



# PLAN HAMILTON

OUR COMMUNITIES. OUR GROWTH.



Draft  
10/07/2024

## 8

## MIDDLE VALLEY / LAKESITE AREA PLAN

*Clearwater Acres  
Greens Mill  
Greenway Village  
Lake Dweller  
Lakeside Park*

*Lakesite  
Middle Valley  
Port Serena  
Prairie Peninsula*



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# CHAPTER 1

## Area SUMMARY

- 1.1 INTRODUCTION
- 1.2 MIDDLE VALLEY / LAKESITE STUDY Area
- 1.3 HISTORY OF MIDDLE VALLEY / LAKESITE
- 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 Chattanooga-Hamilton County Regional Planning Agency (CHCRPA) 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.

Each of the planning areas has unique intrinsic qualities. Strong sense of community, access to recreational amenities, and convenient access to major roadways and thoroughfares form a unifying thread of positive attributes throughout the five County planning areas. The areas also share similar constraints including topographic concerns, isolated roadway segments or intersections that are underperforming, and a variety of site-specific infrastructure limitations. In each planning area, there are recommended future land use designations which are intended to accommodate growth. Hamilton County has many families and jobs which create demand for new homes and businesses. "Place Types" are recommended land use districts for each community. Center place types are identified to allow for new community and commercial centers, diversity of housing inventory, and economic growth. Complimenting growth in communities, centers are areas for enhancement of community assets, protection of sensitive natural areas, or preservation of rural / agricultural landscapes and lifestyles.

The plan for Middle Valley/Lakesite (Area Plan 8) 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 8 is one of the five (5) unincorporated Area plans and one of thirteen Area plans in total which are responsible for regulating existing development and growth conditions. The introduction chapter to the five unincorporated plans identify the:

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

**MORE INFORMATION TO BE ADDED AT THE FINAL DRAFT**

**IN PROGRESS**



## 1.2 MIDDLE VALLEY / LAKESITE STUDY AREA (AREA 8)

The Middle Valley/Lakesite community in unincorporated Hamilton County exemplifies the character of rural and lake living, offering a tranquil contrast to the pace of downtown Chattanooga. Located in the northern part of the county, this Area is shaped by the expansive Chickamauga Lake, which not only forms a natural boundary but also provides residents with stunning water views and abundant opportunities for boating, fishing, and other water-based activities. Covering approximately [insert] square miles, Area 8 is a region defined by its open spaces, rolling farmlands, and a blend of rural homes and lakeside retreats that reflect a deep connection to the outdoors.

The community is a patchwork of open countryside, farmland, and homes that range from rustic rural settings to inviting lakeside properties. Life here is about embracing the natural surroundings, whether it's a quiet morning on the porch with a view of the lake or an afternoon spent exploring wooded trails and local parks. Middle Valley/Lakesite offers a lifestyle centered on outdoor living and a deep appreciation for the land.

While the Area maintains its rural charm, it also supports a network of local businesses that meet the daily needs of residents. Small, family-owned shops, local eateries, and essential services are woven into the fabric of the community, ensuring convenience without compromising the Area's rural character.

Residents of Middle Valley/Lakesite share a strong sense of community, reinforced by local events, farmers' markets, and gatherings that bring neighbors together. There's a shared pride among the people here, rooted in a commitment to preserving the Area's natural beauty and rural identity.

As Hamilton County continues to grow, Middle Valley/Lakesite remains a valued part of the county, balancing the desire for peaceful, rural living with the conveniences of modern life. With its unique combination of scenic lakefronts, open countryside, and a strong sense of community, this Area is truly a special place to call home.

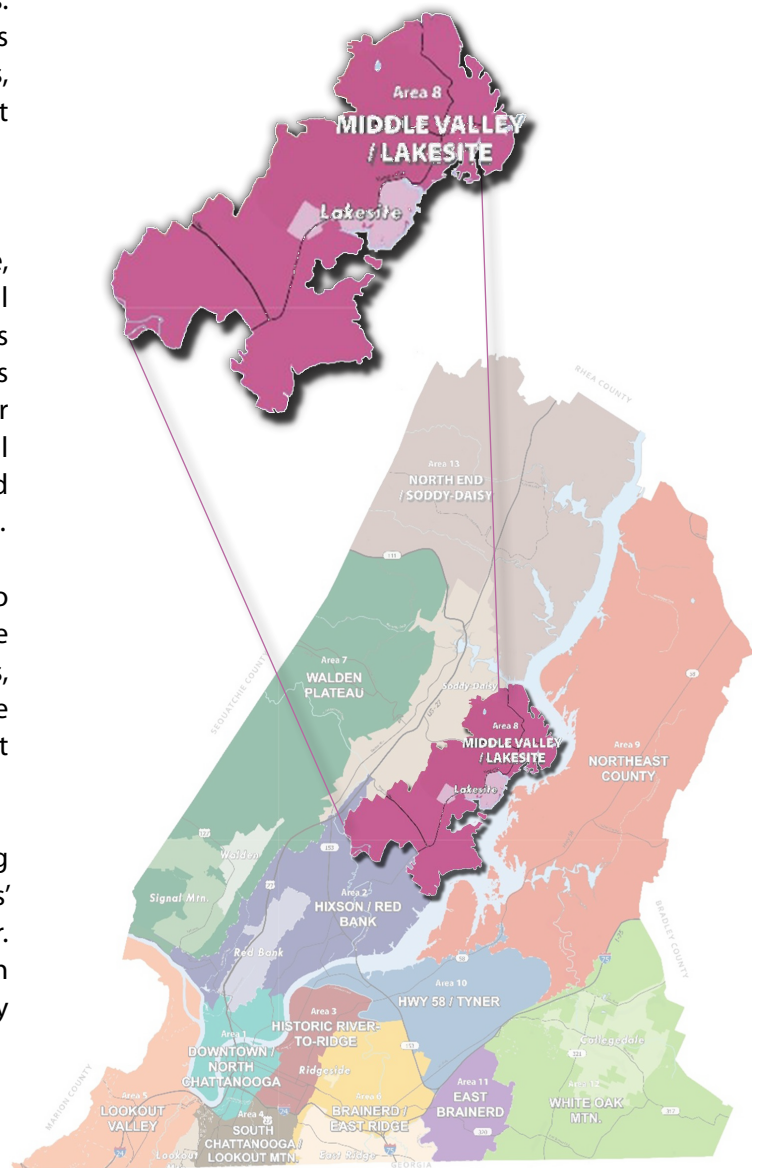










Figure 1.1: Middle Valley / Lakesite Area 8 as a part of Hamilton County Study Area



# Middle Valley / Lakesite Map

## 8 MIDDLE VALLEY / LAKESITE AREA PLAN

-  Lakesite City Limits
-  Buildings
-  Parcels
-  Rail
-  Roads
-  Water Bodies
-  Streams and Creeks
-  Parks, Recreation, Open Space

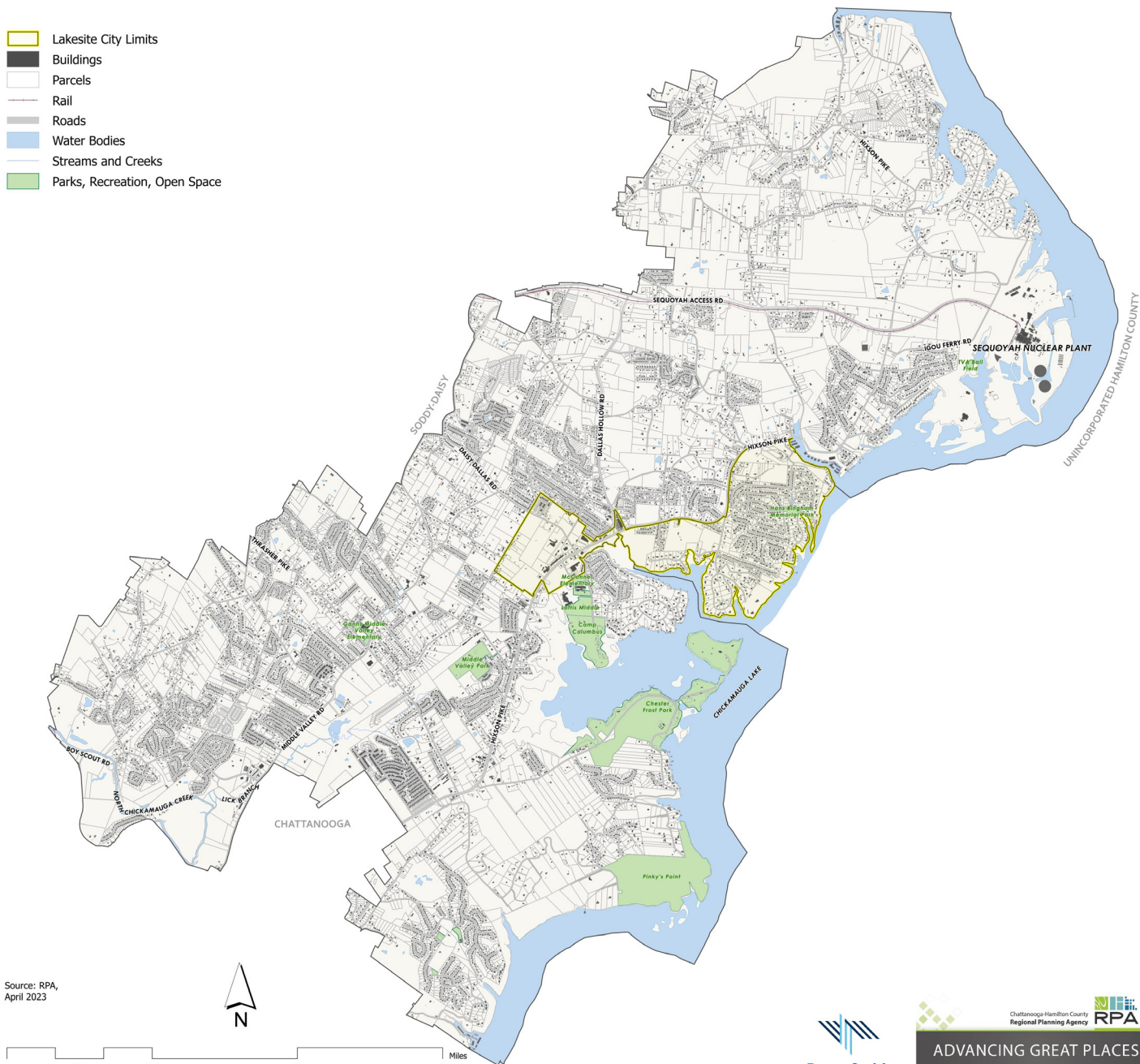


Figure 1.3: Middle Valley / Lakesite Area 8 Map



## 1.3 HISTORY OF MIDDLE VALLEY / LAKESITE

The history of the Middle Valley and Lakesite Area in Hamilton County is marked by the influence of natural features and early Native American settlement patterns. Originally inhabited by Indigenous peoples who utilized the rich resources of Dallas Bay and surrounding Areas, the landscape saw dramatic changes with the arrival of settlers who established agricultural operations. The construction of the Chickamauga Dam in the 1930s transformed the region further, creating Chickamauga Lake and altering the flow of the Tennessee River. This development, along with the expansion of the North River, spurred suburban growth in Middle Valley and Lakesite, leading to the eventual establishment of the Sequoyah Nuclear Plant. These elements collectively shaped the Area's agricultural and residential character.

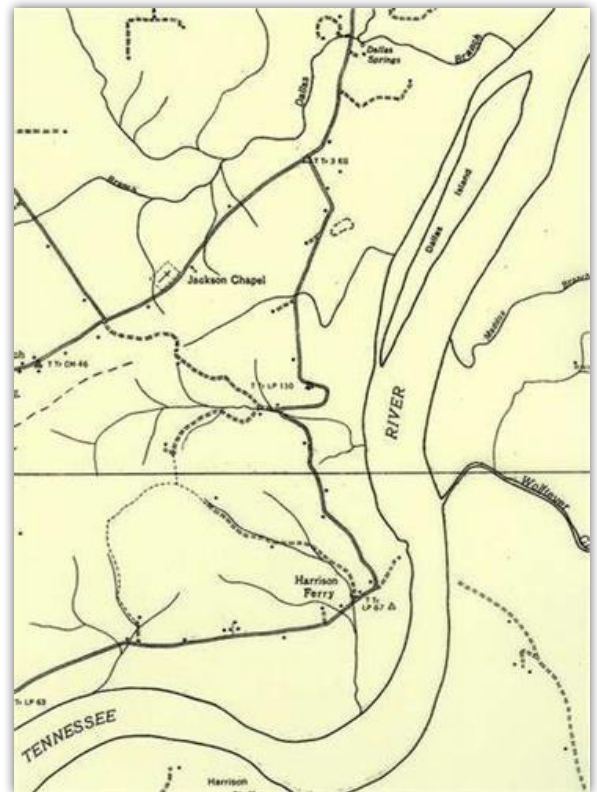
### HIXSON / NORTH RIVER

*From the prior Area Plan Document:*

On October 25th, 1819, the U.S. Government acquired the Hixson-North River Area from the Cherokee Indians. This purchase preceded the purchase of land south of the Tennessee River in 1838 which resulted in the "Trail of Tears". During the Civil War, North Chickamauga Creek was used as a staging Area for Union Troops on their way to fight the Battle of Missionary Ridge. Soon after the Civil War, the Area's first mills were constructed – "Upper Mill" located on Chickamauga Creek at Boy Scout Road, and "Lower Mill" at Lower Mill Road. During the early 1900's, more people began to reside and conduct business in the Hixson-North River Area. Lupton City, a classic mill town, was established by Dixie Yarns company during the 1920's. The Area's growth trend accelerated with the building of Chickamauga Dam in 1940. The growth in this Area led to the expansion and growth further north.



