

AREA
13

NORTH COUNTY / SODDY-DAISY

Overview

Area 13 is the most northern part of Hamilton County that includes Flattop Mountain, Sale Creek, Bakewell and Soddy-Daisy. This part of Hamilton County is primarily focused on agricultural operations and is a rural area of Hamilton County with the entirety of the eastern 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 US-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 first focus on infrastructure needs and the growth of the agricultural heritage and the natural beauty found throughout this area.



Community Profile

- *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*

Primary Constraints

Drainage and Water: A series of creek drainages crisscross 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 the Soddy-Daisy municipality.

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.

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.



See planhamilton.org - Existing Conditions Maps

Regional Facilities & 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. Area 13 also includes easy access from Hwy 111 to the plateau.



- **McDonald Farm** is one of the key future assets of the unincorporated county. Hamilton County has many existing parks in established areas that will continue to provide benefits. Because of its size, it can become both an important regional park asset and economic opportunity. Hamilton County has owned the property since 2022. The former farm property currently serves as public open space and an event venue. The County Fair was relaunched in 2023 at McDonald Farm. RPA has undertaken an economic analysis of the property which will serve to provide direction to the County Commission on future use of the site. Future opportunities capitalizing on this asset will be outlined in the recommendations section.

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 activities. Local parks in the area include:



- Holly Circle - County Boat ramp
- Big Soddy Creek Gulf
- Poe's Tavern Historical Park
- N. Soddy Lake Park & Kid's Club
- Veterans Park
- North Chickamauga Creek
- McDonald Farm County Park
- Sale Creek canoe launch/ramp