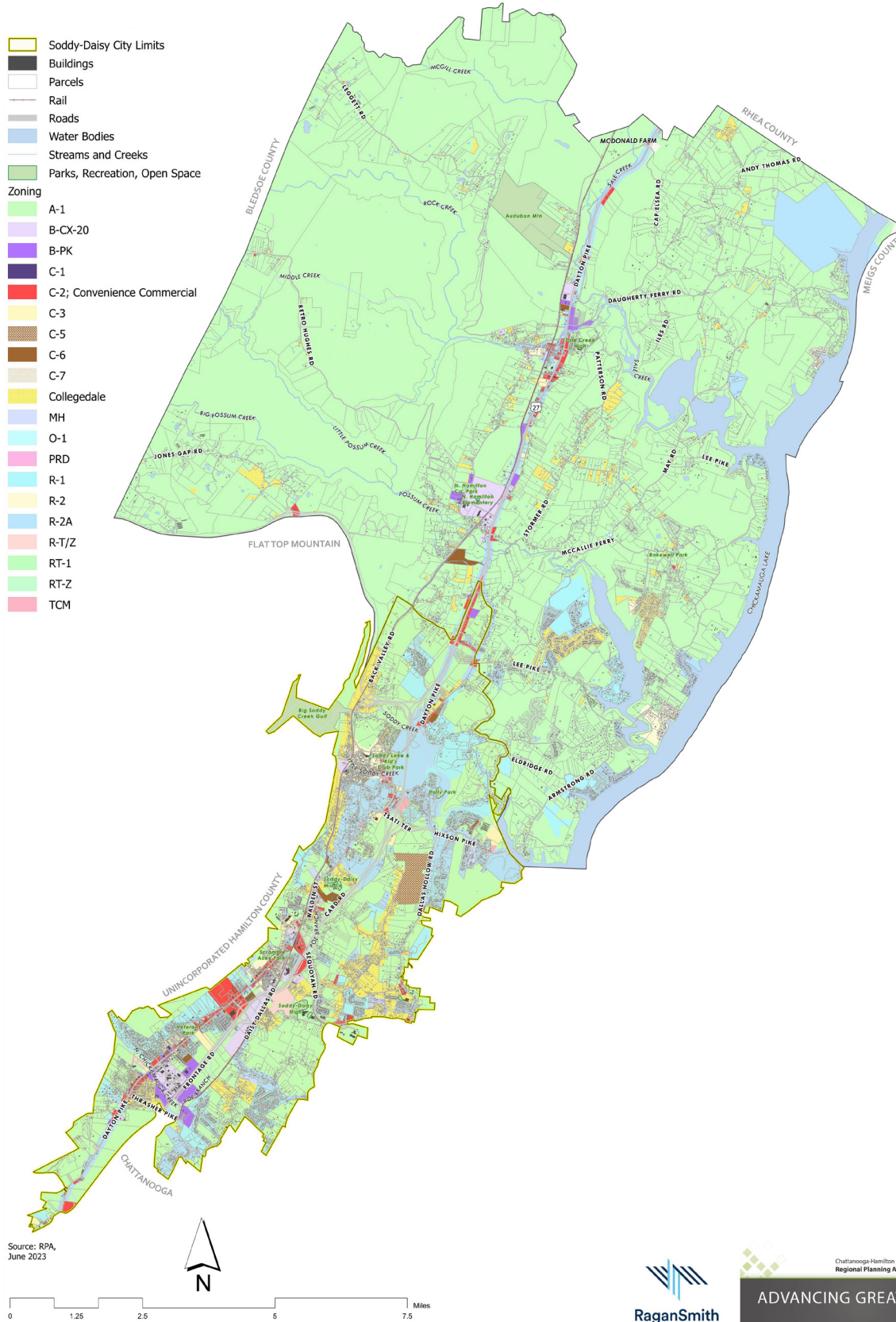


Figure 2.1: Existing Zoning Map (2023)

AREA PLAN 13 : NORTH END / SODDY-DAISY



BUILDING PERMITS

Over the past decade, North End/Soddy-Daisy has witnessed growth in building permit trends, reflecting the area's evolving development landscape. This period has seen fluctuations influenced by economic conditions, population growth, and shifting residential and commercial demands. As urbanization extends its reach, the area has experienced increased residential 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 this area's built environment. Figure 2.3 identifies the majority of building permit issuance is for residential development with commercial permits being the second most common.

Over the period of 10 years, a total of ____ permits were issued in Area 13. ____ of those permits were for the Single-Family Residential category meaning that ____% of all permits were either for or related to single-family developments or structures. The permits issued in Area 13 contribute to a total of ____% of all permits issued in Hamilton County.

**Hamilton County Building Permits
(2013-2023)
46,050 Permits - All 13 Areas**

IN PROGRESS

DEVELOPMENT IN North End/ Soddy-Daisy

Development in North End/Soddy-Daisy is significantly shaped by its rural character and the community's preference for maintaining a close-knit atmosphere. The area's appeal lies in its natural beauty, recreational lifestyle, and expansive landscapes, attracting residents who prioritize rural, lake living, and mountain lifestyle. In general, the community desires development projects to preserve these rural qualities. The emphasis on low-density housing, ample green spaces, and community-centered amenities reflects a deliberate effort to sustain the area's unique charm, however, there is strong growth in the residential market in Area 13. 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 plateau's distinctive rural identity.

Over the past 10 years, the community's identity has remained consistent with Single-Family permits being the most predominantly issued type of permit. This is anticipated to be the most consistent growth moving forward.

Due to the strategic location of Area 13 between Walden's Ridge and the Tennessee River (Lake Chickamauga), there is an opportunity for recreation or resort/recreation growth within this area to build upon the already existing natural resources and compliment the existing community character. Most of the land within Area is zoned agricultural and a significant portion is classified as vacant creating for substantial opportunity to create recreational opportunities or introduce agritourism to this portion of Hamilton County.

Hamilton County Building Permits Chart
Source: xxxxx



AREA PLAN 13 : NORTH END / SODDY-DAISY



2.5.2 RESILIENCY

Resiliency in the North End/Soddy-Daisy region is closely connected to the management of its natural resources, the development of parks and recreational spaces, and the strength of its infrastructure. As this area continues to grow, its future will be shaped by sustainable practices that protect key natural features such as rivers, forests, and open spaces—elements that are essential to the region's ecological health and community character. Preserving and enhancing these natural assets, along with well-planned recreational areas, will be crucial for maintaining the quality of life for residents. Additionally, adaptable will play a critical role in supporting the community's ability to manage growth and respond to environmental challenges. By integrating environmental stewardship with strategic infrastructure planning, the North End/Soddy-Daisy area can prepare for a future that respects its natural heritage while addressing the demands of the community.

NATURAL RESOURCES

The North End/Soddy-Daisy Area is rich in natural resources, featuring diverse water sources, parks, natural areas, and agricultural resources. 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 North End/ Soddy-Daisy 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.

Area 13 is home to multiple creeks that flow from Walden's Ridge to the Tennessee River. Possum Creek, Middle Creek, Rock Creek, Big and Little Soddy Creek, McGill Creek, and Sale Creek all flow to the Tennessee River. The location and number of these creeks throughout the area result in flooding and create development limitations and infrastructure limitations.



Possum Creek
Source: xxxxx

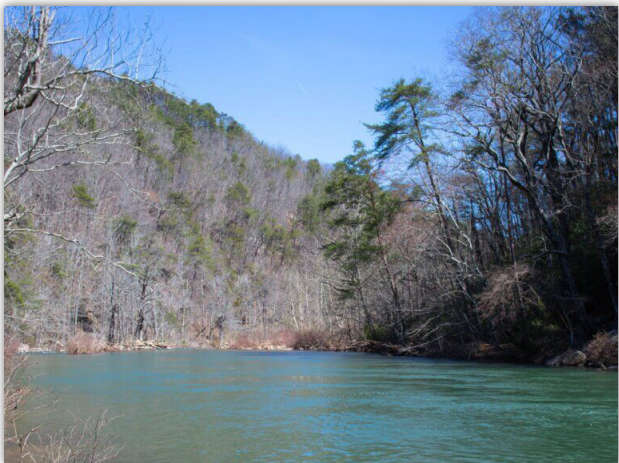


Soddy Creek
Source: xxxxx



PARKS, RECREATION & GREENWAYS

An analysis of the parks and recreation resources in the North End/Soddy-Daisy area of Hamilton County indicates that the region’s natural assets are pivotal to the community’s identity and quality of life. Current parks, greenways, and recreational facilities provide essential venues for leisure, physical activity, and community engagement, while also fostering connections to the natural environment. With anticipated population growth, there is a clear need to expand and enhance these recreational resources to ensure adequate access to diverse opportunities that support physical health, social interaction, and environmental education. Strategic planning efforts should therefore focus on balancing the conservation of natural landscapes with the development of additional recreational infrastructure, ensuring that the parks and recreation system evolves to meet the needs of a growing population while sustaining the region’s environmental and social benefits. Publicly used parks in Area 13 when combined total approximately 494 acres. Privately used recreational areas in Area 13 when combined total approximately 23 acres.



Big Soddy Gulf
Source: xxxxx



Soddy Lake
Source: xxxxx

Table x: Public Parks, Recreation, and Greenways

| PUBLIC PARKS, RECREATION AND GREENWAYS | | |
|--|-------------------------------------|------------|
| Bakewell Park | Public Park and Ball Field | 6.1 acres |
| Big Soddy Creek Gulf | Natural area with trails | 285 acres |
| Holly Park | Recreational area and boat launch | 26.5 acres |
| Mowbray Park | Recreational area with sport fields | 21 acres |
| Kids Park (Northend Ball Fields) | Recreational area with sport fields | 97 acres |
| Poe's Tavern Historical Society | Historic park | 7.7 acres |
| Sale Creek Recreation Area | Park & Boat Ramp | 27.5 acres |
| Soddy Lake | Recreational area and fishing pier | |
| Soddy-Daisy Park Bird Sanctuary | Recreational area and bird watching | 6 acres |
| Veteran's Park | Historic park and recreational area | 17 acres |

Table x: Private Parks, Recreation, and Greenways

| PRIVATE PARKS, RECREATION AND GREENWAYS | | |
|---|--------|------------|
| Pine Harbor Marina | Marina | 2.5 acres |
| Sale Creek Marina | Marina | 8 acres |
| Shady Grove Harbor | Marina | 12.9 acres |



AREA PLAN 13 : NORTH END / SODDY-DAISY



Figure 2.5: Natural Resources Map

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 cost prohibitive. 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 septic 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 or small treatment unit as an initial treatment. Wastewater is then pumped 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.





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.

Area 13 is bisected by US 27 and is well connected to the Rhea County to the north and communities to the south. Hixson Pike and Dayton Pike also serve as major connectors within Area 13 and outside of Area 13 serving as a strong regional connection.

Neighborhood connectivity is vital for several reasons. Connected developments allow for traffic dispersion, enabling streets to be designed narrower, which naturally calms traffic. Additionally, connectivity ensures that emergency services such as police, fire, and ambulance can quickly and easily reach residents in case of emergencies.