North River  
Source: xxxxx



Dallas Bay  
Source: xxxxx

### DALLAS BAY & THE LOST COMMUNITY OF DALLAS

Present day Dallas Island is the Area noted by Chester Frost Park but before the TVA released the spillway waters, it was an 84 acres island home to over 200 citizens. This land Area has undergone multiple renaming throughout the years. One of the first names originated in the 1700s which was "Oolequah" from the Cherokee Indian settlements. Following that the community was named the "Hamilton County Courthouse" to ensure it was easily locatable. When the county seat moved to the nearby town of Old Harrison, the community was renamed to "Dallas" after the American statesman Alexander James Dallas, who served as Secretary of the treasury, reporter for the US Supreme Court and cabinet member for James Madison. Dallas is one of the two towns in Hamilton County that was lost to the waters of the TN river and is now part of Lake Chickamauga and continues to prevent flooding of the greater Chattanooga Area and further south.





## 1.4 PAST PLAN

### HIXSON - NORTH RIVER Area PLAN (2002, UPDATED 2004)

Led by the RPA, the Hixson-River North River Area Plan represented a collaborative effort among local elected officials, residents, business owners, developers, natural resource advocates and civic leaders. The plan sought to create a unifying vision, define policy for future development, identify community assets, and guide future investments in capital improvements. The study Area boundary was Lupton Drive, the Tennessee River and Chickamauga Lake to the south and east, Thrasher Pike to the north, and Boy Scout Road, US 27 and Red Bank to the west and covered more than 16,000 acres of land. The plan was organized into five (5) sections:

1. Area Assessment
2. Planning Process
3. Vision & Principles
4. Plan Recommendations
5. Land Use Plan

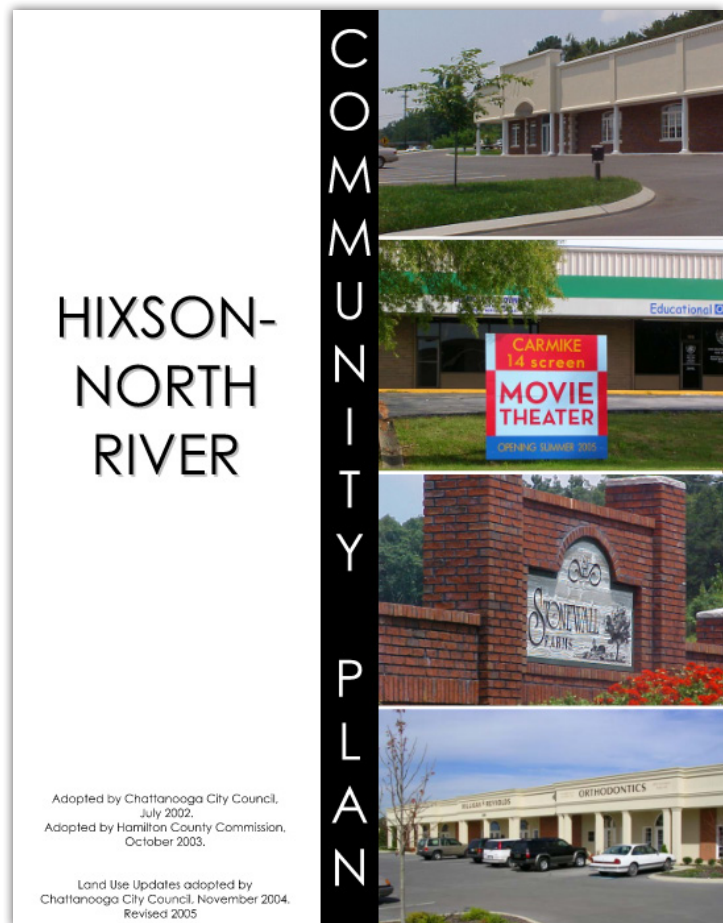
#### Plan Purpose:

Area stakeholders indicated that community atmosphere, quality natural environment and positive business environment are what they value most. These assets should be enhanced and protected as the community grows.

*"To create a place that promotes community, accessibility and a high quality of life for all residents through planned growth that maintains a visually attractive and cohesive built environment, convenient public facilities, strong businesses, and protection of the natural environment"*

The plan identified six (6) key recommendations that were based on the community vision:

1. Develop a Town Center Complex in the Northgate Mall Area.
2. Promote Planned Growth.
3. Develop a Community Wide Park-Trail System.
4. Improve Public Education.
5. Upgrade Substandard Road Infrastructure.
6. Promote more housing for seniors and younger families.



Hixson / North River Community Plan  
Source: xxxxx





# CHAPTER 2

## RESEARCH & ANALYSIS

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



## 2.1 COMMUNITY SUMMARY

Area 8 has proximity and direct connectivity to Downtown Chattanooga, Red Bank, and Soddy-Daisy. 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 CHARACTER

- Easy access to jobs and shopping and interconnected to neighboring communities.
- Moderate Density (5-8 DU/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.)



### REGIONAL FACILITIES AND ASSETS

- Camp Columbus
- Sequoyah Nuclear Plant
- Middle Valley Park
- Chester Frost Park & Pinky's Point
- Lakesite Park & City Hall
- Manufacturing & Industrial Clusters



Chester Frost Park  
Source: xxxx



**PRIMARY CONSTRAINTS**



**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.



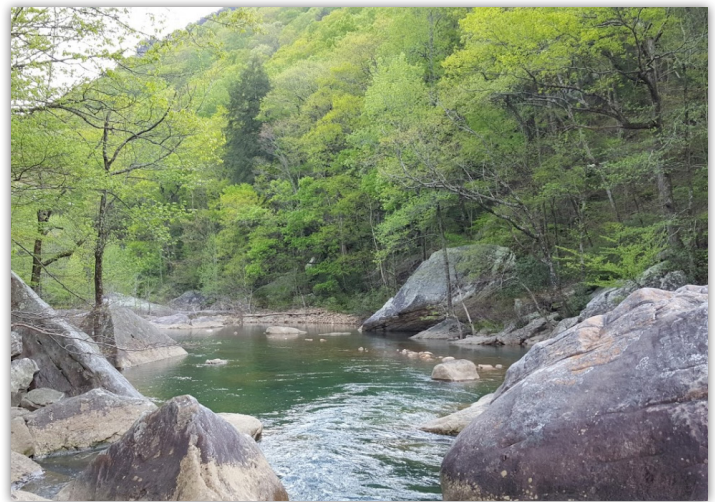
Hixson Pike in Middle Valley  
Source: xxxxx

**Area Boundaries:**

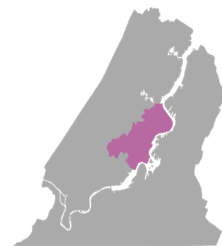
- The entire eastern boundary of Area 8 is the Chickamauga Lake / TN River and nearly the entire western boundary is the City of Soddy-Daisy creating both natural and jurisdictional barriers to growth on both sides.

**Flood Plain & 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).



North Chickamauga Creek  
Source: xxxxx



## 2.2 COMMUNITY PROFILE



**66%**

of residents are influenced by the cost of housing when choosing the Middle Valley / Lakesite Area to live.



**92%**

Have Some College experience and above

**37%**

Bachelor's Degree

**28%**

Master's Degree



**63%**

Believe that large-lot single-family homes should be encouraged in Area 8.



**75%**

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



**57%**

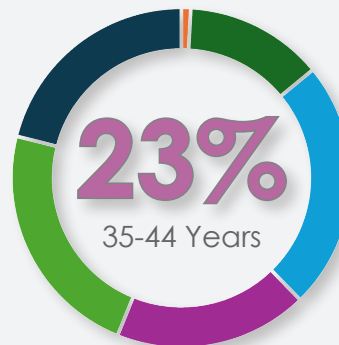
Lived in Hamilton County for 20+ Years

**30%**

Lived in Hamilton County for 5-19 Years

**13%**

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

**21%**

65 or Over



## 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

Area 8 has experienced steady population growth and economic development over the past decade, driven by the availability of flat land for 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 residential growth, supporting commercial services, and appropriate industrial and public facilities 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

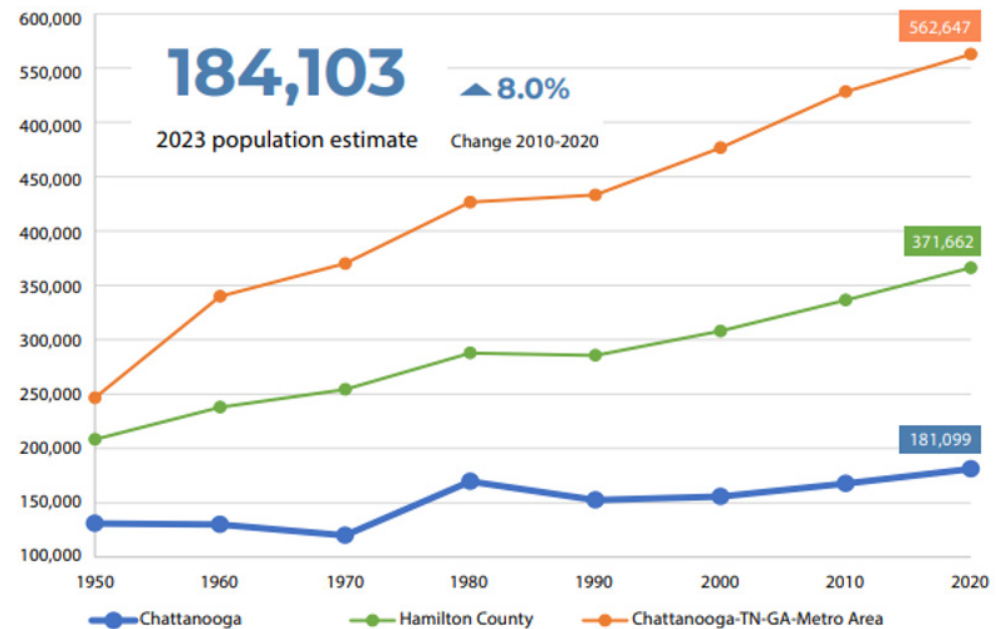
\$76,219

Median Household Income

38.4%

Bachelor’s Degree +

POPULATION 1950-2020



## ECONOMIC LANDSCAPE

Area 8 has a relatively diverse mix of uses and is centrally-located within the county, providing excellent opportunities for housing to supply the regional workforce. Less topographically defined or challenged as some other parts of Hamilton County, the Middle Valley offers some rare flat land for development. As a result, much of the southern and central portions of the Area have already been developed with residential uses. Lakefront properties have secured a premium, with a recreation component focused less on rugged adventure recreation and trails, and more on fishing and boating on the lakes that define the Area’s eastern edge. The northern part of the area is largely occupied by the Sequoyah Nuclear Power Plant, which has experienced minimal related development so far.

The following growth is anticipated by the RCLCO report in Area 8 over the next 20 years which is predominantly focused on residential growth and supporting commercial services. This Area is projected to have approximately 8% of the detached single-family growth in the unincorporated County.

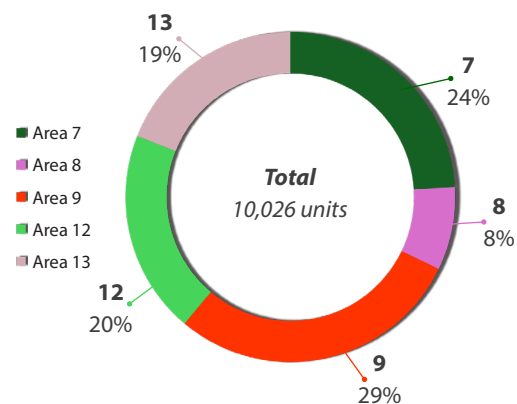
- 818 single-family
- 110 attached single-family
- 164 build to rent single-family
- 270 rental apartments
- 21,700 commercial/retail

Additional market findings include:

- Based on availability of flat land, school capacity/quality, and utility capacity RGDE concurs with land use recommendations that Area 8 can accommodate additional medium density single family housing as well as medium density housing clusters around Village, Town, and Neighborhood Centers.
- Additional retail commercial may be warranted in centers as residential units are occupied.

- Recommend additional coordination with TVA to understand future use of the Sequoyah site and compatible adjacent uses.
- Resort Recreation Centers should be smaller commercial footprints, campgrounds, storage, or outfitters in support of existing recreational assets. Larger lodging, restaurants, entertainment, or retail commercial projects should be accommodated in the Town Center to preserve synergies.

