

AREA
8 LAKESITE & MIDDLE VALLEY

Overview

Area 8 has proximity and direct connectivity to Downtown Chattanooga, Red Bank, and Soddy Daisy. This proximity to jobs, quality of schools, and access to shopping and recreational assets has led to steady growth in the development of residential communities and commercial properties. Market demand for residential and commercial opportunities is likely to continue or accelerate in Area 8 as sewer capacity and road infrastructure is improved to accommodate the anticipated growth.



Community Profile

- Easy access to jobs and shopping and interconnected to neighboring communities.
- Moderate Density (5-8 D.U./Acre) with growth potential south of Sequoyah Access Road.
- Above average schools for the region.
- Easy access to recreation opportunities.
- Views of the lake and lakefront homes along Hixson Pike and other locations (Camp Columbus, Chester Frost Park, Pinky's Point, etc.)

Primary Constraints

Flood Plain and Drainage:

The flood zones associated with North Chickamauga Creek and associated tributaries and Chickamauga Lake present natural barriers that should be respected in planning for growth in Middle Valley, particularly in the Boy Scout Road area. These features influenced the recommendations for boundaries of low versus moderate density residential areas.



The portion of Area 8 south of Gann Road is impacted by flood plain and stormwater for properties in the North Chickamauga Creek/Lick Branch drainage basin. These constraints are reflected in a pattern of larger parcels and a more rural development pattern. (Lower density residential development patterns with large, clustered lots, setbacks from flood plain and roadways, and significant open areas are recommended in this area.)

Roadways: Hixson Pike, Middle Valley Road, Gann Road, and Daisy Dallas Road are critical area arterials that have been identified as needing targeted improvements. Corridor and access management strategies



should be employed to maintain the capacity and efficiency of the transportation network for Area 8.

Regional Facilities & Assets

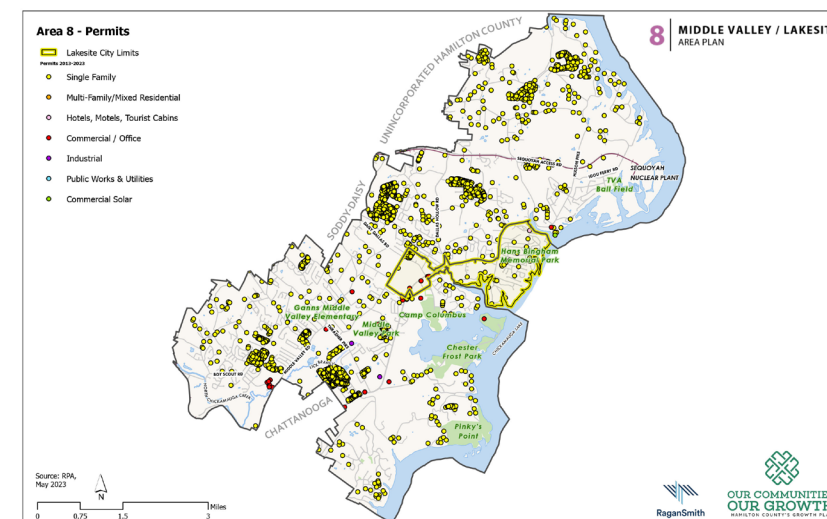
Industry: The Sequoyah Nuclear Plant and a light manufacturing / industrial cluster of approximately 150 acres along North Chickamauga Creek at the southern end of Soddy Daisy provide local employment and regionally significant services.



Parks: Although there is the large County park at Chester Frost, most parks are not within walking distance to neighborhoods or business areas. Parks include:



- Middle Valley Park
- Camp Columbus
- Chester Frost Park and Pinky's Point
- Lakesite Park and City Hall



See planhamilton.org - Existing Conditions Maps