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 residents



xxxxxx
Source: xxxxx



Crash Data Map

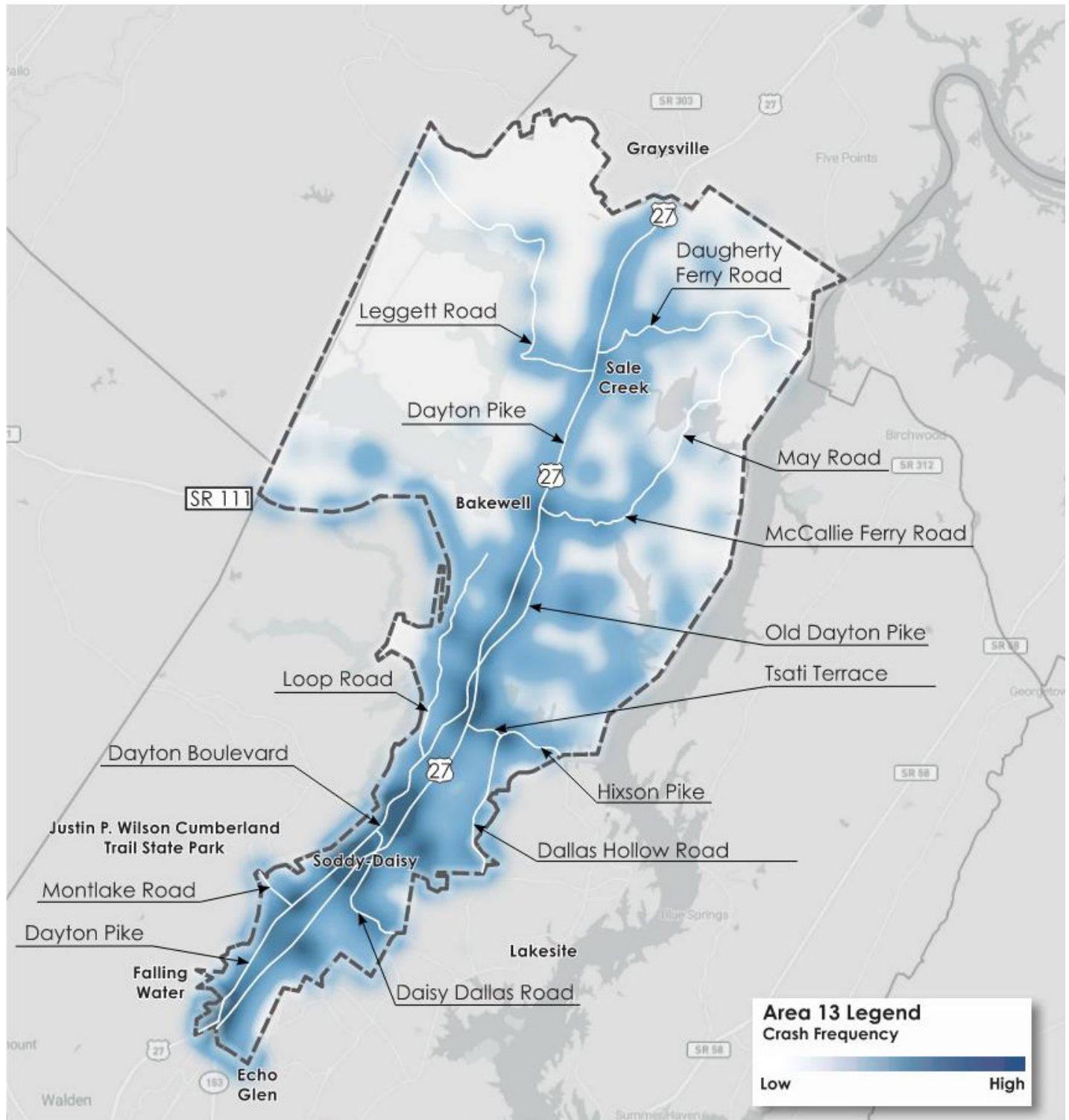


Figure 2.6: Area 13 Crash Data Map (08/24/2020 - 08/24/2023)



Planned Transportation Projects

CURRENT PROPOSED PROJECTS LIST - 2050 REGIONAL TRANSPORTATION PLAN FOR THE HAMILTON COUNTY - CHATTANOOGA - NGA TPO

Projects are ranked by the TPO and slotted into prioritization tiers. Tier 1 projects are prioritized for funding between now and 2030, Tier 2 – by 2040, Tier 3 – by 2050. All projects on the list will require funding from multiple sources including local matching funds. Inclusion in the tiered list indicates that TPO members have identified a priority need but does not guarantee project funding.

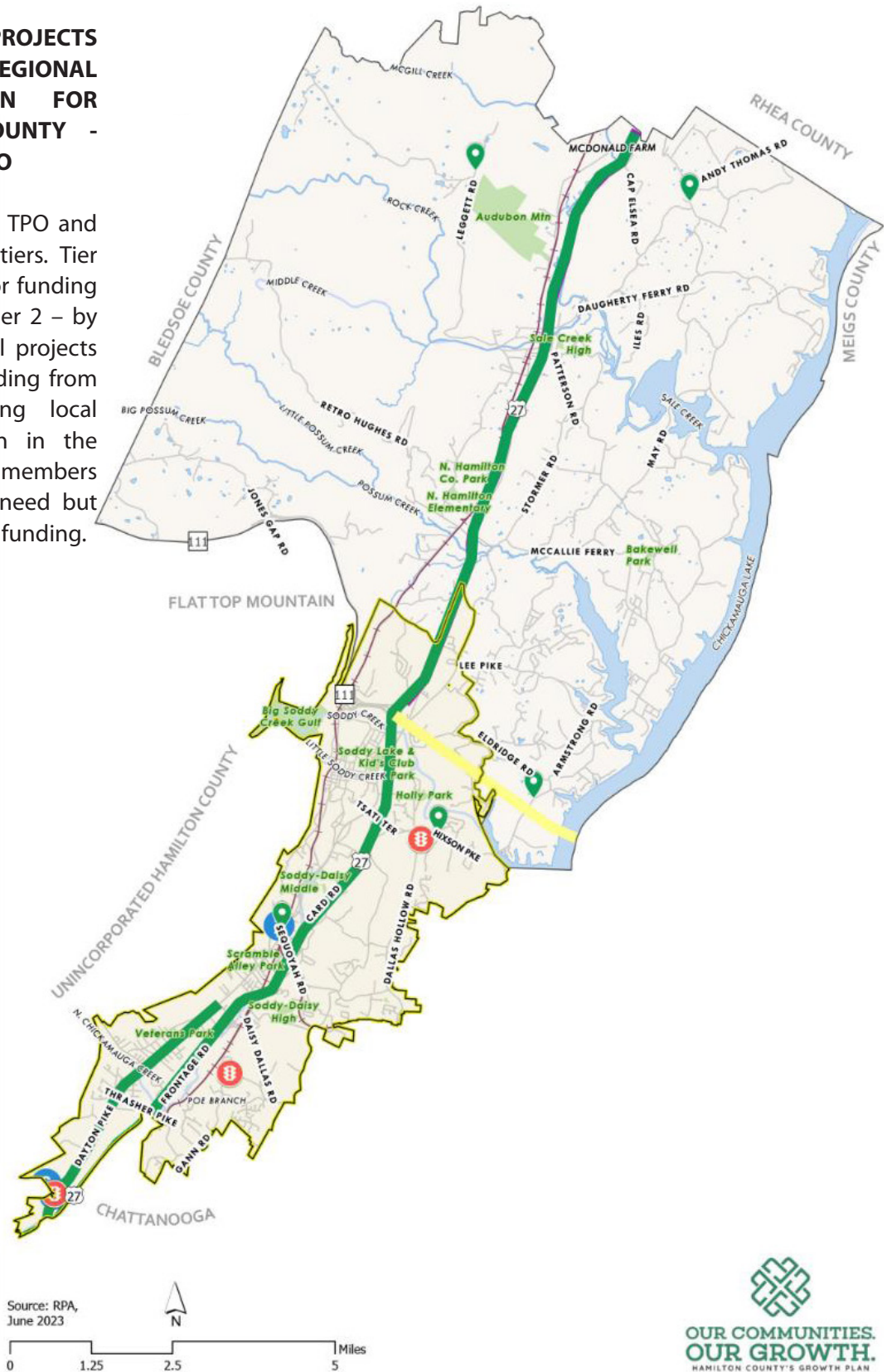


Figure 2.7: Area 13 TPO Planned Transportation Projects Map



2.5.4 COMMUNITY FACILITIES

The North End/Soddy-Daisy offers a comprehensive array of community facilities designed to enhance the quality of life for its residents. These facilities include educational institutions, healthcare centers, libraries, and recreational amenities. Each facility is integrated into the community to ensure accessibility and to meet the diverse needs of the population.

SCHOOLS AND MAJOR INSTITUTIONS

It is imperative that Hamilton County Schools be part of the conversation when it comes to growth in North End/Soddy-Daisy. [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.

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

IN PROGRESS

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.