Chart x: Single- Family (Detached) Projections



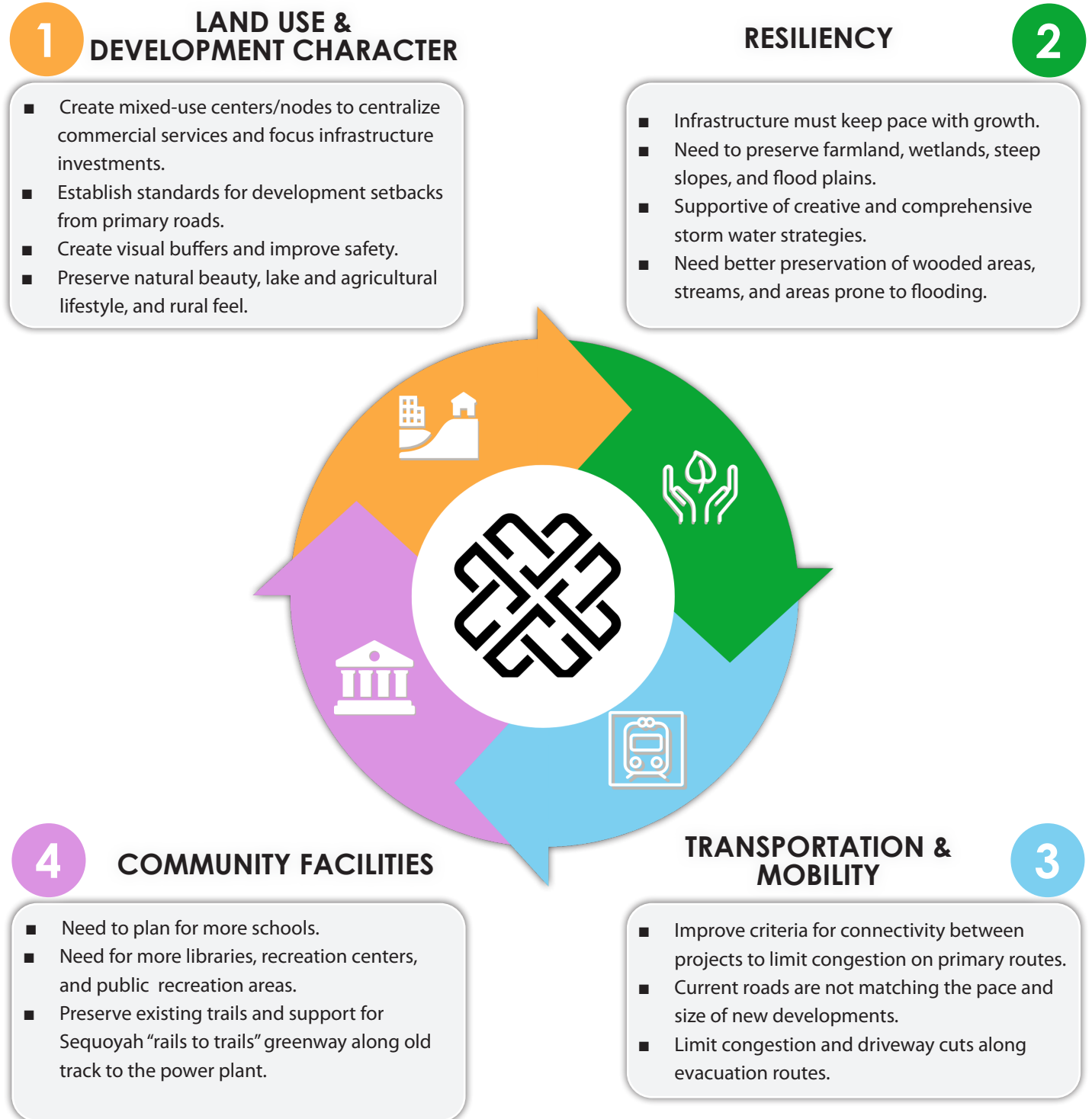
Economic Landscape Comparison

	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 8.





## 2.5 PLAN ANALYSIS

The Plan Analysis section 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 Area's 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 Middle Valley/Lakesite:

Overall analysis of how development in general is impacting or influencing the community and how it's 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, public transit systems pedestrian and cycling paths, and freight routes. 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 Land Use and Development Character analysis examines zoning regulations, land use, permitting history, and development patterns and how these factors influence both conservation efforts and the scope for future growth. The Area's terrain, forested Areas, and ecological sensitivity create distinct land management challenges that have shaped current land use decisions. The analysis provides a detailed assessment of how the Area's physical characteristics impact development, offering insights into the strategies needed to balance environmental preservation with strategic growth.

### ZONING

Most properties in the unincorporated portion of Area 8 are zoned A-1 (64.2%) , which permits agricultural uses and single-family residential development with a maximum density of two dwelling units per acre. This 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. The second most common zoning is R-1 (14.1%), which permits single-family residential development at a base density of two dwelling units per acre for traditional septic systems. The zoning categories of A-1 and R-1 making up 78.3% of the land Area is consistent with the existing community character and the land use and development character community theme.

Following the A-1 and R-1 categories the most predominant categories are zoned Rural Residential (R-2A) (7.6%) which permits single-family and two-family dwellings, including manufactured homes. The other category is Two-Family Residential (R-2) (7.5%) which allows for low density residential development and duplexes by special exception.

Commercial and industrial activity is concentrated along Sequoyah Access Road, Hixson Pike, and Middle Valley Road with the remainder of the Area being residential or agricultural in nature.



### LAND USE

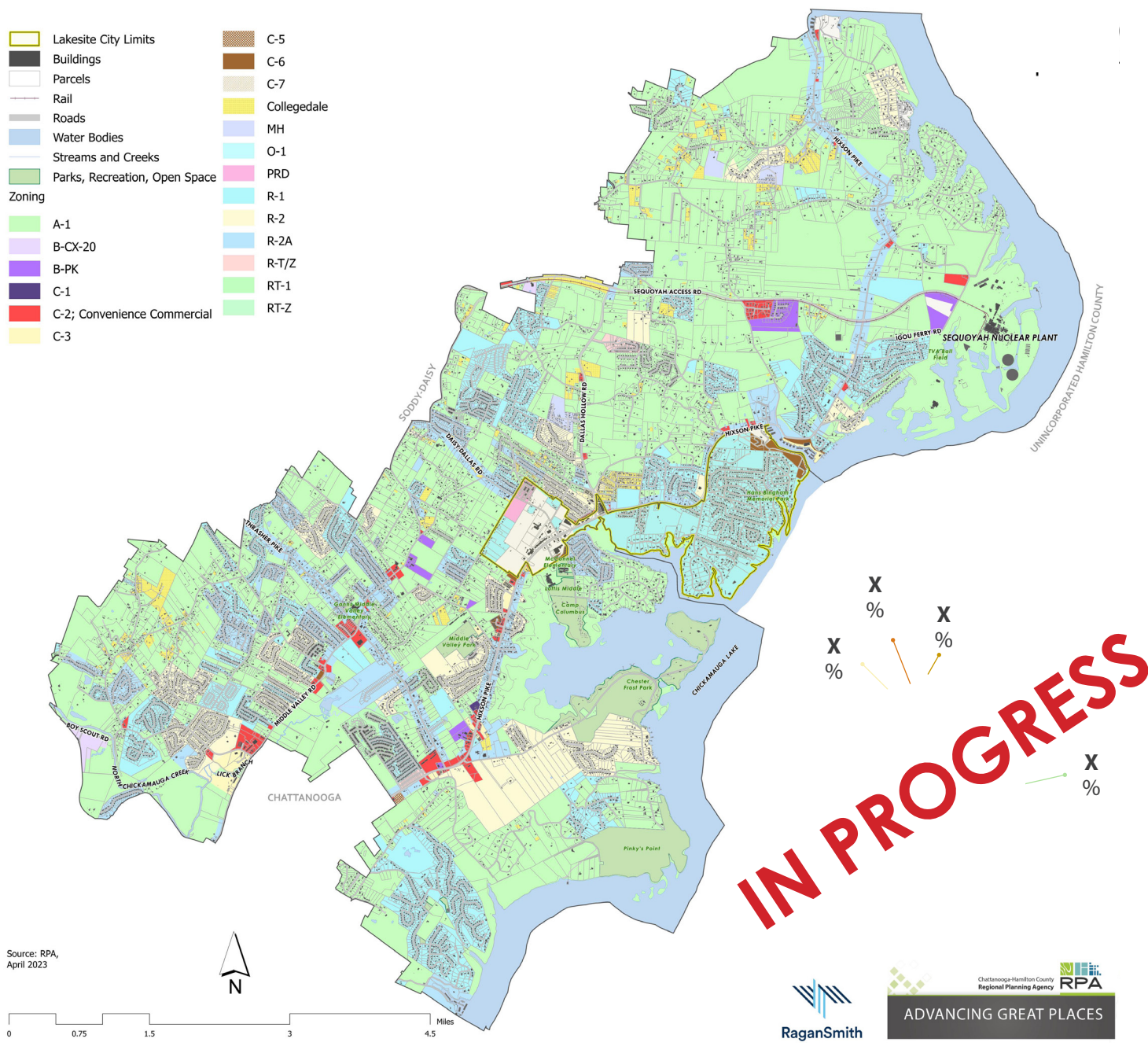
Area 8 is primarily categorized as residential with 47.3% of the land being used for single-family residential. Vacant land makes up approximately 23.1%. Agricultural Land is approximately 15.1% of the land Area and recreational uses are 4.8%. The commercial and industrial land uses combined make up less than 5% of the land Area with industrial at 2.3% and commercial at 2.1%, indicating very little non-residential activity in comparison.

The primary land use in the unincorporated Areas of Middle Valley/Lakesite is single-family residential, like much of the unincorporated Areas of Hamilton County. This specific land use exists in a variety of contexts, from large farms to conventional subdivisions, and in this Area includes the Sequoyah Nuclear Plant, the second of which has become the predominant pattern of development in recent years. Commercial and Industrial uses are primarily concentrated along Sequoyah Access Road, Hixson Pike, and Middle Valley Road . These commercial nodes provide essential services and amenities to the residents while maintaining the overall rural and residential character of the region. There are also some sporadic non-residential uses interspersed between these clusters, ensuring that commercial activity supports rather than dominates the landscape.

This land use pattern highlights the region's commitment to preserving its rural pattern while accommodating gradual growth and development. By maintaining a clear distinction between residential, commercial, and agricultural Areas, Middle Valley/Lakesite balances the needs of its residents with the desire to protect its community character.



# Existing Zoning Map



**IN PROGRESS**

Source: RPA, April 2023

0 0.75 1.5 3 4.5 Miles

Figure 2.1: Existing Zoning Map (2023)



# Existing Land Use Map

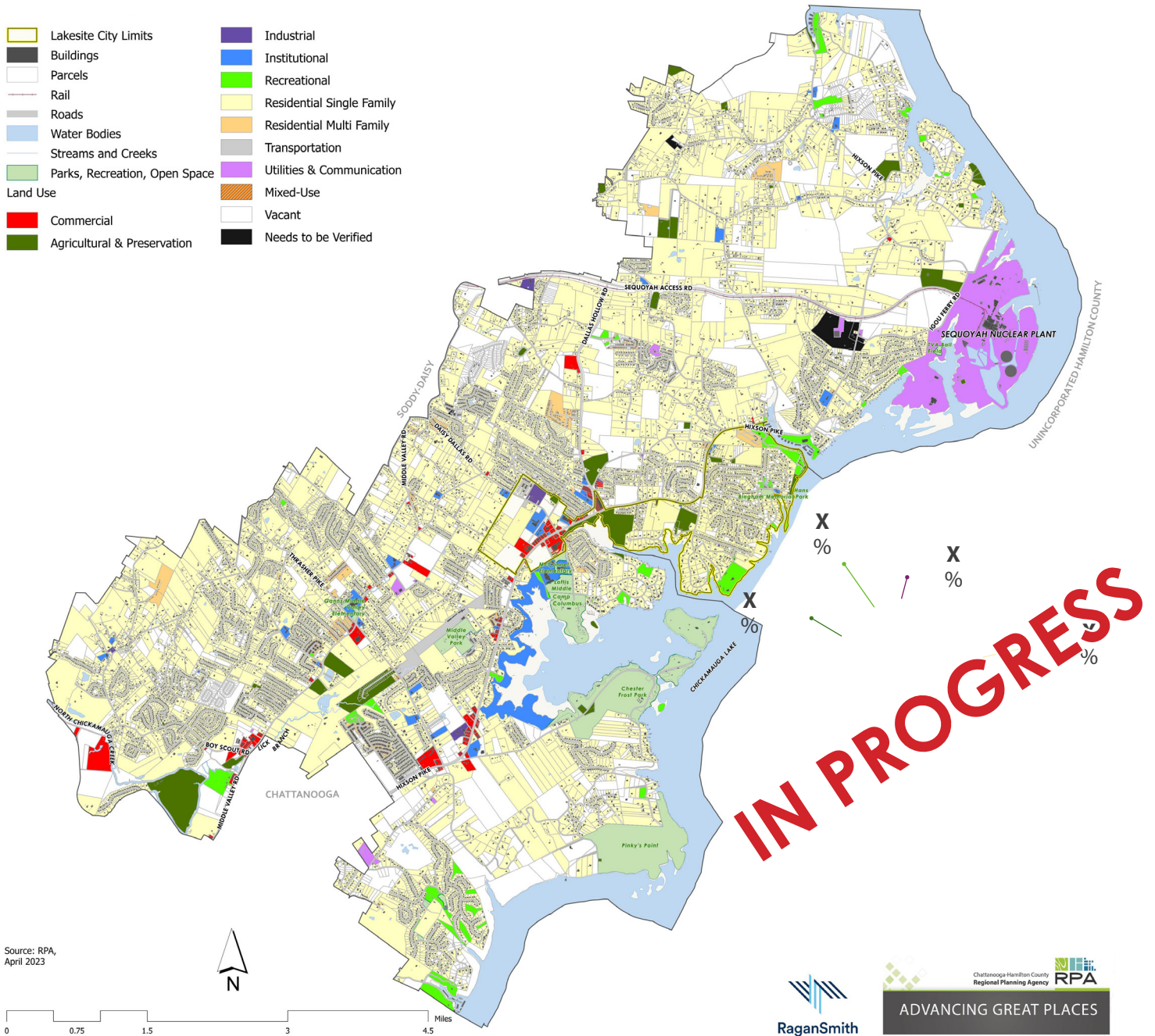


Figure 2.2: Existing Land Use Map (2023)



## BUILDING PERMITS

Over the past decade, the Middle Valley/Lakesite Area has witnessed fluctuations influenced by economic conditions, population growth, and shifting residential and commercial demands. As residential needs expand, the Area has experienced increased activity in new construction. Analyzing these trends offers valuable insights into the region's growth patterns, regulatory impacts, and future development prospects, highlighting the dynamic nature of Area 8's built environment.

