

# AREA 7 WALDEN PLATEAU

**Overview:** The Walden Plateau /Area 7 sits almost entirely atop Signal Mountain on the Walden / Cumberland Plateau bordering Marion and Sequatchie Counties to the west and Soddy Daisy to the east. The towns of Walden and Signal Mountain are incorporated and therefore not governed by this plan. However, the only concentration of infrastructure, schools, emergency services, and commercial businesses are in these communities. These community hubs are the logical centers for growth over time as infrastructure allows. Limited points of access up and down the mountain, access to hospitals and acute care, limited utility capacity, potential for flooding of stormwater infrastructure, and limited availability of suitable soils and depth for on-site septic systems are all growth limiting factors that limit growth for Area 7. A rural residential development pattern with generous setbacks from roads and greenspaces is desired by residents and most consistent with infrastructure limitations.



## Primary Constraints

- Topography: mountain terrain results in limited points of access due to steep and curvy roads.
- Terrain results in limited road network capabilities and creates greater service distance for first responders during storm and fire emergencies.
- The shallow rocky soil structure common in this area is not suitable for septic systems.
- Soil Conditions result in rapid run-off with low infiltration and high potential for flooding after severe storms.
- Steep slopes from the plateau to the valley floor.



## Infrastructure Capacity:

- Very limited availability and capacity for centralized public sewage infrastructure.
- Roads are very limited with regard to access provided to services and large job centers in other locations of the county. Emergency services are also a constraint which must be considered.



## Land Availability:

- Many of the largest tracts of land are in public domain/conservation. However, there are medium to large tracts in private ownership which can be subdivided and produce a large amount of new home construction on septic systems over the coming decades without any rezoning of land.
- The community has a great upside potential for maintaining the community character,

and protection of natural resources with limited new infrastructure.



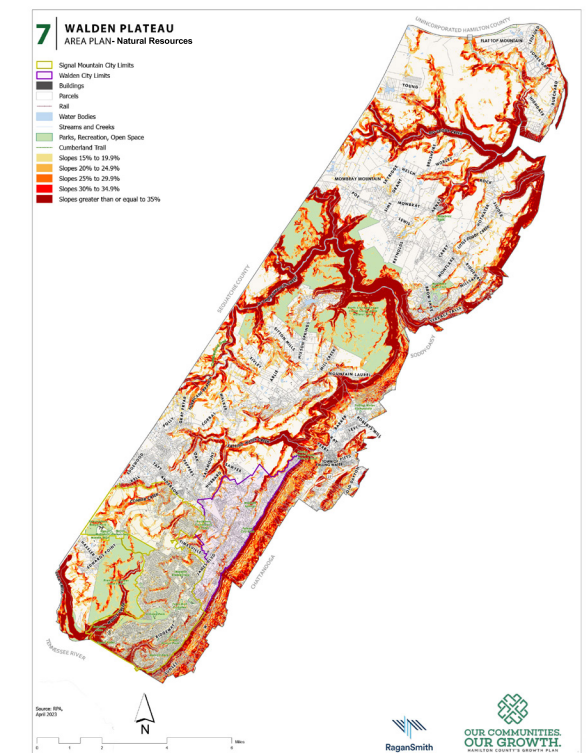
## Regional Facilities & Assets

**Parks:** The area features large park holdings including those with historical significance such as Signal Point, managed by the National Park Service, as well as the McCoy House, and Althaus Park. Other parks include:

- Prentice Cooper State Park
- North Chickamauga Gorge State Park
- Falling Water State Park
- Walden's Ridge State Park
- Cumberland Trail State Park (Justin P. Wilson)

## Community Profile

- **Community emphasis on the environment and mountain lifestyle.**
- **High quality of life with an abundance of active and passive recreational opportunities.**
- **High performing schools with well supported extracurricular activities make this community a popular area to live.**
- **Strong sense of community with emphasis on religious and philanthropic organizations, families, and social interaction.**



See [planhamilton.org](http://planhamilton.org) - Existing Conditions Maps