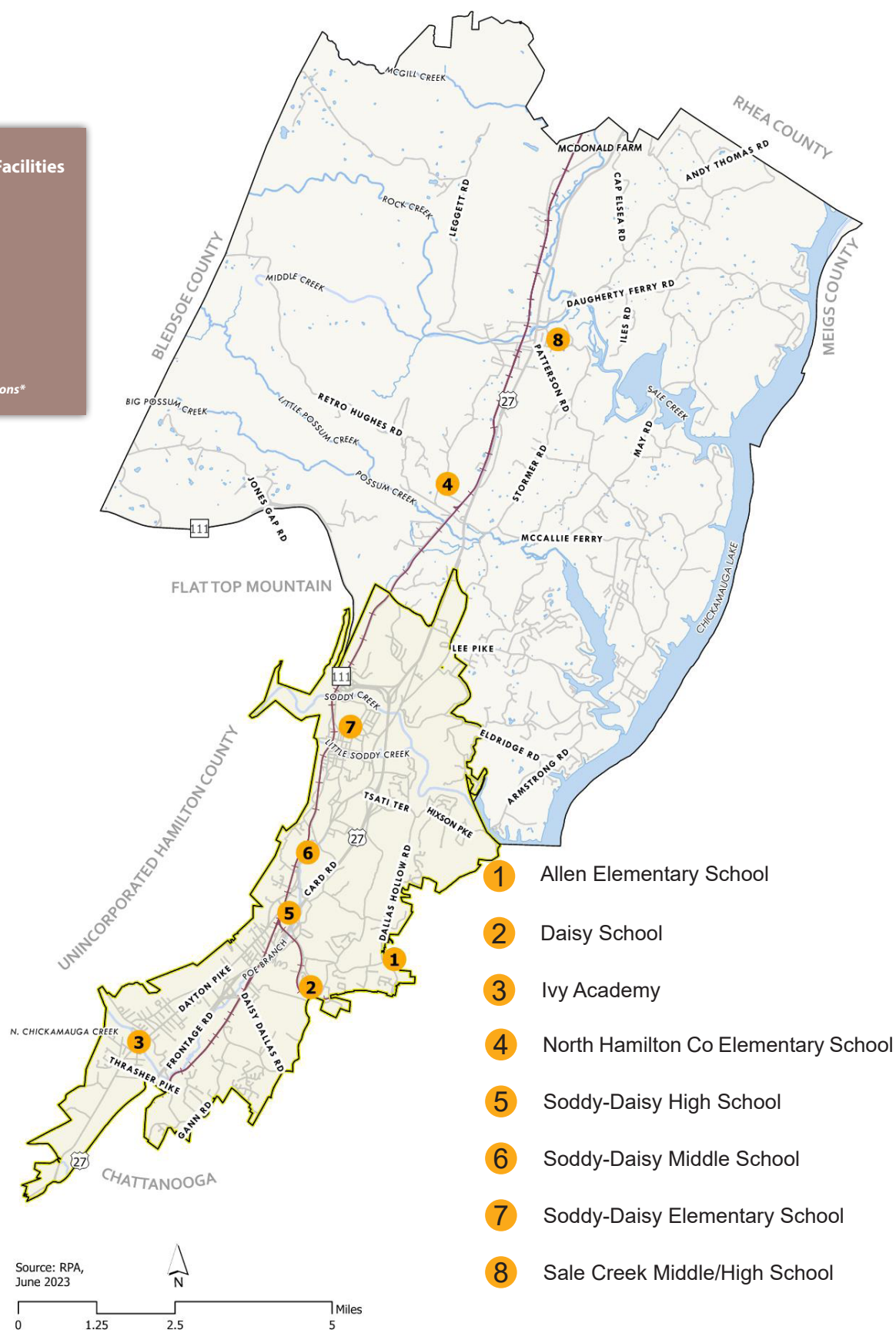


Schools Map

Area 13 Community Facilities

- 8 SCHOOLS
- 1 POLICE STATIONS*
- 9 FIRE STATIONS*
- 1 POST OFFICE*
- 1 LIBRARY*

Within incorporated jurisdictions



PARKS & GOVERNMENT OWNED LAND

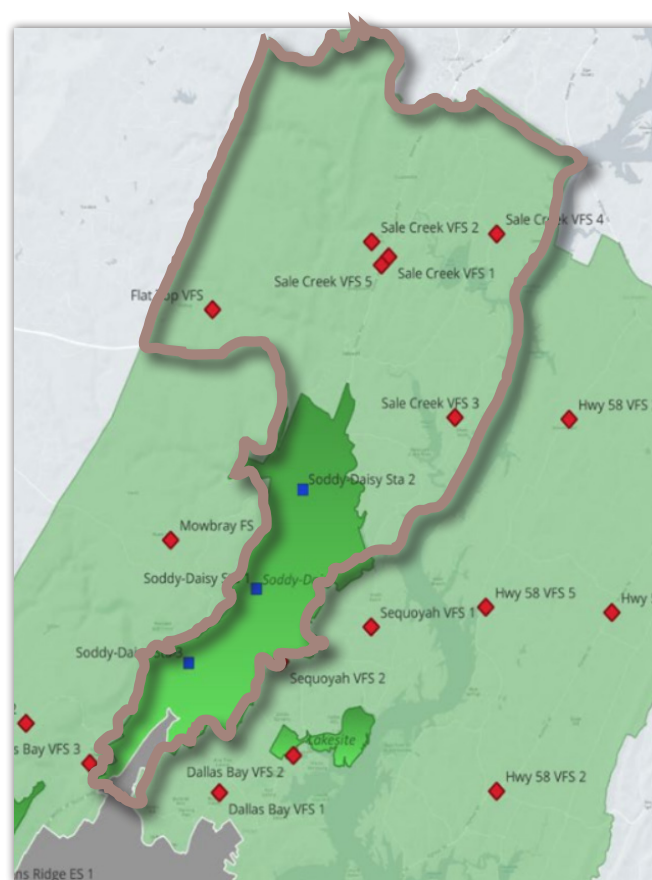
There are many parks and recreational areas in North End/Soddy-Daisy. These areas are a recreational asset that draws hikers, bikers, horse riders, and campers from all over. There is approximately, 494 acres of public parks, recreation, and greenways within Area 13 for the enjoyment of residents and visitors. There is also a portion of John P. Wilson Cumberland State Park in Area 13 on the northwest corner which presents opportunities to connect to the Cumberland Trail network.

Access to public recreational facilities, hiking and biking is well connected to Walden's Ridge in Area 13. However, the remainder of Area 13 is lacking with public open space, preserve areas, greenways, sidewalks, and other outdoor public recreational amenities.



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 13, there are six (6) volunteer fire departments (VFD) including Sale Creek VFD 1,2,3,4, and 5 as well as Flat Top VFD. Additionally Soddy-Daisy FD 1,2, and 3 are located within their jurisdictional boundary within Area 13. The stations are distributed throughout the area and the report did not identify any gaps in coverage. Sale Creek VFD 1,2, and 5 are in close geographical distance to one another at the base of Walden's Ridge. The report did however, identify that the Highway 58 VFD's served the 2nd least populous Area in Hamilton County with an estimated population of 21,127 including the incorporated limits of Soddy-Daisy, the service population of the unincorporated area is estimated at 7,997. As growth continues, it will be necessary to continue to evaluate emergency service and response and improve accordingly.



Fire Station Locations

Source: 2024 Fire and Rescue Services Evaluation Report (Tri-Star)



2.5.5 PLAN ANALYSIS SUMMARY

North End/Soddy-Daisy is committed to preserving its character, enhancing resilience, improving transportation options, and providing robust community facilities. Strategic investments and targeted actions in these areas are crucial for supporting the community's growth and ensuring its long-term well-being.

The analysis of the North End/Soddy-Daisy area highlights its distinct rural character, shaped by its location between Walden's Ridge and the Tennessee River. This region is defined by a mix of low-density residential areas, agricultural lands, and natural spaces, reflecting a strong commitment to preserving its rural landscape while accommodating gradual development. The area's focus remains on maintaining expansive green spaces and rural zones, with careful integration of commercial developments that enhance local amenities without detracting from the scenic and natural environment.

Resilience in the community is evident through proactive efforts to manage natural hazards and sustainable land management practices, yet there is room to further strengthen this resilience by adopting additional strategies and integrating sustainability across various sectors. The availability of vacant land as well as the protected watersheds and infrastructure concerns provide opportunities for strategic, thoughtful development that aligns with the community's rural character.

Transportation and mobility within North End/Soddy-Daisy area are supported by a road network that respects the rural setting. Current efforts to improve connectivity and manage traffic include expanding public transit and developing multi-modal transportation options. The analysis identifies a need for enhanced bicycle and pedestrian infrastructure to support active transportation, ensuring that transportation planning aligns with the area's land use strategies

Community facilities, such as parks, recreational centers, and local gathering spaces, effectively support the needs of residents and contribute to the area's high quality of life. However, as the population grows, there is an increasing demand for additional and upgraded amenities. Future planning should focus on expanding these facilities in a way that continues to reflect and support the area's rural character and the needs of its diverse, growing population.

By understanding these patterns, we can better navigate the complexities of growth and development, ensuring that the area's unique character and appeal are preserved for future generations. The dynamic nature of North End/Soddy-Daisy built environment promises a future of continued vitality and resilience.



IN PROGRESS

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





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 Walden Plateau 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. Advisory Committee members played a key role in drafting the original vision statement for the future of the Walden Plateau in 1997.

The initial feedback produced four key themes which ultimately outlined the analysis portion of this plan. Those key themes helped shaped the remainder of this plan and are identified in Chapter 2 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 goals, a vision statement, and recommendations to reflect the shared values of the Walden Plateau community to establish a direction for the future.

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.



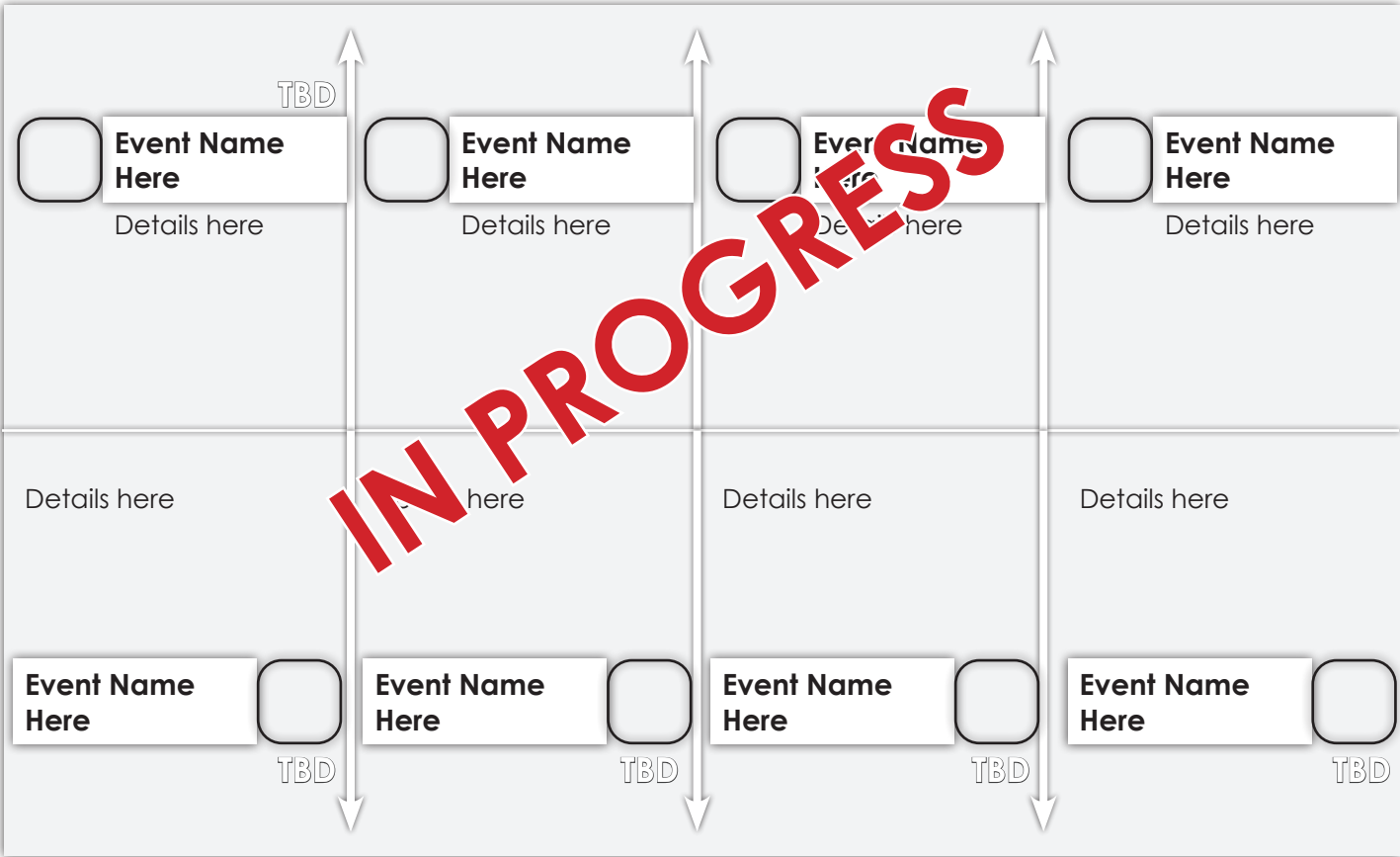
Public Meeting
Source: RPA



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 North End/ Soddy-Daisy 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 13. This section outlines the engagement efforts of each event.