Figure 2.3 reveals that the majority of permits issued have been for single-family homes (or related), which aligns with the existing and desired character of the community. This trend underscores the Area's commitment to maintaining its unique identity while accommodating moderate growth. The preference for single-family homes is anticipated to continue, as detailed in Chapter 2.3. This consistency ensures that the Area's charm and appeal are preserved even as it evolves.

Following single-family residential permits, commercial development represents the second-highest category for permit issuance. This surge in commercial activity reflects the region's expanding economic base and its ability to attract businesses and investors due to increase in dwellings and population. The growth in commercial permits not only supports local employment but also enhances the Area's amenities, making White Oak Mountain an increasingly attractive destination.

The analysis of building permit trends also highlights how economic and demographic shifts have shaped development. Periods of economic growth have spurred construction booms, while downturns have prompted a focus on renovations and adaptive reuse of existing structures. Population growth, driven by the Area's desirability and quality of life, has further fueled demand for housing and services, prompting a balanced approach to development that meets diverse needs.

## DEVELOPMENT IN MIDDLE VALLEY/LAKESITE

Development in Area 8 is significantly shaped by its rural character and the community's preference for maintaining residential character. The Area's appeal lies in its natural beauty, expansive landscapes, and slower pace of life, attracting residents who prioritize tranquility and a strong sense of community. Consequently, development projects are strategically designed to preserve these rural qualities. The emphasis on low-density housing, agriculture, and community-centered amenities reflects a deliberate effort to sustain the Area's unique charm. 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 Area's rural identity.

The following map identifies buildings permits that were approved over the last 10 years for a variety of uses from low-density residential to utilities and industrial facilities. However, the category with the most permits by \_\_\_% was the Single-Family residential land use category and the second is commercial category at \_\_\_%.

Looking ahead, the insights gained from building permit trends provide a roadmap for future development. The data suggests that while Area 8 will continue to favor single-family homes and subdivisions, there will be a growing emphasis on recreational spaces, creating centers and commercial hubs for the benefit of the residents. This holistic approach will support sustainable growth, foster community cohesion, and ensure that Middle Valley/Lakesite remains a vibrant and dynamic place to live, work, and play while maintaining its existing community character.



# Existing Permits Map

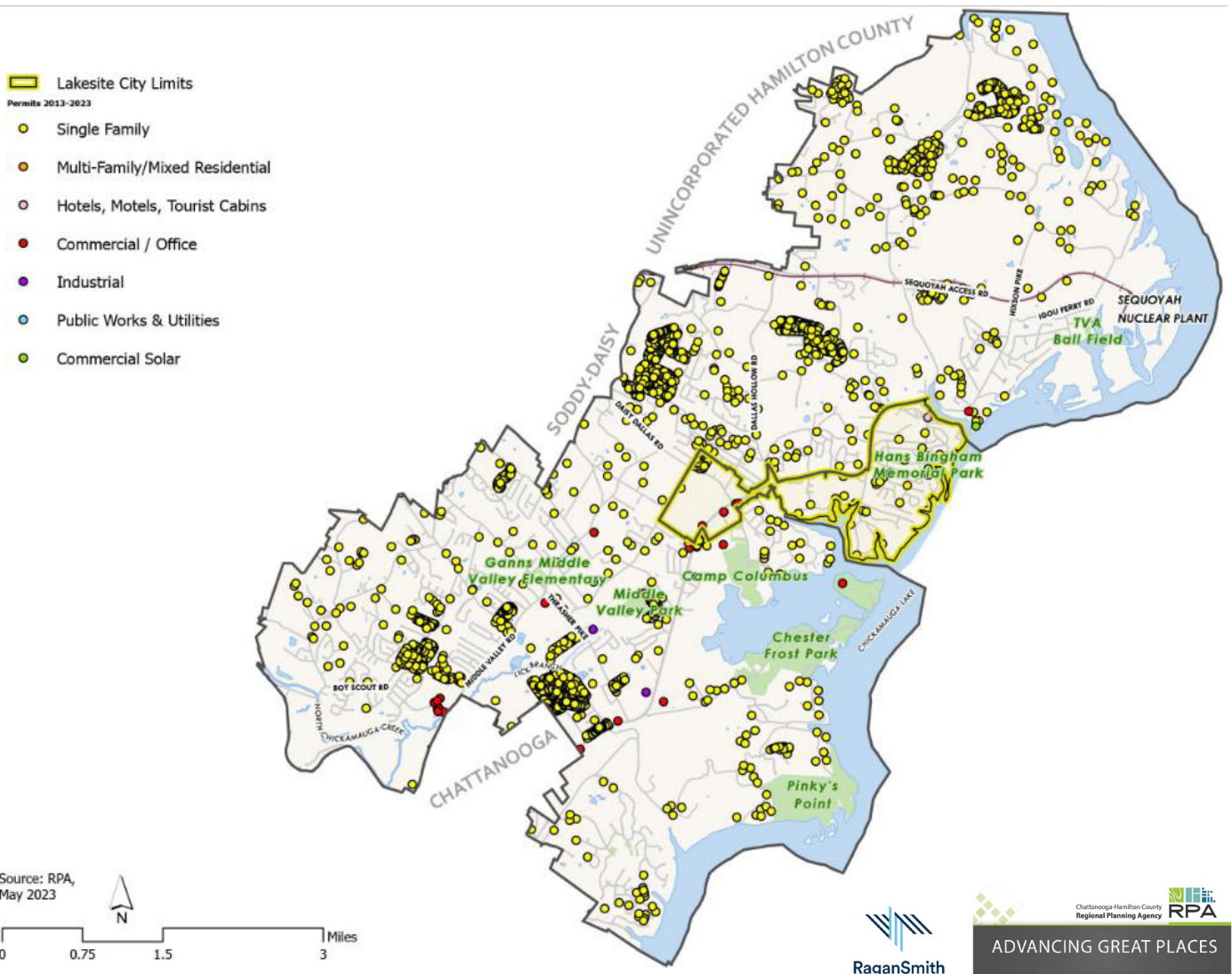


Figure 2.3: Building Permits Map (2013-2023)



## 2.5.2 RESILIENCY

The Resiliency Community Theme for Middle Valley/Lakesite reveals a strategic intersection underscoring the importance of harmonizing built environments with the natural landscape. A key focus is on developing resilient infrastructure while preserving and enhancing the Area's natural resources and rural lake lifestyle. The analysis highlights water management systems, renewable energy solutions, conservation efforts, and sustainable land use practices. These elements are crucial in maintaining a balance between development and environmental stewardship, ensuring that the community not only thrives but also respects and protects the Area's natural heritage.

### NATURAL RESOURCES

The Middle Valley/Lakesite Area is located between Walden's Ridge and Lake Chickamauga, featuring the North Chickamauga Creek, parks, and rolling hills. These resources support local ecosystems and offer opportunities for recreation and sustainable development. The nuclear power plant is located within Area 8. 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 Middle Valley/Lakesite, \_\_\_% 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.

Besides the southeast corner of Area 8, the topography of Middle Valley/Lakesite is not as steep as the other unincorporated Areas of Hamilton County and creating a unique system of water flow, and infrastructure considerations for the community.



A facility unique to Area 8 that feeds from the natural

resources is the Sequoyah Nuclear Plant which is owned and operated by the Tennessee Valley Authority (TVA) and sits on 525 acres within Area 8 along the TN River. It officially opened for commercial service on July 1, 1981 and is licensed through 2041. The facility supplies enough power to meet the needs of approximately 1.3 million homes in the Tennessee Valley.



Sequoyah Nuclear Plant  
Source: xxxx



North Chickamauga Creek & Boy Scout Road  
(Floodway Zone)  
Source: xxxx



## PARKS, RECREATION & GREENWAYS

Like much of Hamilton County, Middle Valley/ Lakesite has multiple recreation options for outdoor enthusiasts. These parks and recreational amenities offer residents and visitors a variety of activities, from biking to picnicking, boating, and wildlife observation. The parks and greenways are designed to highlight the natural beauty of the mountains, valleys, and waterways, providing accessible and well-maintained Areas for recreation and relaxation.

Beyond recreation and relaxation, Area 8’s green spaces play a vital role in environmental preservation. They serve as critical habitats for local wildlife, maintain the health of our ecosystems, and foster a sense of environmental stewardship within the community. There is a total of 577 acres of public recreation space and a total of 72 acres of private recreation space within the unincorporated portion of Area 8. By protecting these natural landscapes, we ensure that the unique beauty and biodiversity of the Valley and the surrounding communities are preserved for future generations to enjoy.



Chester Frost Park  
Source: xxxxx



Harbor Lights Marina  
Source: xxxxx

**Table x: Private Parks, Recreation, and Greenways**

PRIVATE PARKS, RECREATION AND GREENWAYS		
Camp Columbus	Membership Required Recreation Area	61 ac
Harbor Lights Marina	Boat Rentals & Yacht Club	11 ac

**Table x: Public Parks, Recreation, and Greenways**
















PUBLIC PARKS, RECREATION AND GREENWAYS		
Chester Frost Park	Municipal Recreation Area	285 ac
Ganns Middle Valley Elementary School	School Recreation Area	6 ac
Hidden Harbor Pool, Tennis Courts, and Track	Neighborhood Recreation Area	6 ac
Loftis Middle School Athletic Complex	School Recreation Area	19 ac
McConnel Elementary School Playground	School Playground	8 ac
Middle Valley Park	Municipal Recreation Area	39 ac
Pinky’s Point	Federal Recreation Area	212 ac
TVA Ball Field	Federal Recreation Area	2 ac

