

AREA 12

WHITE OAK MTN / COLLEGEDALE

Overview

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



Community Profile

- Growing communities of Collegedale and Cleveland support the area.
- The community has expressed a desire to maintain a more rural development pattern.
- Portions of this historically rural area transitioning to a moderate density suburban area.
- Opportunities for recreation and trail/greenway connectivity between several community centers and assets.
- A robust recreational trail network already exists along the ridgeline.
- Proximity to jobs and I-75 and the continued expansion at VW
- Regional facilities (McKee Foods, Southern Adventist University, and Collegedale Airport) and a developing town center in Collegedale.

Primary Constraints

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



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

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



Community Vision: Many residents have expressed concerns about the strain on existing infrastructure and schools that impacts the quality of life in the community.



- There is a long history of settlement in this area that allows for interpretation and storytelling such as the James County Courthouse in Old Ooltewah, in Summit or for the Apison community that was once a

thriving village centered around farming.

- For areas east of White Oak Mountain / Bauxite Ridge/ Collegedale, the community has expressed an interest in a more rural development pattern.

Regional Facilities & Assets

Parks & Recreational: The Summit softball complex/park attracts regional tournament play several times of year with potential for associated discretionary spending for lodging and retail and room nights.



- Southern Adventist/Collegedale is also the home of the White Oak Mountain / Bauxite Ridge Mountain Bike Trail System which draws riders from across the region.

Nearby Developments: Many of the regional facilities that have propelled growth in Area 12 are just beyond the area boundaries or in incorporated Collegedale. Examples include VW, Enterprise South, Hamilton Place Shopping Area, McKee Foods, and a growing student body at Southern Adventist University.



- Cambridge Square has become a regional draw for shopping, dining, and events.

See planhamilton.org - Existing Conditions Maps