The following outlines the public meetings held to provide a platform for the community to express concerns, share priorities, and offer feedback on the proposed strategies within the Area Plan. Through an analysis of the themes and perspectives that emerged, this section highlights the key issues raised by participants. Input from these meetings plays a crucial role in shaping the recommendations, ensuring the Area Plan aligns with the community's needs and values.

KICK-OFF

In August 2023, a kick-off meeting took place at the Sale Creek Fire Hall. The goal of the first meeting was to introduce to 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 Appendix _.

PUBLIC MEETING #2

In September 2023, the second public meeting was held at Soddy-Daisy 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 Appendix _.

PUBLIC MEETING #3

In December 2023, the third public meeting was held at Soddy-Daisy High School. The goal of this meeting was to update the community on the progress of the Area planning process before the documents were created.

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 with the public including: Traffic & Transportation, Commercial Centers & Corridors, Housing, and Parks & Greenways.



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Source: xxxxx



xxxxxx
Source: xxxxx



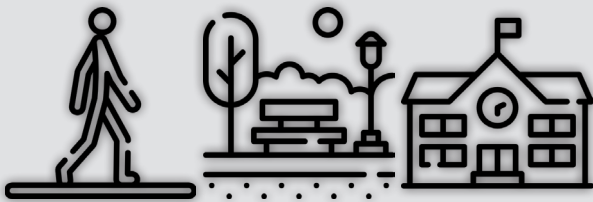
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TOP ISSUES FOR AREA 13 BASED ON COMMUNITY INPUT:

3 types of civic uses and services most needed in North End/ Soddy-Daisy:

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



3 types of Commercial uses and services most needed in Area 13:

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



What type of Commercial Development the community would support:



65%

Neighborhood Commercial

37%

Mixed-use Commercial Center

WHAT DID WE HEAR?

"Preserve family farms and rural land"

"Develop a public park for McDonald Farm"

"Inter-modal or multimodal services for meeting our transportation needs"

"Establish a trail head for the Cumberland Trail at McDonald Farm"

"Concerned about emergency services and fire protection, dependent on volunteer service"

"A running/walking/biking trail is needed in the Soddy-Daisy Area"

"Maintain rural feel"

"Programs to educate the public, developers, and decision makers about the North Chickamauga Creek and its presence and its value to our community"

"Congestion on Dayton Pike"



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.



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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 communities.

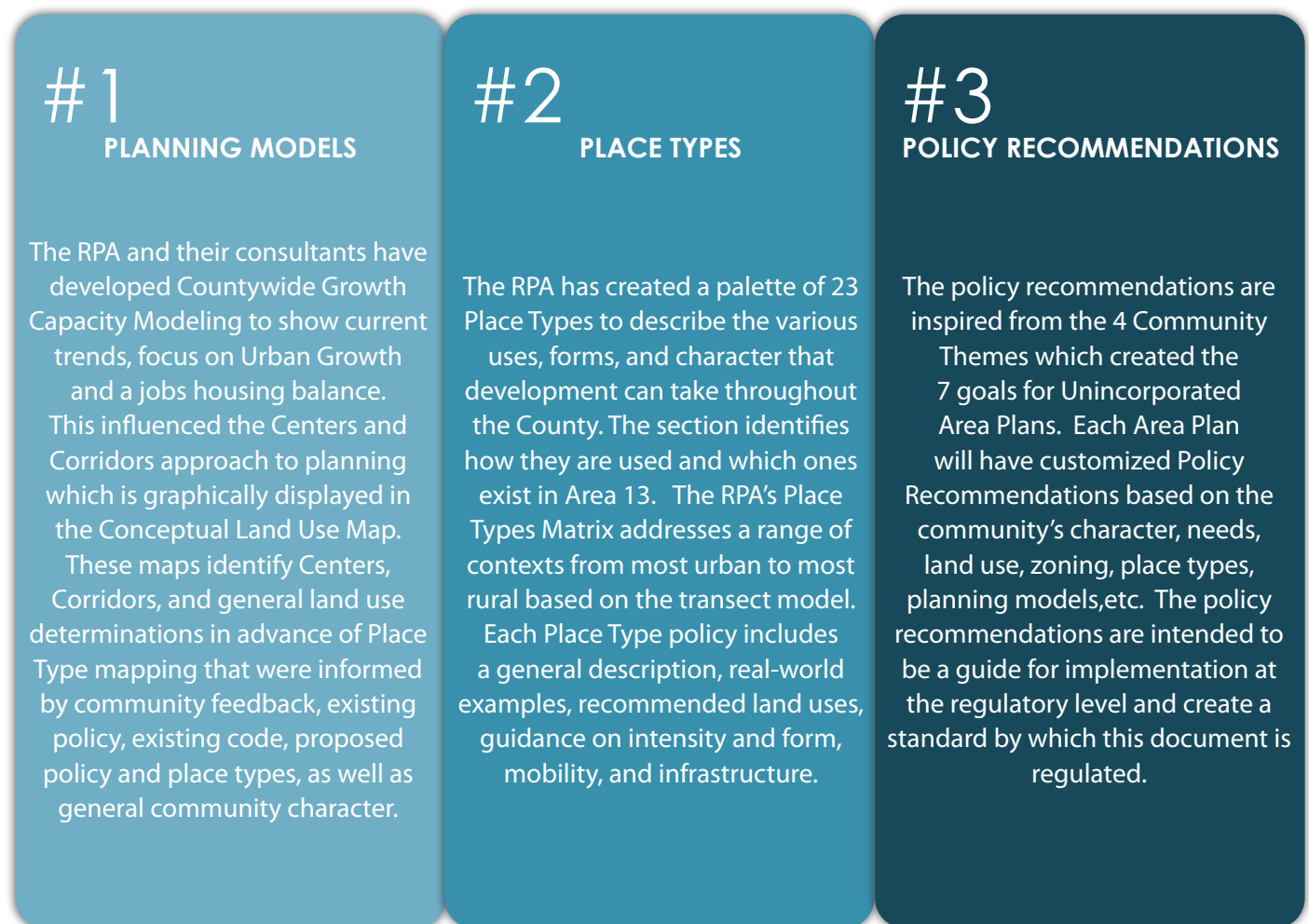


Figure 4.1 Plan Types



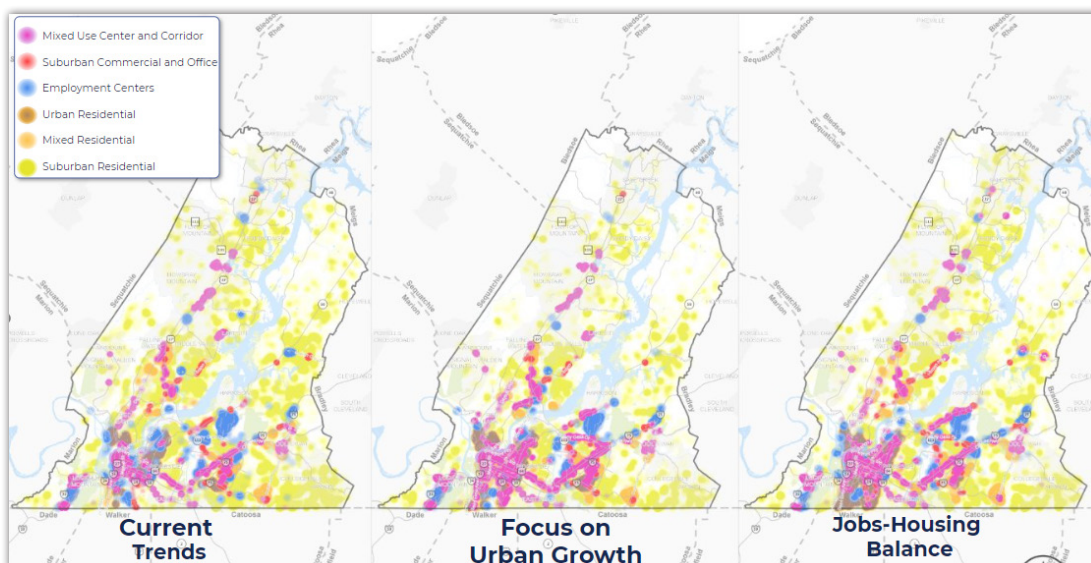
4.1.1 PLANNING MODELS AND PRACTICES

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.

Planning Consultants from the City and County came together for only one shared analysis task: to model 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 projection data was derived from the RCLCO market analysis completed for the RPA in June of 2023, Census.Gov data, household, Moody's Analytics, the Greater Chattanooga Board of Realtors and others. This resulted in a corroborated growth estimates of 46,000 new households, and 40,000 to 50,000 new 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 that would manage new growth according to existing policies resulting in trends similar to the dispersed pattern observed in new permit data over the last decade, the Current Trends scenario. Another set of parameters was established to study a growth pattern governed by strict policies to funnel growth within the Chattanooga municipal limits, Focus On Urban Growth. A third, Jobs-Housing Balance, 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 capacity based on planned infrastructure and synergies with existing uses.



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 Corridors makes trip consolidation and 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

Corridors with sidewalks, street trees, and bike lanes promote safe and efficient movement for all users including motorists, transit users, bicyclists, and pedestrians. Managing the spacing and frequency of driveway access points, and turn pockets, can add predictability to traffic patterns and reduce accidents.

5. Unique and Attractive Communities

Place Types emphasize form and design over use which can help preserve and foster authentic local uses and character. Due to changes in the bricks-and-mortar retail market, Corridors throughout our community have a growing number of vacant businesses, providing opportunities for new multi-family housing and community services. 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 7 residents. It also provides new opportunities for other community needs like a town square, library or health services, or senior housing.

6. Economically Vibrant Communities

Given finite government resources, the Centers and Corridors approach helps prioritize focus infrastructure investments. Walkable, compact Centers have positive economic impacts for the County. 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 co-located. Also, compact development yields more tax revenue with fewer service demands per acre than dispersed development.



4.1.2 CONCEPTUAL LAND USE MAP

The conceptual land use map utilizes simple icons identify Areas that could see growth and those that should remain less developed. They inform the place type mapping. These maps identify potential Areas for mixed-use 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 to help anticipate future land use. Including Areas that should be primarily preserved in their current form or with incremental growth and Areas where new growth should be 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, important 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 most needed.