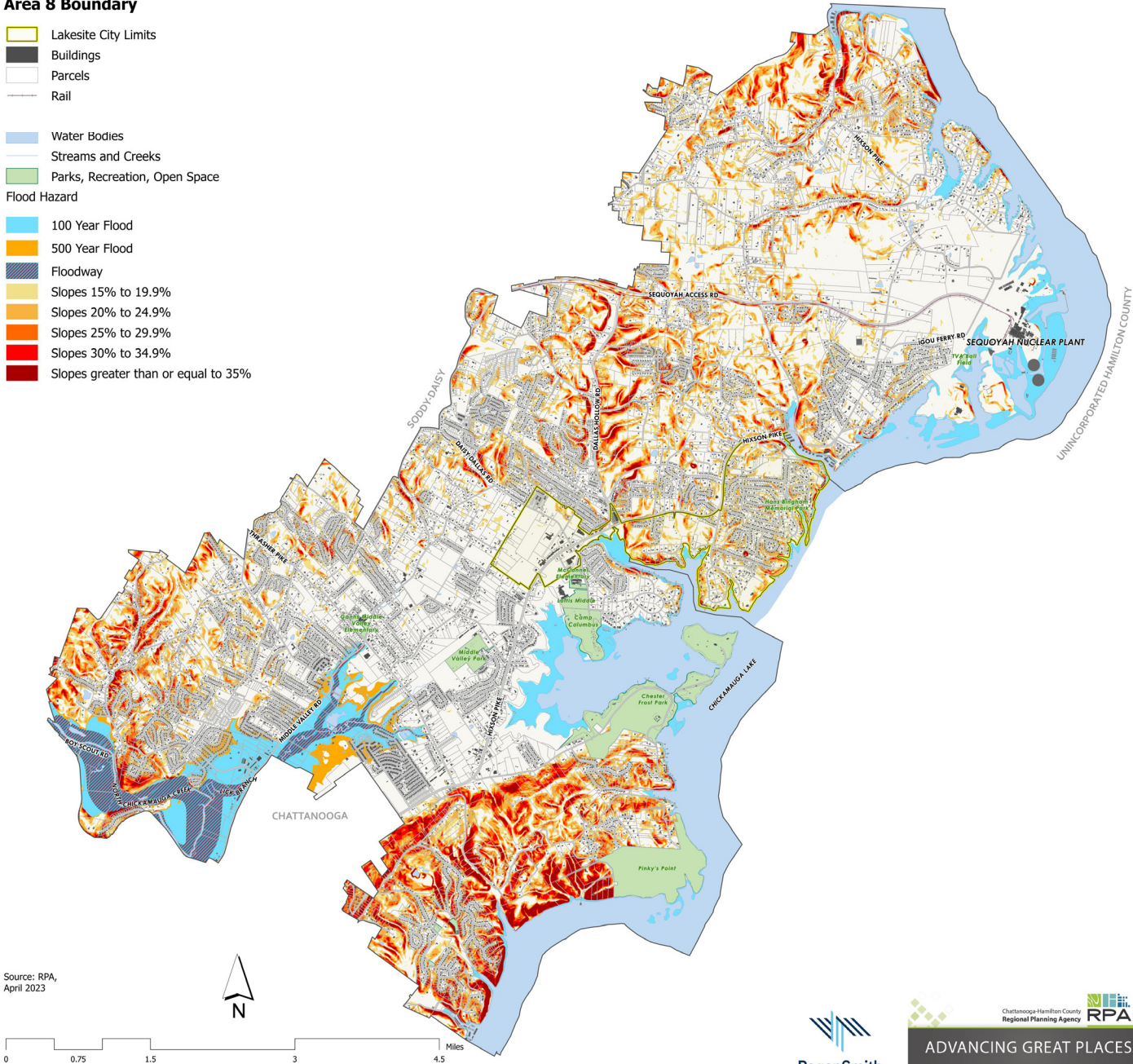




# Natural Resources Map

### Area 8 Boundary

-  Lakesite City Limits
-  Buildings
-  Parcels
-  Rail
  
-  Water Bodies
-  Streams and Creeks
-  Parks, Recreation, Open Space
- Flood Hazard**
-  100 Year Flood
-  500 Year Flood
-  Floodway
-  Slopes 15% to 19.9%
-  Slopes 20% to 24.9%
-  Slopes 25% to 29.9%
-  Slopes 30% to 34.9%
-  Slopes greater than or equal to 35%



Source: RPA, April 2023



Figure 2.5: Natural Resources Map

The bottom right corner features the logos for RaganSmith and the Chattanooga-Hamilton County Regional Planning Agency (RPA). Below the RPA logo is the slogan "ADVANCING GREAT PLACES".



## 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 prohibitively expensive. 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. 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 on-site as an initial treatment. Wastewater is then piped 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.



# Sewer Infrastructure Map

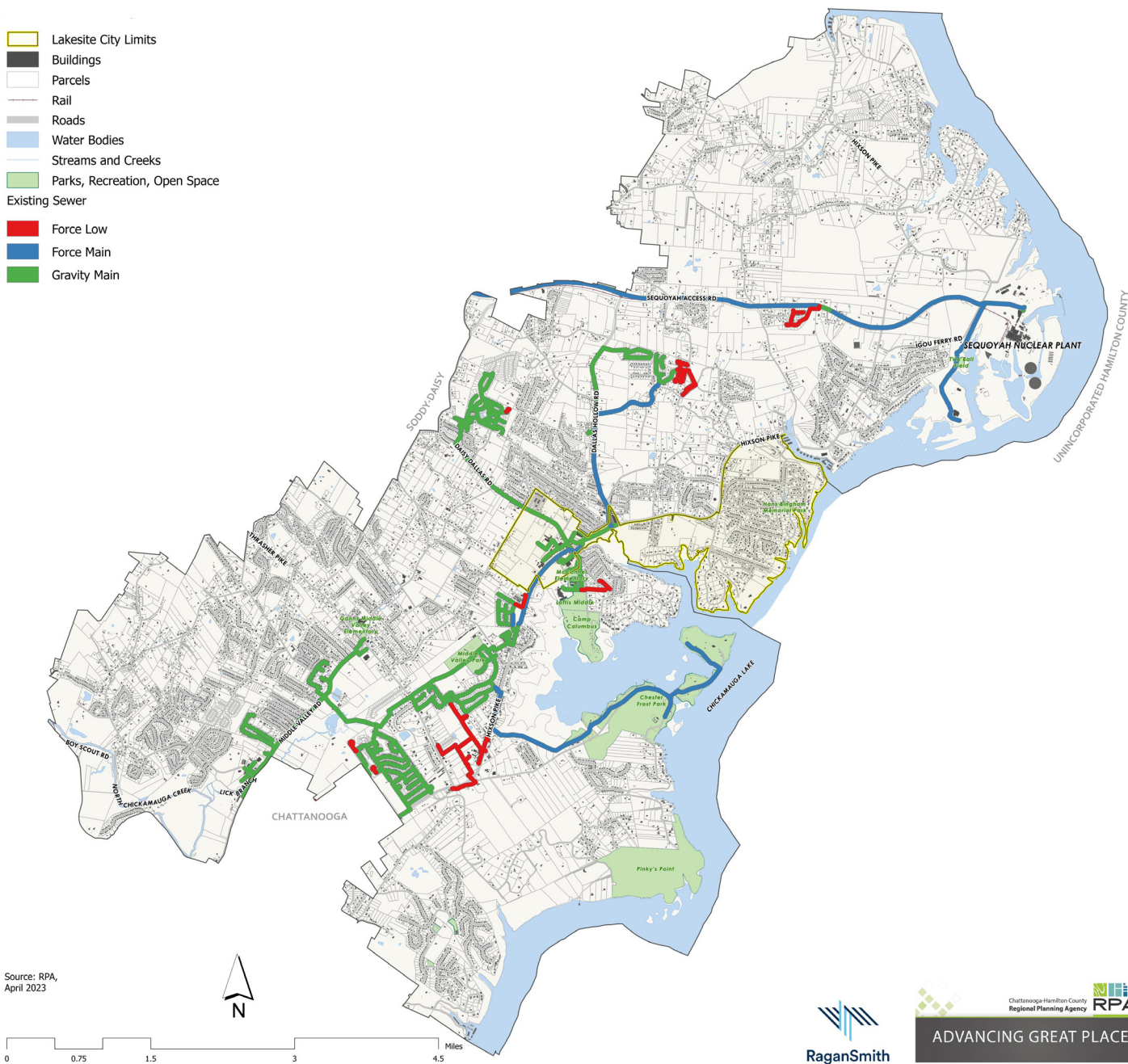


Figure 2.4: Sewer Infrastructure Map (2023)



### 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 Area’s 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.

The transportation network in Area 8 is mostly reliant on vehicular trips. Most arterials and collectors located within Area 8 do not have pedestrian or bicycle infrastructure available. Previous planning documents referenced that citizens requested more pedestrian and bicycle facilities when they were originally written, and it can be anticipated that the current citizens will also desire these facilities. Portions of TN 319 / Hixson Pike have been improved to include sidewalks when widening projects were constructed. The Chattanooga-Hamilton County Regional Transportation Authority’s (CARTA) routes do not serve Area 8, with the exception of the Dial-a-Ride

service. Both the Hixson-North River Community Plan and the City of Lakesite listed adding a transit shuttle as one of the goals for the communities.

Within Area 8, there are several arterial roads to provide connectivity across the Area. Both principal arterials can be accessed by numerous connector roads. The majority of these connector roads are two lane roads that may have horizontal and vertical curves as a result of the geography in the Area. Another hindrance to mobility to the Area is the Chickamauga Lake which serves as a natural boundary between Area 8 and Area 9.

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.



*Picture X: Insert here*



# Crash Data

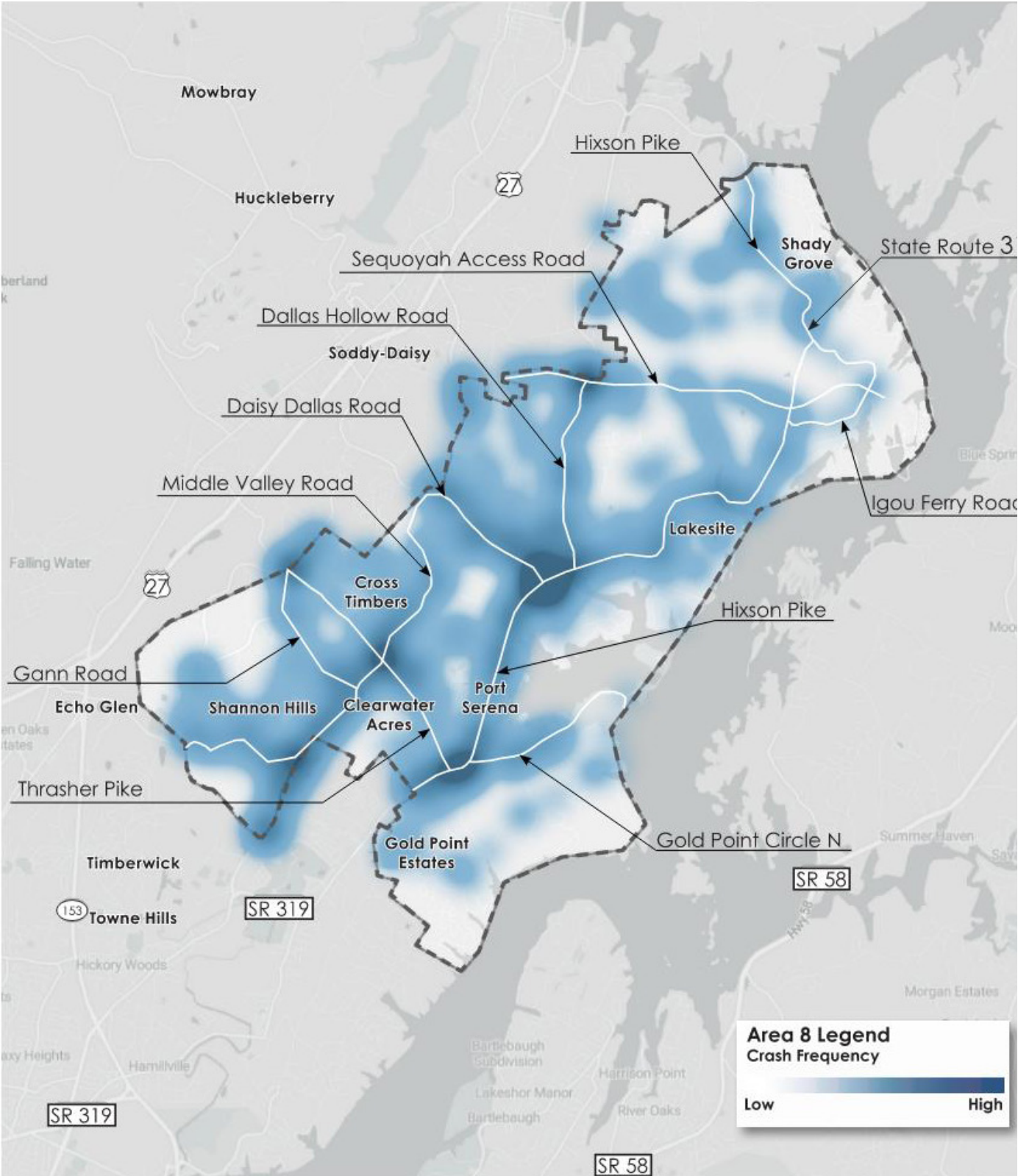


Figure 2.6: Area 8 Crash Data Map (08/24/2020 - 08/24/2023)



**CURRENT PROPOSED PROJECTS LIST -**

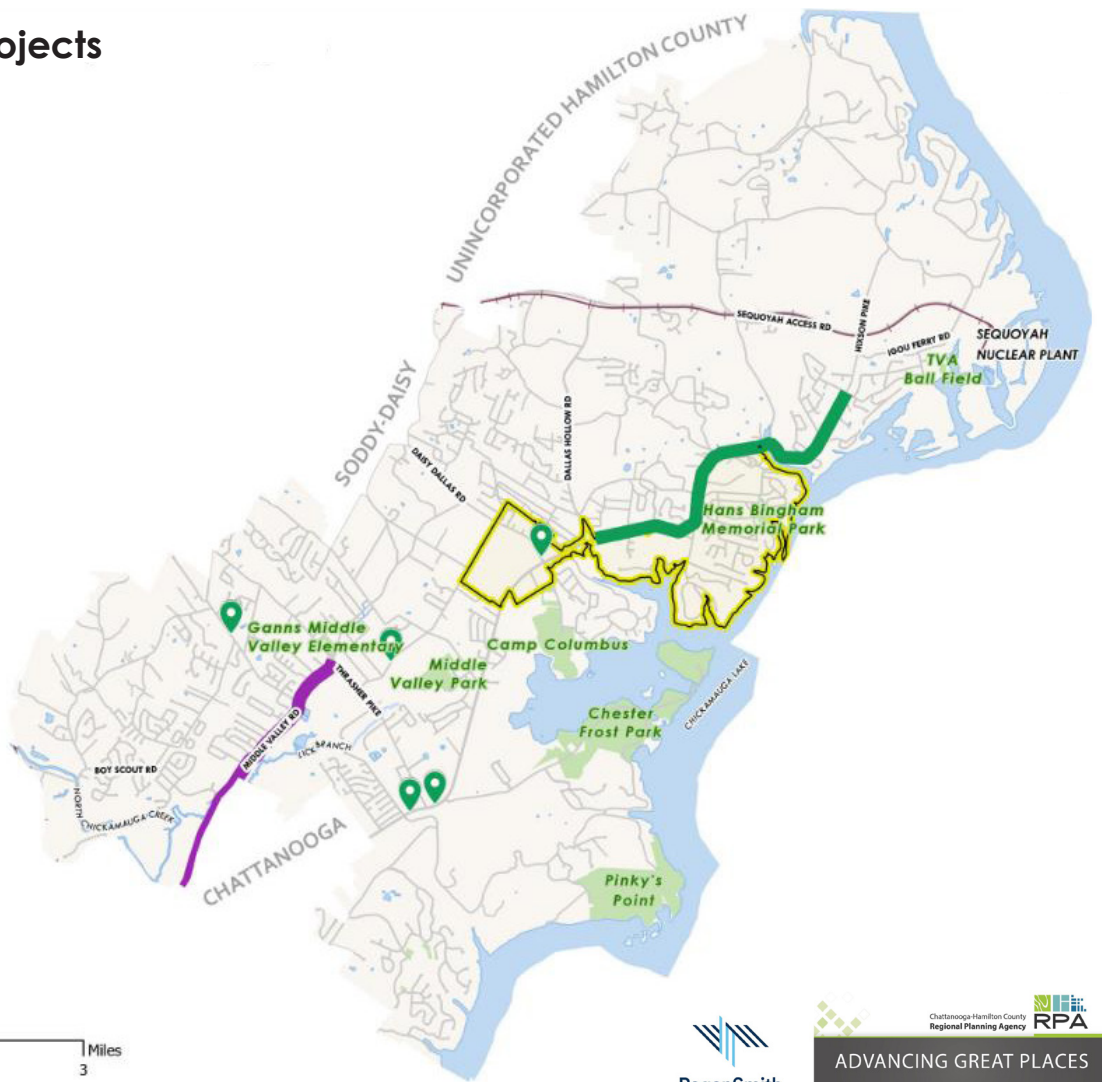
**2050 REGIONAL TRANSPORTATION PLAN FOR THE HAMILTON COUNTY - CHATTANOOGA - NGA TPO**

At the time of this comprehensive plan, the most current Regional Transportation Plan is the 2050 RTP. This plan is written by the Chattanooga-Hamilton County/North Georgia Transportation Planning Organization (TPO). The 2050 RT is fiscally constrained with a budget of \$7 billion to invest within three tiers of projects. Tier 1 projects are set to be constructed between 2023 and 2030, Tier 2 projects are set to be constructed between 2030 and 2040, and Tier 3 projects are set to be constructed between 2041 and 2050. Of the projects proposed in the RTP, the following are located within Area 8:

- City of Chattanooga Infrared Bridge Sensors
- Dayton Blvd./Cherokee Blvd. Frazier Ave. Bike/h
- Roberts Mill Road Improvements

**Transportation Projects**

 Lakesite City Limits



Source: RPA, May 2023

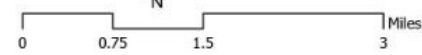


Figure 2.7: Area 8 TPO Planned Transportation Projects Map



## 2.5.4 COMMUNITY FACILITIES

Area 8 offers a comprehensive array of community facilities designed to enhance the quality of life for its residents and business owners. These facilities include educational institutions, healthcare centers, libraries, and recreational amenities, and emergency services. Each facility is integrated into the community to ensure accessibility and to meet the diverse needs of the population and support sustainable growth. While some of these facilities are within the incorporated limits of Collegedale they are included due to the use of the residents of the unincorporated residents of Hamilton County.

### SCHOOLS AND MAJOR INSTITUTIONS

It is imperative that Hamilton County Schools be part of the conversation when it comes to growth in the Middle Valley/Lakesite Area. [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




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.

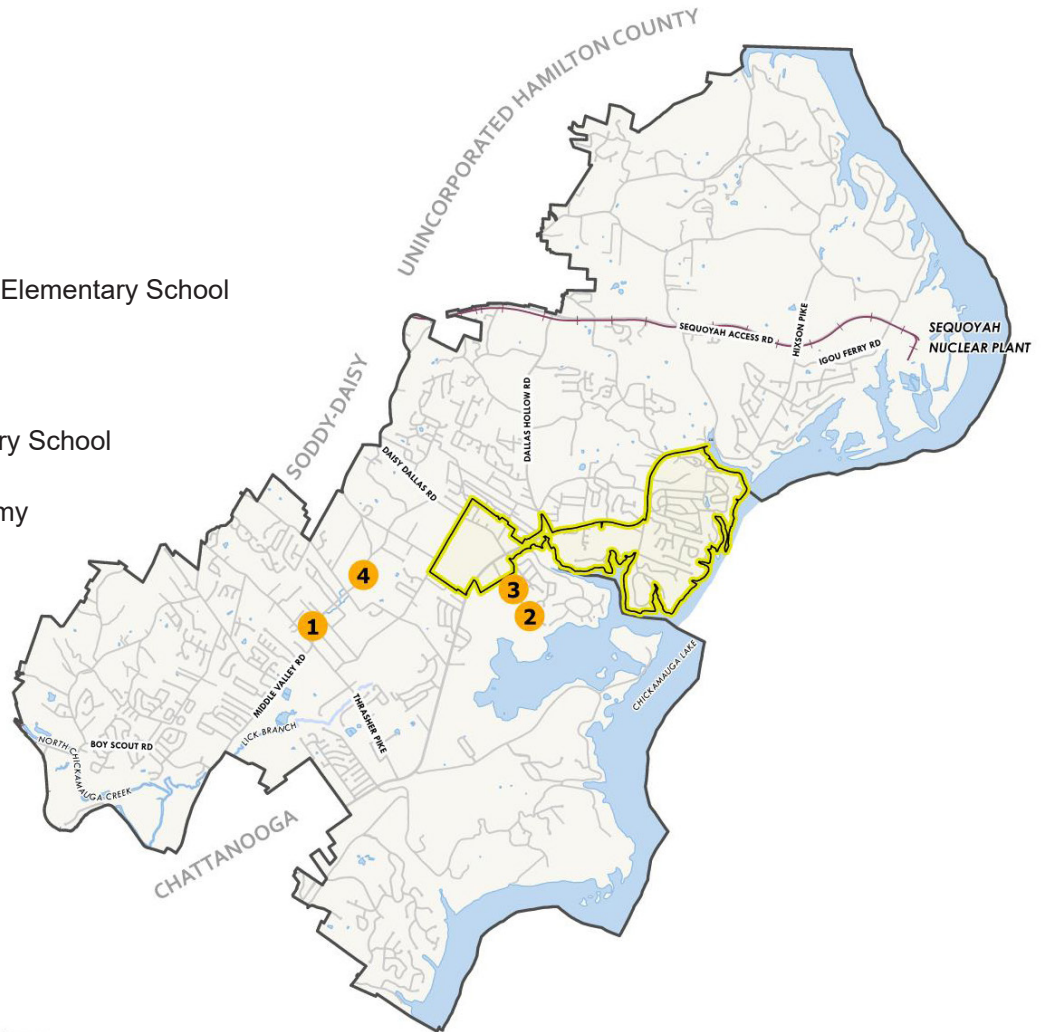


# Schools Map

## Area 8 - Schools

 Lakesite City Limits

-  1 Ganns Middle Valley Elementary School
-  2 Loftis Middle School
-  3 McConnell Elementary School
-  4 Middle Valley Academy



Source: RPA, May 2023

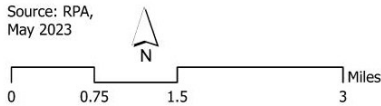


Figure 2.8: Schools Map (2023)





## PARKS & GOVERNMENT OWNED LAND

Given the predominantly residential nature of Area 8 and number of schools, there is a significant presence of public recreational facilities. While this section also appears in the Resiliency section it is also important to note the impact that public recreational facilities have on the overall community environment. In addition to preserving sensitive environmental assets, these Areas are a recreational asset that draw hikers, bikers, boat riders, horse riders, and others. Unlike other Areas of unincorporated Hamilton County, there are not significant lands under conservation. Publicly used parks in Area 8 when combined total approximately 577 acres.

Access to public recreational facilities, hiking and biking trails is not as proximate as other portions of unincorporated Hamilton County which presents an opportunity for new programs such as “rails to trails” programs where abandoned railway is reused for public pedestrian and multimodal pathways. There is also an opportunity to connect to existing greenways outside of Area 8 and create new greenways throughout the Area.



## 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 8, there are four (4) volunteer fire departments (VFD) including Dallas Bay VFD 1 and 2 and Sequoyah VFD 1 and 2 as pictured in figure 2.9 below with an outline of Area 8. The stations are evenly distributed throughout the Area and the report did not identify any gaps in coverage. The report did however, identify that the VFD’s in Area 8 are one of the less populated Areas with an estimate of 25,322 people and therefore, has one of the lowest demands for emergency services within all of the unincorporated Areas. As growth continues in Area 8, it will be necessary to continue to evaluate emergency service and response and improve accordingly.

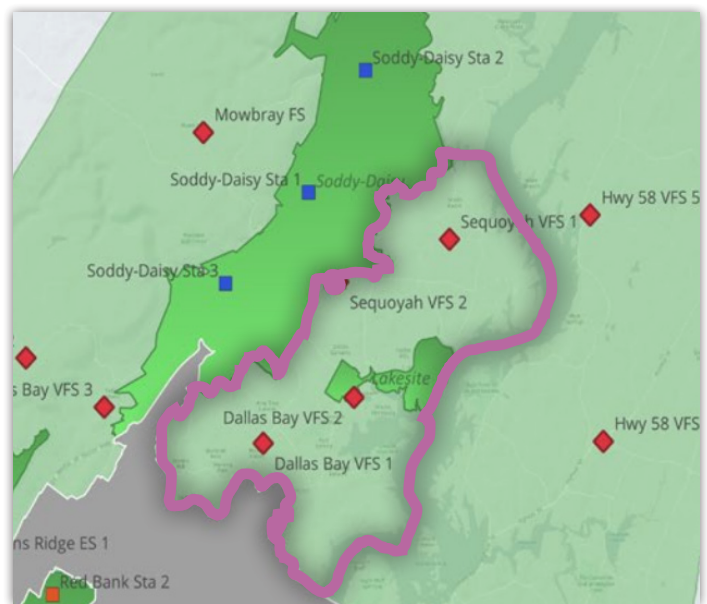


Figure 2.9: VFD Stations in Area 8



## 2.5.5 PLAN ANALYSIS SUMMARY

Middle Valley/Lakesite is dedicated to preserving its rural, agricultural, and single-family residential character while enhancing resilience, improving infrastructure, and maintaining strong community ties. Strategic investments in these Areas are vital for supporting the community's growth while safeguarding its unique identity and long-term well-being.

Historically, this Area has been characterized by low-density residential patterns, with single-family homes on generous lots nestled among agricultural lands. However, the lure of lakefront living and the region's proximity to urban centers have ignited interest in suburban-style developments. While new subdivisions are appearing, there is a clear community intent to preserve the established character—balancing growth with the desire to maintain Middle Valley's tranquil, small-town atmosphere.

Resiliency in Middle Valley is a focal point, particularly regarding flood management and stormwater control. The Area's proximity to Chickamauga Lake, North Chickamauga Creek, Lick Branch, and others necessitates careful planning to mitigate flood risks. New and existing developments should be closely evaluated for their impact on natural drainage systems to enhance the Area's capacity to manage heavy rainfall and minimize flood risks. Area 8 is also home to the Sequoyah Nuclear Plant on Lake Chickamauga which currently powers 1.3 million homes in the Tennessee Valley.

Middle Valley's transportation network remains largely auto-dependent, with key routes like Middle Valley Road and Hixson Pike serving as the main arteries for both local and commuter traffic. Although the Area benefits from its proximity to Highway 27, there's a growing need to address congestion and improve connectivity within the community. Current transportation planning is focused on enhancing road safety, expanding multi-modal options, and exploring the potential for more

efficient public transit links to nearby urban centers. Initiatives like sidewalks and bike lanes are being considered to support non-vehicular mobility.

The community facilities in Middle Valley reflect its blend of rural and suburban lifestyles. Schools, parks, and recreational facilities play a central role in community life, serving as vital hubs for social interaction and family activities. With population growth, there is an increasing demand for expanded public services, including healthcare, emergency services, and educational facilities. Planning efforts are focused on ensuring these amenities are accessible and sufficient to meet the needs of a diversifying population.

**Community Character and Development Patterns**  
The distinct community character of Middle Valley—rooted in a balance between its rural origins and suburban growth—is profoundly shaping current development patterns. Residents cherish the Area's scenic beauty, tranquility, and spaciousness, leading to a preference for developments that complement the natural landscape rather than disrupt it. The design of new residential Areas has a strong emphasis on preserving open spaces and maintaining the visual continuity of the landscape. The community's voice is increasingly influential in land use decisions, ensuring that growth respects the Area's heritage while thoughtfully accommodating new residents.