Centers & Corridors

Centers and Corridors are planned considering a variety of factors including infrastructure capacity, transportation factors, proximity to schools and emergency services, environmental conditions, recreational access, housing opportunities, and access to commercial services. Centers allow integration of commercial and community services proximate to existing neighborhoods reducing trips and the frequency of investment in regional infrastructure. Center and Corridor designations have been applied in rural Areas to promote setbacks to preserve rural landscapes and development forms. Also to consolidate points of access to primary roadways, limit congestion, and protect rural lifestyles. In suburban settings, corridors are utilized to identify Areas for redevelopment as well as primary transportation corridors that may need more active management to address continued development pressure. When, as a community, we want to incorporate space for a school, a corner restaurant or coffee shop, a convenience store, a professional office or even a care facility for elderly family members; residential place types do not apply. Therefore centers are applied at a variety of scales to complete our community.

Resort/Recreation

Resort Recreation Centers are introduced in this plan as a specialty district place type. Hamilton County has a wealth of recreational assets including highly programmed parks, blended park-preserves such as Enterprise Nature Park, and passive use natural Areas and preserves.

These special use Areas are revered by all types of recreation enthusiasts: league sports athletes, paddlers, fitness walkers, bird watchers, runners, cyclists, nature photographers, and neighborhood walkers. The economic potential of these assets and the groups who patronize them has not been as readily recognized. Community and stakeholder input has identified locations where commerce can be sustainably integrated with recreation to provide jobs, tax base, and income while enhancing and preserving the places we cherish.

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.

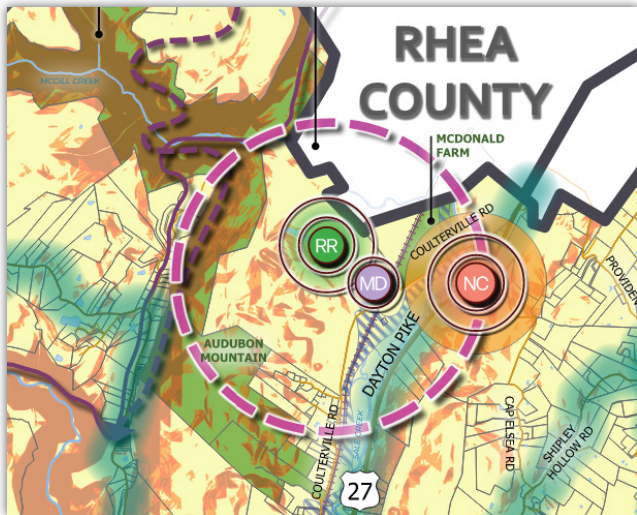
Residential

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.



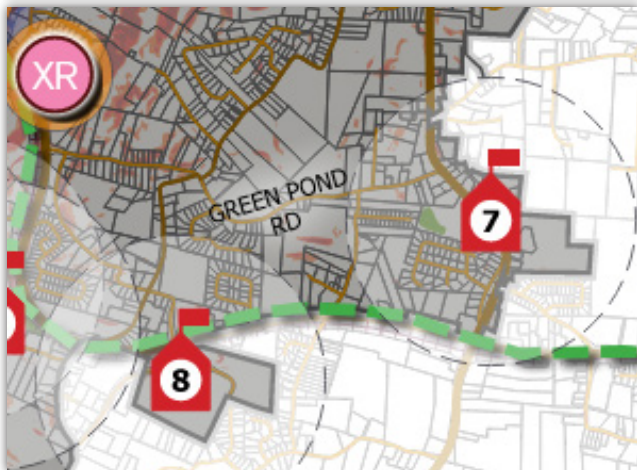
4.1.3 FUTURE DEVELOPMENT OPPORTUNITIES

A primary growth strategy for Area 13 is to promote sustainable resort and recreational center developments capitalizing on these assets to create jobs, tax revenues, and focus transportation and utility investments. Specific recommendations are as follows:



Special Districts:

- McDonald Farm has been identified as a Regional Opportunity Area. The vision for short- and long-term use of the property should be driven by a combination of careful market / economic evaluation, analysis of infrastructure costs for various uses and return on investment, and community dialog with taxpayers and residents.
- The County purchase of the McDonald Farm offers potential for property investments to serve a wide range of potential community needs from community event and park space to recreational tourism, agricultural commerce and heritage, lodging, residential growth, and job creation. Featuring the agricultural heritage of the property and creating public access to the natural beauty of the property and surrounding area should be included in future plans.



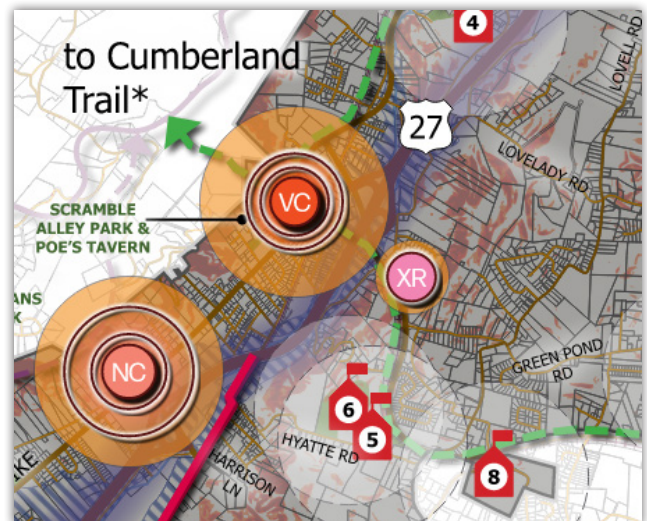
Resort/Recreation:

- Support investment in new recreational infrastructure including conversion of the abandoned railroad into a greenway that will serve Soddy-Daisy and Green Pond area residents and new trails and trailhead facilities on public land along Soddy Creek, Deep Creek, and from Scramble Alley.
- A Resort & Recreation (RR) cluster may be viable near Soddy Lake that services the "Lakewalk" across from the ball fields, the fishing pier, Holly Circle (County boat ramp), Pine Harbor, Big Soddy Creek and property conserved by both TVA and TWRA. Center should focus on outdoor recreation businesses and those that attract tourists.
- A Resort Recreation Center should be encouraged near Mowbray Pike / Montlake Road serving as a hub for North Chickamauga Creek State Park, the Cumberland Trail, climbing, hiking, and paddling assets. Support the addition of lodging, camping, trailhead facilities, and new hiking and biking trails.



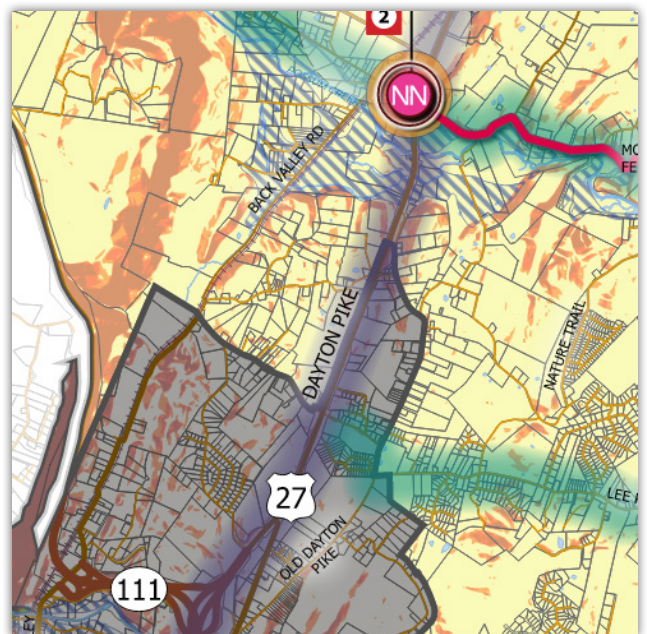
Centers:

- The crossroads communities of Sale Creek and Bakewell have been the traditional centers of local commerce, faith, and culture. These communities should continue to be augmented and be the focal point for growth in Area 13 as infrastructure allows. Growth in both areas is currently limited by utility infrastructure. However, the presence of existing businesses, employers, schools, and churches dictate that future growth should be anticipated in these centers.
- A Village Center (VC) in Soddy-Daisy that may include the existing City Hall (Municipal Building), parks, historic sites and commercial businesses as well as the large commercial properties off Dayton Pike to serve nearby communities such as Sale Creek/Bakewell and Middle Valley as well as local residents, and the tourists drawn to Area 13's outdoor assets .
- A future Neighborhood Center north of Sale Creek near Rhea County, may be warranted to service future tenants or residents on the farm property. This center should only be entitled if infrastructure is extended to this site AND future use of the farm and surrounding area creates a need for support commercial services.



Additional Opportunities for Growth:

- US 27 bisects Area 13 along its North/South axis and provides short travel times to the communities of Soddy Daisy, Red Bank, and Chattanooga. This will eventually lead to demand for residential growth and associated commercial services for those wanting to enjoy the natural and scenic qualities, rural lifestyle, and solitude of this area with an easy commute to area employers.
- Rural Corridors - many of the primary roadways have been identified as rural corridors where setbacks for new development should be instituted to preserve scenic visual access to surrounding farms and natural features. Access management and connectivity standards should also be required along these corridors to maintain rural experience and maintain efficiency of travel for emergency vehicles, school buses, farm equipment and existing residents.



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 (CHRNA)

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 sub-chapter 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 13.

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 13

The following is a listing of the place types that occur in Area 13.

XR

Crossroads

Generally four acres or less, Crossroads are smaller than Village Centers or Town Centers and are most often located in rural Areas. They may serve as gateways to adjacent neighborhoods. Smaller footprint buildings frame a single intersection of two arterial or collector streets, or extend a short distance from the intersection. This small cluster of businesses meets some of the daily needs of the immediate residents with stores, restaurants and other neighborhood-serving commercial uses. Over time when the infrastructure needed to support more intense development is in place, Crossroads may grow into the larger Village Center.

Predominant Uses

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

Limited Uses

Auto repair, landscape businesses, yard equipment sales/rentals, small artisanal industry (such as glass blowing or woodworking shops)



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.

NC

Neighborhood Center

Usually found in suburban locations, Neighborhood Centers are shopping centers of 5–15 acres that provide goods and services primarily to the surrounding neighborhoods. They are not part of a continuous “strip” of commercial uses along a corridor, but rather are limited to a single quadrant of an intersection and surrounded by residential development. They usually have large, shared parking lots with a few outparcel buildings that face the street. Some include smaller commercial properties on the other corners of the intersection. Neighborhood Centers often have one large building that houses multiple stores, deeper building setbacks, an emphasis on vehicle access, and limited civic services. Neighborhood Centers may be redeveloped as Village or Town Centers with a more walkable and urban form, over time.

Predominant Uses

Grocery stores, retail and restaurants, offices, personal services, small artisanal industry (such as studios, work spaces, bakeries, breweries, glass blowing, woodworking shops or other low impact production) minor auto service/repair, townhomes, multi-unit - above ground floor residential

Limited Uses

Auto service/repair, civic services, single-family attached townhomes, multifamily





Village Center

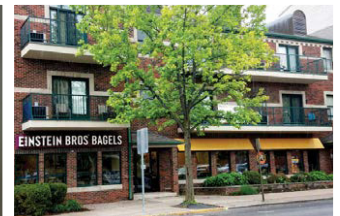
Larger than Neighborhood Nodes, but smaller than Town Centers, the Village Center (generally 2–10 acres) is a pedestrian-oriented cluster of medium footprint buildings, with a mixture of commercial and residential uses. Multi-story buildings with residential uses over retail or offices are common. Due 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





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



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



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



NR

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.