By understanding these patterns, we can better navigate the complexities of growth and development, ensuring that Middle Valley/Lakesite's unique rural character and appeal are preserved for future generations. The Area's commitment to its agricultural roots, lake-lifestyle and single-family residential focus with thoughtful development promises a future of continued vitality and resilience.





Figure 2.9: Plan Analysis Map (Land Use, Sustainability, 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

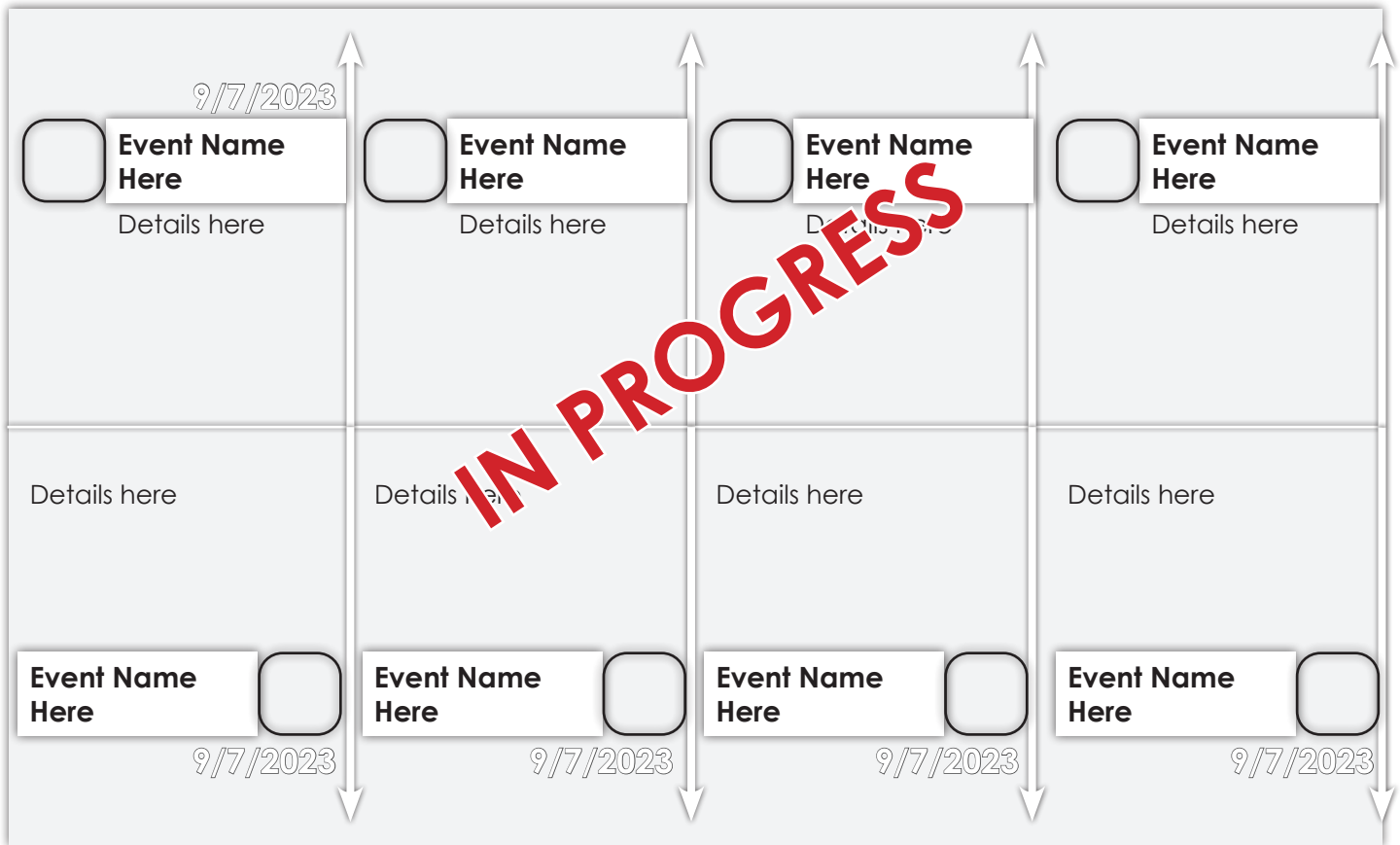


### 3.1 COMMUNITY FEEDBACK

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 Middle Valley/Lakesite 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 8. This section outlines the engagement efforts of each event.

#### COMMUNITY TIMELINE



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 the Middle Valley / Lakesite community. This section outlines the engagement efforts of each event.

**KICK-OFF**

In September 2023, a kick-off meeting took place at Chester Frost Park Pavilion. The goal of the first meeting as 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 the appendix of this plan.

**PUBLIC MEETING #2**

In November 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 the appendix of this plan and have directly influenced the goals and policies.

**PUBLIC OPINION SURVEY**

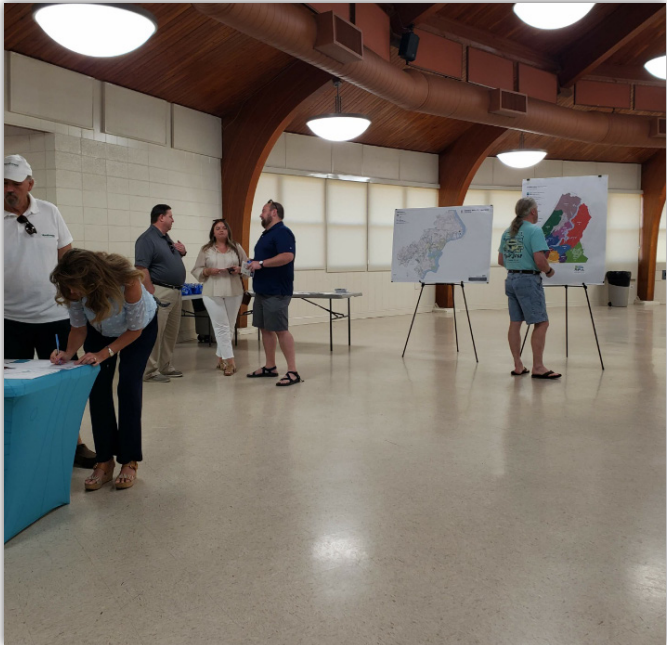
In addition to in-person engagement, we conducted a comprehensive public opinion survey from August 2023 through October 2023. This survey covered a wide range of topics, including recent and current development, future development, environmental issues, and mobility. The valuable insights gained from 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.



Public Meeting  
Source: RPA

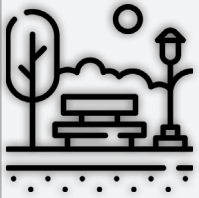


Public Meeting  
Source: RPA



**TOP ISSUES FOR AREA 8 BASED ON COMMUNITY INPUT:**

3 types of civic uses and services most needed in the Middle Valley / Lakesite Area:



1. Trails, Greenways & Sidewalks
2. Parks & Open Space
3. Pool or Recreation Center

3 types of Commercial uses and services most needed in Area 8:



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

What type of Commercial Development the community would support:



**68%**

Neighborhood Commercial

**42%**

Mixed-use Commercial Center

**WHAT DID WE HEAR?**

“Connection across the river would improve the east-west connectivity.”

“Need recommendations for better connectivity between subdivision congestion from dead-end culs-de sac”

“Speeding and crashes on Big Cedar Road”

“Sidewalks in new development”

“Reuse old commercial land”

“Leave large natural Areas as natural land”

“Concern for pushing wildlife into smaller Areas”

“Concern about loss of access to public land”

“Support of Sequoyah Greenway “Rails to Trails”

“Protection of farmland, wetlands, and flood Areas”

“Flooding and lack of stormwater engineering”





### 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 CHCRPA 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.

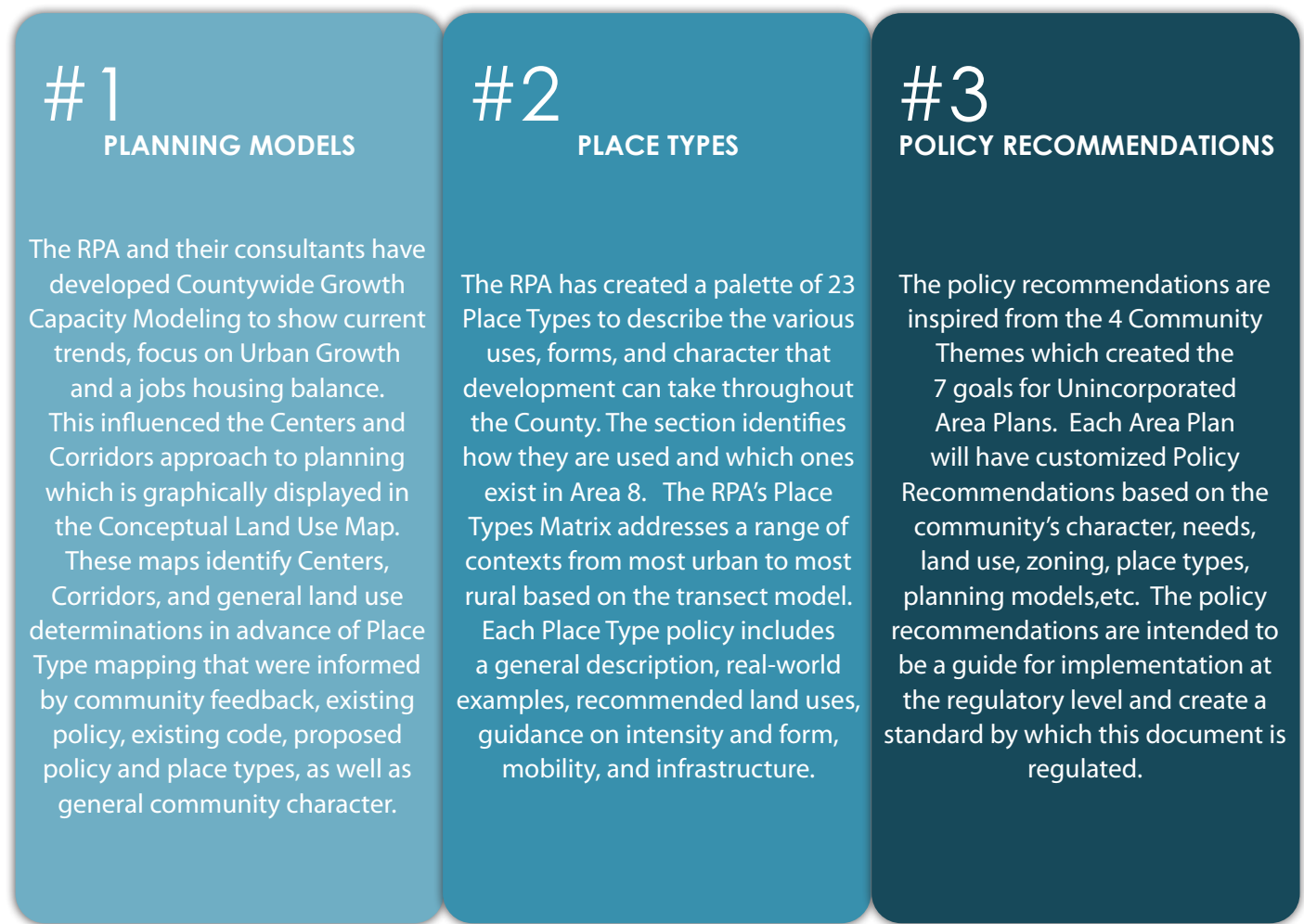


Figure 4.1 Plan Types



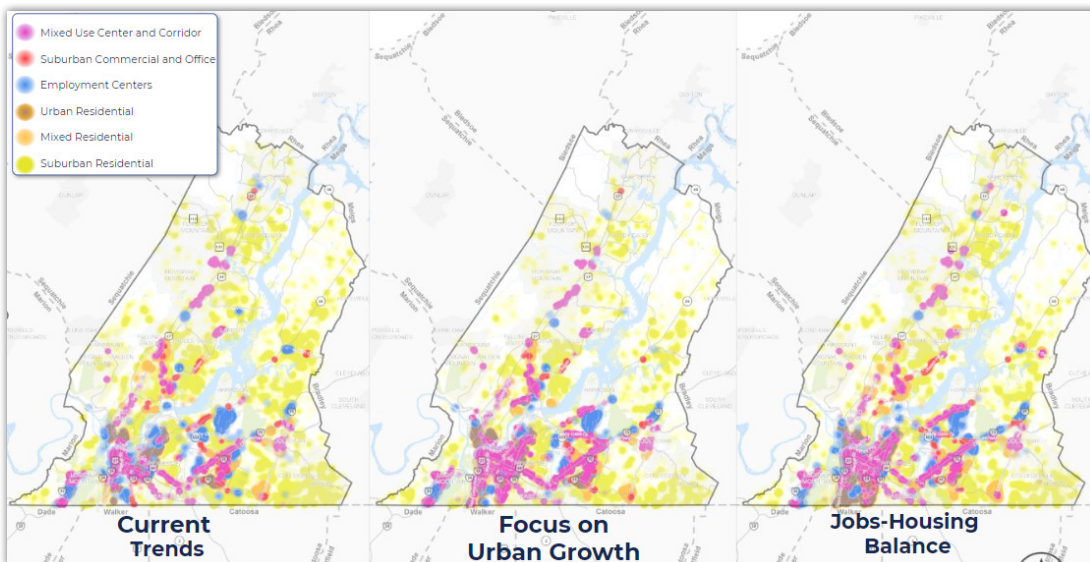
### 4.1.1 PLANNING MODELS AND PRACTICES

#### 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 Tfuture land uses to serve the community, strategic policy, implementation solutions and metrics for success will be distinct.