MD

Maker District

Maker District Place Types are live-work districts where housing and workplaces are located in close proximity to each other, providing residents with convenient access to employment. They include a mix of light manufacturing, assembly, and contractor businesses, along with multi-family residential and commercial uses. Older smaller industrial structures that have been adapted for new purposes are frequently found here. Industrial facilities are non-noxious (no hazardous materials or pollution), and non-nuisance (no odors, excessive light, or heavy truck traffic). Due to these smaller buildings, short block lengths, and the mix of other uses, these Areas are generally walkable. Parks, plazas, and neighborhood-serving retail enhance the character and livability of the Area.

Predominant Uses

Non-noxious/non-nuisance light manufacturing, assembly, distribution, small artisanal industry (such as glass blowing, bakeries, or other low impact production), studios, breweries, contractor's offices, live/work, multi-unit residential, retail, offices, restaurants

Limited Uses

Vehicle repair, gas stations, outdoor storage yard, self storage facility



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

LEGEND

ROADS

- Major & Minor Collectors
- Major & Minor Arterials
- Interstates, Hwys & Expwys
- All Other Roads
- Rail

Hydrology

Natural Resource Area

- 100 Year Flood
- Slope $\geq 25\%$
- Parks/Rec/OS

Centers

- Maker District
- Neighborhood Center
- Neighborhood Node
- Resort Recreation - A
- Resort Recreation - B
- Town Center
- Village Center
- Crossroads
- <all other values>

Place Type Parcels

- Preserved
- Campus
- Industrial Hybrid
- Industrial
- Countryside Residential
- Suburban Residential
- Mixed Residential
- Crossroads
- Neighborhood Node
- Neighborhood Center
- Village Center
- Maker District
- Density Radius: <.25MI - .5MI
- Suburban Corridor Parcel/Overlay
- Rural Corridor Buffer/Overlay- 200'
- Soddy-Daisy

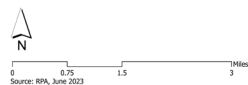


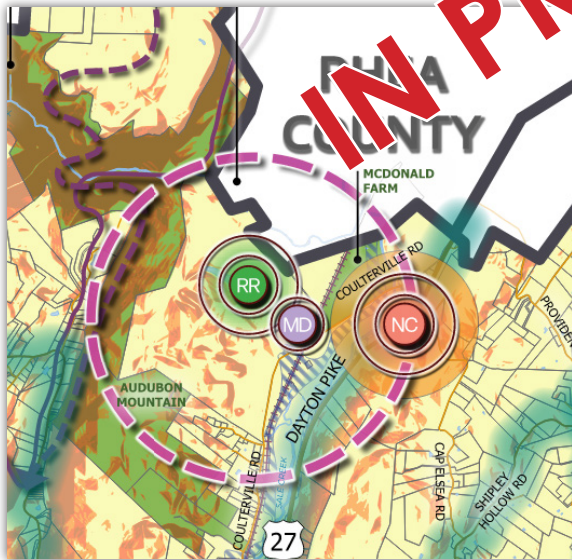
Figure 4.4: Place Types Map



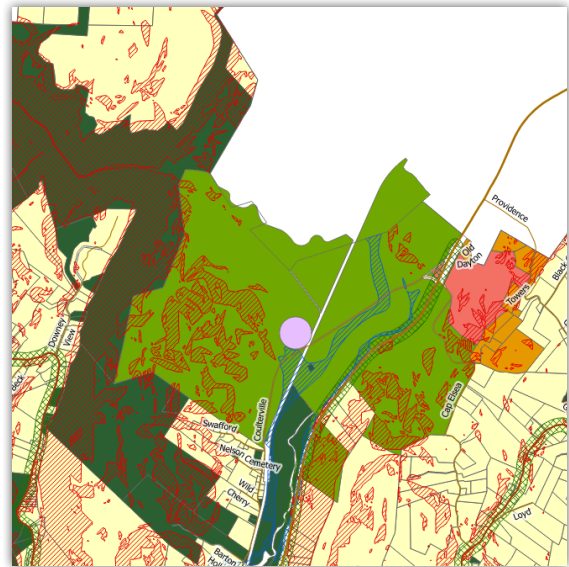
4.2.5 CENTERS & CORRIDORS VIGNETTES

Description vignettes

- ▶ Type of Vignette
- ▶



McDonald Farm (Conceptual Land Use)
Source: xxxxx



Place Types Section
Source: xxxxx

4.3 POLICY RECOMMENDATIONS

COMMUNITY THEMES (CHAPTER 2)



GOALS (CHAPTER 3)



POLICY RECOMMENDATIONS (CHAPTER 4)



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 13'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.

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 graphic below reinforces the four Community Themes and the seven unincorporated Area plan goals and how they inform the policies for each individual Area. In this chapter, each goal is connected to one of the four Community Themes and following each goal, are policy recommendations to implement that goal and a further description or associated graphic to represent the policy recommendation.



4.3.1 GOAL 1 & POLICIES

GOAL 1 BALANCE GROWTH, ECONOMY & COMMUNITY CHARACTER

1.13.1 The geography of Area 13 is shaped by sloping hillsides and creek drain-ages extending from the Cumberland Plateau to the flat farmland, woodlands, and wetlands bordering the Tennessee River. In comparison to the rest of Hamilton County, Area 13 is still sparsely populated, with a focus on agriculture and rural lifestyles. The primary concern of local residents is to maintain their agricultural heritage and rural way of life. - Develop a mechanism for farmland preservation.

1.13.2 Residents also expressed concerns about the cost of housing, increased property valuations, and worry that the pace of change experienced elsewhere in Hamilton County, will lead to a rapid erosion of the local culture and landscapes. - Hold development to base density on A1 property and incentivize affordable attached or zero lot-line single family on infill lots in existing centers.

1.13.3 Sale Creek in the heart of Area 13, is equidistant from commercial centers in Soddy-Daisy and across the Rhea County line in Dayton. These centers are plenty close to serve needs for larger format retailers a for population that is dispersed across the area and commutes for school, work, and shopping. - Focus economic development on growing local businesses in Sale Creek and Bakewell.

1.13.4 Farmland preservation, protection of recreation areas and natural resources, and targeted housing affordability strategies should be the primary focus of policies shaping future growth and development.

1.13.5 As growth inevitably comes to Area 13, development should be focused in existing community centers in Sale Creek and Bakewell in well planned clusters along US 27.

1.13.6 The McDonald farm is an asset that should be a carefully stewarded resource that serves as a place to celebrate the agricultural heritage of the Sale Creek region and to explore ways for it to thrive into the future. If the Farm successfully builds upon authentic local culture, values, history, and the McDonald family's knack for agricultural enterprise, it will provide a resource for the Sale Creek area to grow economic opportunity by amplifying local businesses, farms, and trades people rather than supplanting them. McDonald Farm can also serve as a focal point for of all Hamilton County to gather, recreate, learn, and innovate, all while supporting the Sale Creek economy.



4.3.2 GOAL 2 & POLICIES

GOAL 2 PROTECT & ENHANCE NATURAL RESOURCES

2.13.1 The escarpment of the Cumberland Plateau, the adjoining canyons containing Possum Creek, Middle Creek, Rock Creek, Sale Creek, and the wetlands and floodplains they spill into as they low towards the Tennessee River set the edges for the villages of Bakewell, Sale Creek and the surrounding farmland. Convene a coalition of private land owners, conservation organizations and land owners to develop a coordinated strategy for preserving these landscape in a manner consistent with local culture, and that increases recreational access.

2.13.2 The recreational assets of along the Cumberland Plateau in northern Hamilton County are largely hidden gems known to locals and recreational specialists. They should be the center piece of ongoing preservation and stewardship strategies but also an asset to support local businesses and visitation.

2.13.3 Once preserved, strategies should be put in place to steward these lands, to promote them, and to foster sustainable forms of economic development on adjacent lands that respect these unique settings but allow synergistic uses that can provide jobs, tax revenues, and sources of funding for stewardship or private partnership in preservation efforts. Employ the resort recreation placetype as part of this strategy.

2.13.4 McDonald Farm should be a model for how to create synergies between preservation, agriculture, recreation, and economic opportunity. Follow up the market analysis of this property with a phased master plan that begins with input of local stakeholders and shapes them into actionable improvement phases that realize the synergies outlined above while respecting the history and culture of the McDonald Family and the Sale Creek community.



4.3.3 GOAL 3 & POLICIES

GOAL 3 PRESERVE & ENHANCE OUTDOOR RECREATION

3.13.1

Northern Hamilton County is flush with state, county, and municipally managed recreational lands, creeks, trails, parks, and the Tennessee River. Hamilton County should partner with TDEC and their newly organized Office of Outdoor Recreation to highlight all that northern Hamilton County has to offer visitors to our area and steward these assets to increase recreational opportunities and synergistic opportunities for commerce.

3.13.2

Possum Creek and Sale Creek should be planned as official blueways. The County should work with public and private partners to add points of access, highlight and augment permanent and seasonal attractions, recreation base businesses, and places to stay. Make an effort to have these routes recognized in the State of Tennessee Blueways Plan and seek related investments in recreational infrastructure.

3.13.3

Work with the State Department of Tourism, Pick Tennessee, Chattanooga Tourism Co. and others to recognize agricultural heritage and agritourism should as part of the recreational landscape in Hamilton County. In this way agriculture and recreation can partner to develop marketing and promotions that highlight Hamilton County's best qualities and create economic opportunities from our most valued landscapes. McDonald Farm is positioned to be a focal point for this strategy where recreation, agricultural, and heritage based tourism enthusiasts can convene. Investments should first benefit Sale Creek Area residents and then build a regional market.

INSERT PICTURE/GRAPHIC/CALLOUT HERE

xxxxxx
Source: xxxxx





4.3.4 GOAL 4 & POLICIES

GOAL 4 PROMOTE CONNECTIVITY & MULTI-MODAL TRANSPORTATION

4.13.1

The rural nature of Area 13 does not lend itself to area wide pedestrian connectivity or comprehensive transit service. Instead the focus should be on targeted sidewalk pedestrian infrastructure enhancements near schools, churches, and community gathering places.

4.13.2

Sidewalk connections along US 27 should be phased in as the villages of Bakewell and Sale Creek redevelop or uses incrementally intensify and well designed crossings should be added at key intersections. Legget Road, Patterson Road, Reavley Road, and at Retro Hughes and McCallie Ferry. These improvements should be planned in phases and either required of developers as properties are converted or installed by the County and charged back to them over time.

4.13.3

Curb, gutters, and sidewalks may not be necessary in rural subdivisions at base density. However soft surface paths to provide a safe space for fitness activities and kids to get to a school bus stop should be a standard requirement.

4.13.4

Subdivisions above base density are an indication of a transition from agriculture to residential character. These project should be required to construct a higher level of pedestrian improvements and preserve ROW for connectivity to adjacent parcels anticipating the need for connection of a neighborhood scale street network. Disconnected communities with individual networks of culs-de-sac create barriers to response time for emergency services, accelerate peak period congestion issues where large subdivisions exit on to collectors, and can increase the route times for school buses extending the academic day for students.

4.13.5

Recreational trail connectivity should also be a priority, starting with closing gaps in the regional Cumberland Trail system. Utilizing the Cumberland Trail as a spine, TDEC, Hamilton County Parks, and others should work to extend spurs along the area creek corridors and into other prime recreational lands like the McDonald Farm.



4.3.5 GOAL 5 & POLICIES

GOAL 5 PROVIDE ADEQUATE INFRASTRUCTURE

5.13.1 Residents expressed concerns in town hall and open house meetings about lack of water distribution infrastructure, funding and response times for emergency services, and adequacy of storm water provisions for new development. Most felt that these aspects of community were adequate to serve existing residents but that new development beyond by right entitlements would require investments in infrastructure that they do not support.

5.13.2 Per the Hamilton County Fire and Rescue Services Evaluation Report, appendix G, Sale Creek Volunteer Fire & Rescue is 100% volunteer, serving an 82 square mile area. They maintain a 4/4x ISO rating on par with much of the County and better than many rural districts in Tennessee. However the district faces some of the largest average distances to a hydrant in Hamilton County, terrain that limits connectivity and increases response time, as well as staffing and budget constraints. Hamilton County should work with the district to anticipate new growth areas and plan accordingly for new water infrastructure, stations, staff, and equipment in these areas.

5.13.3 US 27 is the spine of the area road network and has plenty of capacity. Almost all other roads in Area 13 are in the County road network and can be characterized as having narrow pavement sections and right of ways and no shoulders. These roads adequately serve existing residents but would require significant and costly improvements where new development over base density is approved.

5.13.4 The low lying nature of much of the terrain makes flooding a problem during storm events. New development should be required to provide engineered storm water plans proving adequate detention area on property or be required to pay for regional solutions.



4.3.6 GOAL 6 & POLICIES

GOAL 6 PROVIDE SUITABLE COMMERCIAL & MIXED-USE CENTERS

6.13.1 Area 13 is not heavily populated and housing is dispersed across the 82 square mile area. Most residents seek goods and services in Soddy-Daisy or Dayton. As the communities of Sale Creek and Bakewell grow, these existing villages should be the focal point for additional commercial growth and residential density.

6.13.2 A Neighborhood Center is possible adjacent to or associated with the McDonald Farm. However, the commercial tenants that typically anchor a Neighborhood Center (grocers, hardware, restaurant, etc.) will likely only be attracted to this site once utility infrastructure is in place, the primary uses for the farm are more established.

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INSERT PICTURE/GRAPHIC/CALLOUT HERE



xxxxxx
Source: xxxxx



4.3.7 GOAL 7 & POLICIES

GOAL 7 PROVIDE A RANGE OF HOUSING OPTIONS

7.13.1

The lack of sewer and water infrastructure, constraints on emergency services, undulating terrain, and flood prone low lands make Area 13 a place where development should remain at rural densities and only in the areas that can be appropriately engineered and serviced. Additional housing density and diversity of form including options for older area residents should occur in Sale Creek and Bakewell before extending outward. Infrastructure investments should also benefit these communities prior to extending further outward.

7.13.2

The McDonald Farm property has primary uses and community functions that should take precedence over and precede housing. However, the farm is a location that could accommodate a traditional neighborhood design or agriculture based cluster subdivision as a complimentary uses to the primary community and recreation functions as a later phase.

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INSERT PICTURE/GRAPHIC/CALLOUT HERE







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Source: xxxxx









4.3.8 GOALS, POLICIES & COMMUNITY THEMES MATRIX

| <div> <div></div> Directly influenced by the Community Themes </div> <div> <div></div> Supports or reinforces the Community Themes </div> | |  |  |  |  |
|---|---|---|---|---|---|
| 1. BALANCE GROWTH, ECONOMY & COMMUNITY CHARACTER | | | | | |
| 1.13.1 | The geography of Area 13 is shaped by sloping hillsides and creek drainages extending from the Cumberland Plateau to the flat farmland, woodlands, and wetlands bordering the Tennessee River. In comparison to the rest of Hamilton County, Area 13 is still sparsely populated, with a focus on agriculture and rural lifestyles. The primary concern of local residents is to maintain their agricultural heritage and rural way of life. | | | | |
| 1.13.2 | Residents also express concerns about the cost of housing, increased property valuations, and worry that the pace of change experiences elsewhere in Hamilton County in communities like Ooltewah, will lead to a rapid erosion of the local culture and landscapes. | | | | |
| 1.13.3 | Sale Creek in the heart of Area 13, is equidistant from commercial centers in Soddy-Daisy and across the Rhea County line in Dayton. These centers are plenty close to serve a population that is dispersed across the area and is accustomed to commuting for school, work, and shopping. | | | | |
| 1.13.4 | Farmland preservation, protection of recreation areas and natural resources, and targeted housing affordability strategies should be the primary focus of policies shaping future growth and development. | | | | |
| 1.13.5 | As growth inevitably comes to Area 13, development should be focused in existing community centers in Sale Creek and Bakewell in well planned clusters along US 27. | | | | |
| 1.13.6 | The McDonald farm is an asset that should be a carefully stewarded resource that serves as a place to celebrate the agricultural heritage of the Sale Creek region and to explore ways for it to thrive into the future. If the Farm successfully builds upon authentic local culture, values, history and the McDonald family's knack for agricultural enterprise, it will provide a resource for the Sale Creek area to grow economic opportunity by amplifying local businesses, farms, and trades people rather than supplanting them. McDonald Farm can also serve as a focal point for all of Area 13. Hamilton County to gather, recreate, learn, and innovate, all while supporting the Sale Creek economy. | | | | |
| 2. PROTECT & ENHANCE NATURAL RESOURCES | | | | | |
| 2.13.1 | The escarpment of the Cumberland Plateau, the adjoining mountains containing Possum Creek, Middle Creek, Rock Creek, Sale Creek, and the wetlands and floodplains they spill into as they flow towards the Tennessee River set the edges for the villages of Bakewell, Sale Creek, and the surrounding farmland. They also provide spectacular recreational settings for hikers, hunters, anglers, paddlers, climbers, birders, photographers, and outdoor enthusiasts of all abilities. | | | | |
| 2.13.2 | The recreational assets along the Cumberland Plateau in northern Hamilton County are largely hidden gems known to locals and recreational specialists. They should be the center piece of ongoing preservation and stewardship strategies. | | | | |
| 2.13.3 | Once preserved strategies should be put in place to steward these lands, to promote them, and to foster sustainable forms of economic development on adjacent lands that respect these unique settings but allow synergistic uses that can provide jobs, tax revenues, and sources of funding for stewardship or private partnership in preservation efforts. | | | | |
| 2.13.4 | McDonald Farm should be a model for how to create synergies between preservation, agriculture, recreation and economic opportunity. | | | | |



| ● | Directly influenced by the Community Themes |  |  |  |  |
|---|--|---|---|---|---|
| ● | Supports or reinforces the Community Themes | | | | |
| 3. PRESERVE & ENHANCE OUTDOOR RECREATION | | | | | |
| 3.13.1 | Northern Hamilton County is flush with state, county, land municipally managed recreational lands, creeks, trails, parks, and the Tennessee River. Hamilton County should partner with TDEC and their newly organized Office of Outdoor Recreation to highlight all that northern Hamilton County has to offer visitors to our area and steward these assets to increase recreational opportunities and synergistic opportunities for commerce. | | | | |
| 3.13.2 | Possum Creek and Sale Creek should be planned as official blueways. The County should work with public and private partners to add points of access, highlight and augment permanent and seasonal attractions, recreation based businesses, and places to stay. | | | | |
| 3.13.3 | Agricultural heritage and agritourism should be embraced as recreational activities. In this way agriculture and recreation can partner to develop marketing and promotions that highlight Hamilton County's best qualities and create economic opportunities from our most valued landscapes. McDonald Farm is positioned to be a focal point for this strategy where recreation, agricultural, and heritage based tourism enthusiasts can convene. Sale Creek area residents should be the most immediate beneficiaries from the combined economic activity that results as well as enjoying the resulting venue for a wide variety of community functions and activities. | | | | |
| 4. PROMOTE CONNECTIVITY AND MULTI-MODAL TRANSPORTATION | | | | | |
| 4.13.1 | The rural nature of Area 13 does not lend itself to area wide pedestrian connectivity or comprehensive transit service. Instead the focus should be on targeted pedestrian infrastructure enhancements near schools, churches, and community gathering places. | | | | |
| 4.13.2 | Sidewalk connections along US 27 should be phased in as the village of Bakewell and Sale Creek redevelop or uses incrementally intensify and well designed crossings should be added at key intersections. Legget Road, Patterson Road, Reavley Road, and at Retro Hughes and McCallie Ferry. These Improvements should be planned in phases and either required of developers as properties are developed or installed by the County and charged back to them overtime. | | | | |
| 4.13.3 | Curb, gutters, and sidewalks may not be necessary in rural subdivisions at base density. However soft surface paths to provide a safe space for fitness activities and kids to get to a school bus stop should be standard requirement. | | | | |
| 4.13.4 | Subdivisions above base density are an indication of a transition from agriculture to residential character. These projects should be required to construct a higher level of pedestrian improvements and preserve R.O.W. for connectivity to adjacent parcels anticipating the need for connection of a neighborhood scale street network. Disconnected communities with individual networks of culs-de-sac create barriers to response time for emergency services, accelerate peak period congestion issues where large subdivisions exit on to collectors, and can increase the route times for school buses extending the academic day for students. | | | | |
| 4.13.5 | Recreational trail connectivity should also be a priority, starting with closing gaps in the regional Cumberland Trail as a spine, TDEC, Hamilton County Parks, and others should work to extend spurs along the area creek corridors and into other prime recreational lands like the McDonald Farm. | | | | |



|  | Directly influenced by the Community Themes |  |  |  |  |
|---|--|---|---|---|---|
|  | Supports or reinforces the Community Themes | | | | |
| 5. PROVIDE ADEQUATE INFRASTRUCTURE | | | | | |
| 5.13.1 | Residents expressed concerns in town hall and open house meetings about lack of water distribution infrastructure, funding and response times for emergency services, and adequacy of stormwater provisions for new development. Most felt that these aspects of community were adequate to serve existing residents but needed investment in advance of new development at a comparable pace. | | | | |
| 5.13.2 | Per the Hamilton County Fire and Rescue Services Evaluation Report, appendix G. Sale Creek Volunteer Fire & Rescue is 100% Volunteer, serving an 82 square mile area. They maintain a 4/4x ISO rating on par with much of the County and better than many rural districts in Tennessee. However the district faces some of the largest average distances to a hydrant in Hamilton County, terrain that limits connectivity and increases response time, as well as staffing and budget constraints. Hamilton County should work with the district to anticipate new growth areas and plan accordingly for new water infrastructure, stations, staff, and equipment in these areas. | | | | |
| 5.13.3 | US 27 is the spine of the area road network and has plenty of capacity. Almost all other roads in Area 13 are in the County road network and can be characterized as having narrow pavement sections and right of ways and no shoulders. These roads adequately serve existing residents but would require significant and costly improvements where new development over base density is approved. | | | | |
| 5.13.4 | The low lying nature of much of the terrain makes flooding a problem during storm events. New development should be required to provide engineered stormwater plans proving adequate detention area. | | | | |
| 6. PROVIDE SUITABLE COMMERCIAL & MIXED-USE CENTERS | | | | | |
| 6.13.1 | Area 13 is not heavily populated and housing is dispersed across the 82 square mile area. Most residents seek goods and services in Soddy-Daisy or Dayton. As communities of Sale Creek and Bakewell grow, these existing villages should be the focal point for additional commercial growth and residential density. Over the next 5-10 years Neighborhood Nodes with limited commercial services, commercial retail zoning, and small lot PUD type single family housing may be appropriate. These nodes will expand slowly adding more services as more households populate the area. | | | | |
| 6.13.2 | A Neighborhood Center is possible adjacent to or associated with the McDonald Farm. However, the commercial tenants that typically anchor a Neighborhood Center (grocers, hardware, restaurant, etc.) will likely only be attracted to this site once utility infrastructure in this place, the primary uses for the farm are more established. Recreation, agritourism, events, lodging, limited residential, and some type of job center may all need to be established in a phased fashion before a Neighborhood Center will be warranted. | | | | |
| 7. PROVIDE A RANGE OF HOUSING OPTIONS | | | | | |
| 7.13.1 | The lack of sewer and water infrastructure, constraints on emergency services, undulating terrain, and flood prone low lands make Area 13 a place where development should remain at rural densities and only the areas that can be appropriately engineered and serviced. Additional housing density and diversity of form including options for older area residents should occur in Sale Creek and Bakewell before extending outward. | | | | |
| 7.13.2 | The McDonald Farm property has primary uses and community functions that should take precedence over and precede housing. However the farm is a location that could accommodate a traditional neighborhood design or agriculture based cluster subdivision as a complimentary uses to the primary community and recreation functions. | | | | |





CHAPTER 5

NEXT STEPS & IMPLEMENTATION

INTRODUCTION

5.1 IMPLEMENTATION PROCESS

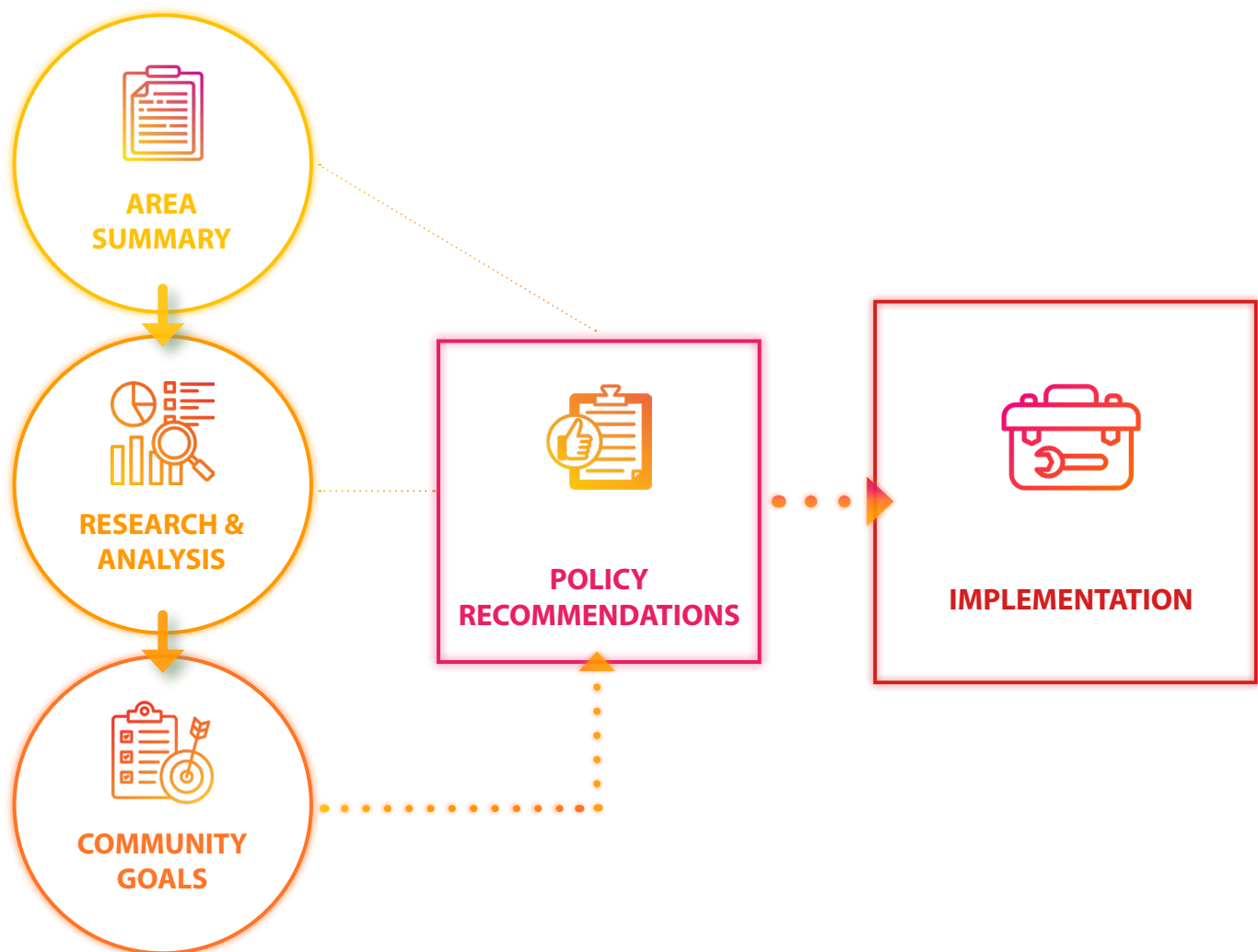
5.2 IMPLEMENTATION MATRIX

5.3 MEASURING PROGRESS & UPDATES

This chapter serves as the critical bridge between the vision outlined for each community and the tangible actions required to achieve it. This chapter translates the broad goals and strategies detailed in the plans into specific, actionable steps, ensuring that the aspirations of the community are realized in a structured and sustainable manner.

Here, we outline the key initiatives, timelines, and responsibilities necessary for executing the plans, with a focus on collaboration among local governments, stakeholders, and residents. The implementation strategies are designed to be flexible, allowing for adjustments as community needs evolve and as new opportunities arise.

By detailing the processes for monitoring progress, securing funding, and maintaining ongoing community engagement, this chapter provides a roadmap for turning plans into reality, ensuring that Hamilton County continues to grow in a way that respects its unique character, meets the needs of its residents, and preserves the qualities that make each area distinct.



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.

Implementing the Place Types map through Zoning

- Public investment: road network, utilities, concept master plans to be perfected by developer, structured parking, to place public sector anchors (schools, govt offices, community centers, etc.)
- Financial vehicles: BID, TIF
- Zoning: more allowed by right mixed use in existing commercial zones. Consider not even requiring a rezone to a mixed use zone. What is that accomplishing.
- Use of development agreements to memorialize public and private commitments
- Transit planning and investment
- Provide retrofitting case studies

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CALLOUT/LOGO HERE**

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Source: xxxxx



PARTNERSHIPS

Strong, strategic partnerships between local governments, community organizations, developers, and residents are essential to achieving the shared vision for future growth and development. By working together, these partners can pool resources, expertise, and energy to tackle challenges and create opportunities that benefit the entire community. This section emphasizes the importance of building lasting relationships that support long-term sustainability, ensure the alignment of efforts, and foster a sense of shared responsibility in shaping the region's future.



FUNDING & FINANCE



5.2 IMPLEMENTATION MATRIX

The implementation matrix serves as a detailed guide for translating goals and policies into action. It identifies specific initiatives, assigns responsibilities, and establishes timelines, ensuring that each community's goals are systematically pursued. This matrix is designed to provide a clear and organized framework for stakeholders, guiding collaborative efforts and enabling the effective tracking of progress. By outlining these actionable steps, the matrix helps to ensure that the aspirations of Area 7 are realized in a manner that is both sustainable and reflective of the community's unique character.

The Implementation Matrix is separated into five categories including the policy recommendation, category, timeline, funding sources, and monitoring. Following the policy recommendations which were provided in detail in Chapter 4 is the categories which are defined below:

Regulatory:

Outlines the necessary zoning changes, ordinances, and other legal frameworks required to support the goals and strategies of the policy recommendations, ensuring that development aligns with the community's vision and standards.

Funding:

Identifies the financial resources, grants, and investment strategies necessary to support and execute the key projects and initiatives outlined in the policy recommendations.

Planning:

The ongoing studies, strategic planning efforts, and coordination activities required to refine and advance the long-term goals and objectives.

Partnerships:

The collaborative efforts between local governments, utility providers, community organizations, private sector partners, and residents, which are essential for successfully implementing the Area plans' strategies and achieving shared goals.

IN PROGRESS



Table x: Area 13 Implementation Matrix

| AREA 13 IMPLEMENTATION MATRIX Updated (9/20/2024) | | | | | |
|---|--|----------|----------|-----------------|------------|
| POLICY NO. | RECOMMENDATION | CATEGORY | TIMELINE | FUNDING SOURCES | MONITORING |
| GOAL 1: BALANCE GROWTH, ECONOMY & COMMUNITY CHARACTER | | | | | |
| 1.13.1 | The geography of Area 13 is shaped by sloping hillsides and creek drainages extending from the Cumberland Plateau to the flat farmland, woodlands, and wetlands bordering the Tennessee River. In comparison to the rest of Hamilton County, Area 13 is still sparsely populated, with a focus on agriculture and rural lifestyles. The primary concern of local residents is to maintain their agricultural heritage and rural way of life. | | | | |
| 1.13.2 | Residents also express concerns about the cost of housing, increased property valuations, and worry that the pace of change experienced elsewhere in Hamilton County in communities like Ooltewah, will lead to a rapid erosion of the local culture and landscapes. | | | | |
| 1.13.3 | Sale Creek in the heart of Area 13, is equidistant from commercial centers in Soddy Daisy and across the Rhea County line in Dayton. These center are plenty close to serve a population that is dispersed across the area and is accustomed to commuting for school, work, and shopping. | | | | |
| 1.13.4 | Farmland preservation, protection of recreation areas and natural resources, and targeted housing affordability strategies should be the primary focus of policies shaping future growth and development. | | | | |
| 1.13.5 | As growth inevitably comes to Area 13, development should be focused in existing community centers in Sale Creek and Bakewell in well planned clusters along US 27. | | | | |



5.3 MEASURING PROGRESS AND UPDATES

What happens next?

CALL TO ACTION

IN PROGRESS





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