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.

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



XXXXXX  
Source: XXXXX



## 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.





# Conceptual Land Use

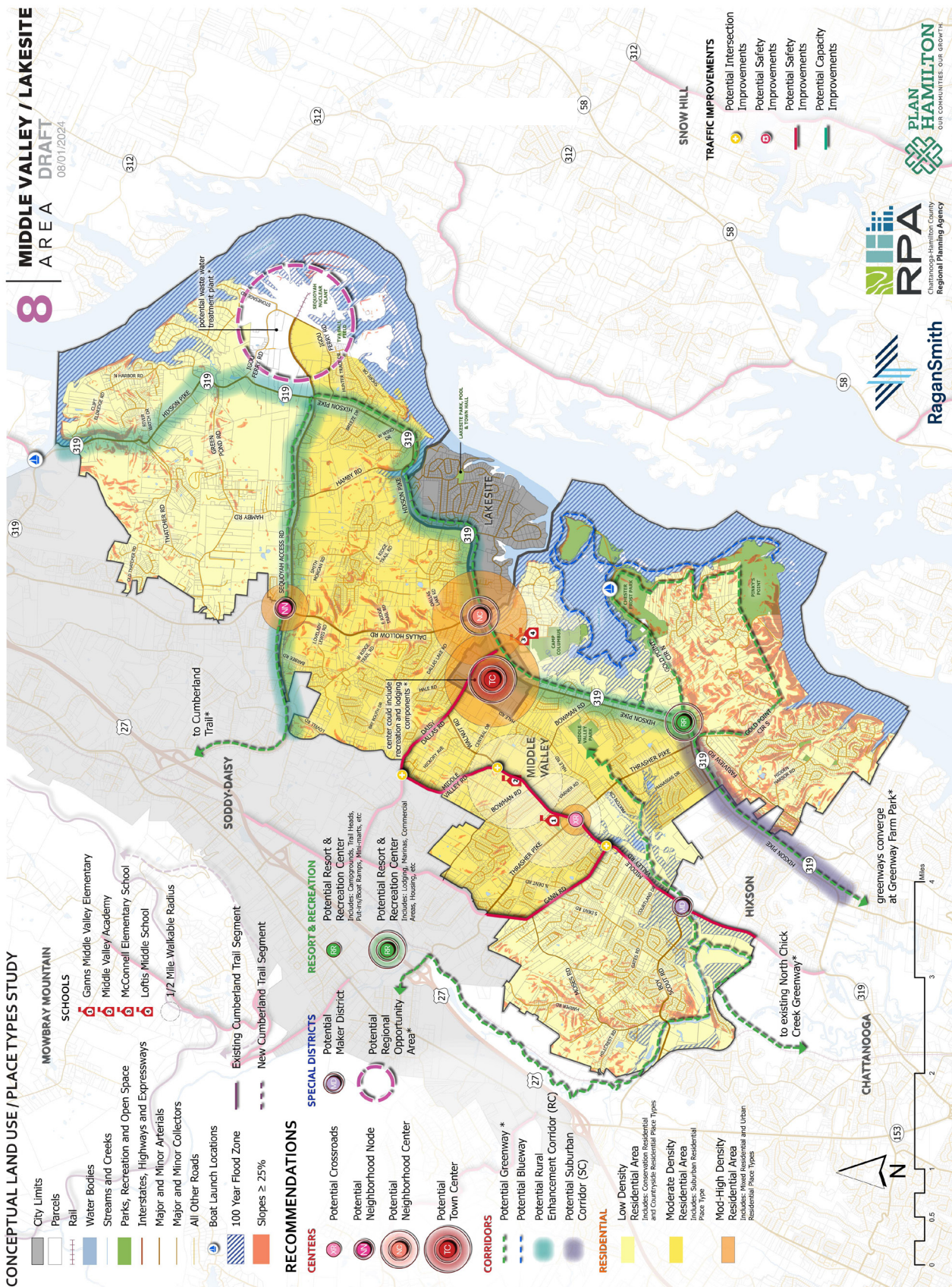


Figure 4.3: Conceptual Land Use Map



### 4.1.3 FUTURE DEVELOPMENT OPPORTUNITIES

The growth opportunities for Area 8 should be tempered by constraints related to natural features, infrastructure, and community vision. In general, the growth should be primarily rural residential. The residential developments should be supported by thoughtful commercial or mixed-use developments that align with the character of the community including a combination of Corridors, Regional Opportunity Areas, Town Centers, Neighborhood Nodes, and Crossroad Centers.

#### Parks, Recreation and Open Space:

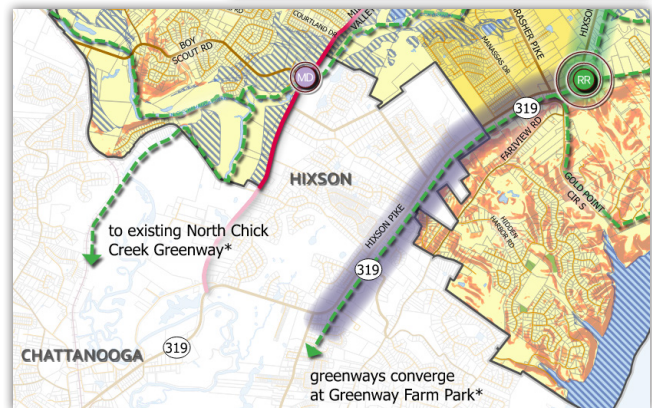
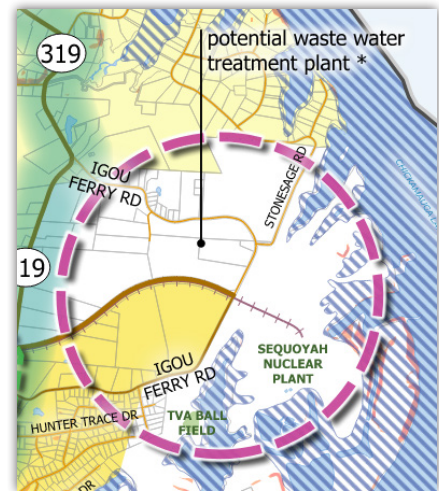
- Lake Chickamauga, Chester Frost Park, and North Chickamauga Creek are unifying assets. They warrant protection and enhancement strategies to capitalize on the value they provide for recreation, resiliency, and economic development.

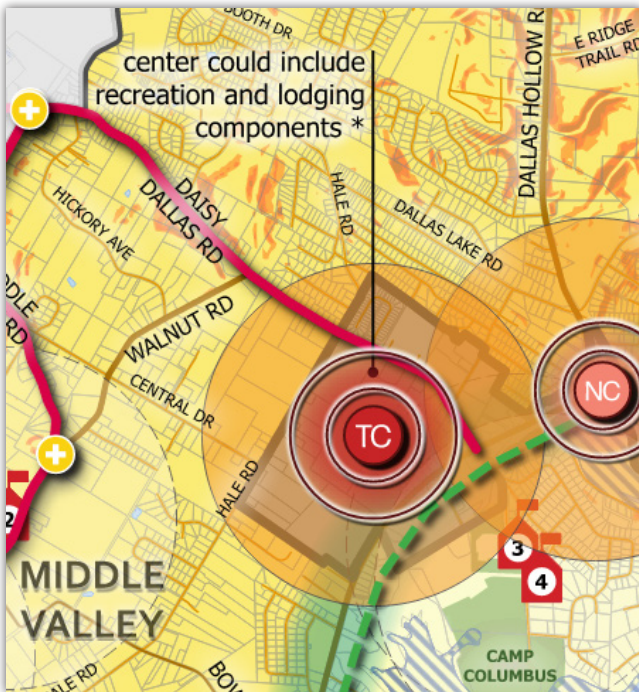
#### Regional Opportunity Area:

- A Regional Opportunity Area has been identified around the Sequoyah Nuclear Plant including the potential site for a wastewater treatment plant.

#### Corridors:

- Hixson Pike between the municipal limits of the City of Chattanooga and Lakesite still has a desirable natural setting and provides an efficient north/south transportation link. Hixson Pike should be a top priority for implementing corridor and access management solutions. Development setbacks, access coordination/consolidation, and development of infrastructure for multi-modal transportation should all be employed to preserve transportation function and enhance user experience.
- Greenway connections should be explored over time along the entire length of Hixson Pike as well as connections into Chester Frost Park and Greenway Farms, and a route paralleling North Chickamauga Creek.



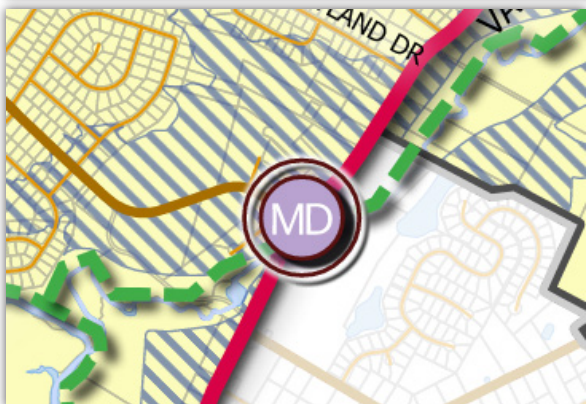
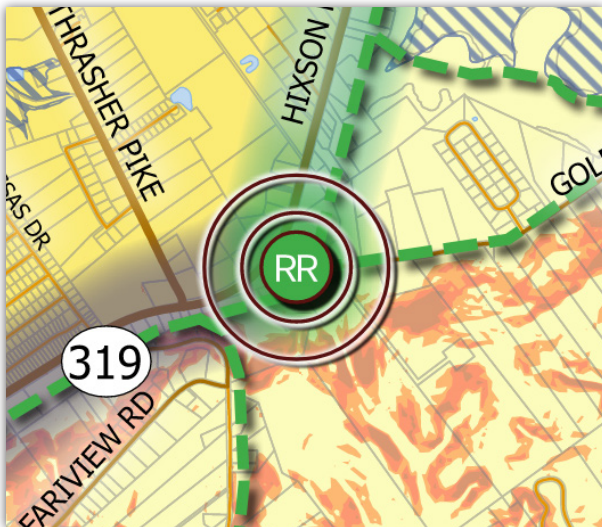


**Centers:**

- An expansion of the Town Center is proposed at Hixson Pike and Daisy Dallas Road near the edge of Lakesite. The concentration of commercial services, schools, traffic controls and existing utilities make this an appropriate location to co-locate higher density housing, office, and government services to create a true community hub.
- A Neighborhood Center is proposed at Dallas Hollow Road and Hixson pike northeast of the Town Center .
- A Neighborhood Node is proposed at Dallas Hollow Road and Sequoyah Access Road.
- A Crossroads is proposed at Middle Valley Road and Thrasher Pike to support small neighborhood services.

**Additional Opportunities:**

- Resort & Recreation Center uses near the parks and recreation assets along Hixson Pike.
- Expansion of existing industrial uses at Boy Scout Road and Middle Valley Road.
- Build out of existing light manufacturing / light Industrial space near the existing Tri-Start Beverage facility at the edge of Soddy-Daisy and off Thrasher Pike.
- Significant additional moderate density residential growth is also projected in Area 8 south of Sequoyah Access Road through most of Middle Valley to Thrasher Pike or Gann Road.



## 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.



Transect Zones from Natural (left) to Special District (right).

Source: Duany Plater-Zyberk & Company



## 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 (CHSPA)*

### 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 subchapter 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 8.

### 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)*

### 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)*

### 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)*

### 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)*



## 4.2.3 PLACE TYPES IN AREA 8

The following is a listing of the place types that occur in Area 8.

**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.**





**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



**MR**

**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



**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



**RR**

**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



**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.



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



## 4.2.4 PLACE TYPES MAP

### 8 MIDDLE VALLEY / LAKESITE AREA PLAN

#### LEGEND

##### ROADS

- Major & Minor Collectors
- Major & Minor Arterials
- All Other Roads

- Hydrology
- Natural Resource Area
- 100 Year Flood

- Slope  $\geq$  25%
- Parks/Rec/OS
- Rail

##### Centers

- Maker District
- Neighborhood Node
- Resort Recreation - A
- Town Center
- Crossroads

##### Place Type Parcels

- Preserved
- Campus
- Industrial
- Countryside Residential
- Suburban Residential
- Mixed Residential
- Neighborhood Node
- Maker District

- Density Radius: <.25MI - .5MI
- Suburban Corridor Parcel/Overlay
- Rural Corridor Buffer/Overlay- 200'
- Lakesite

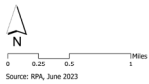
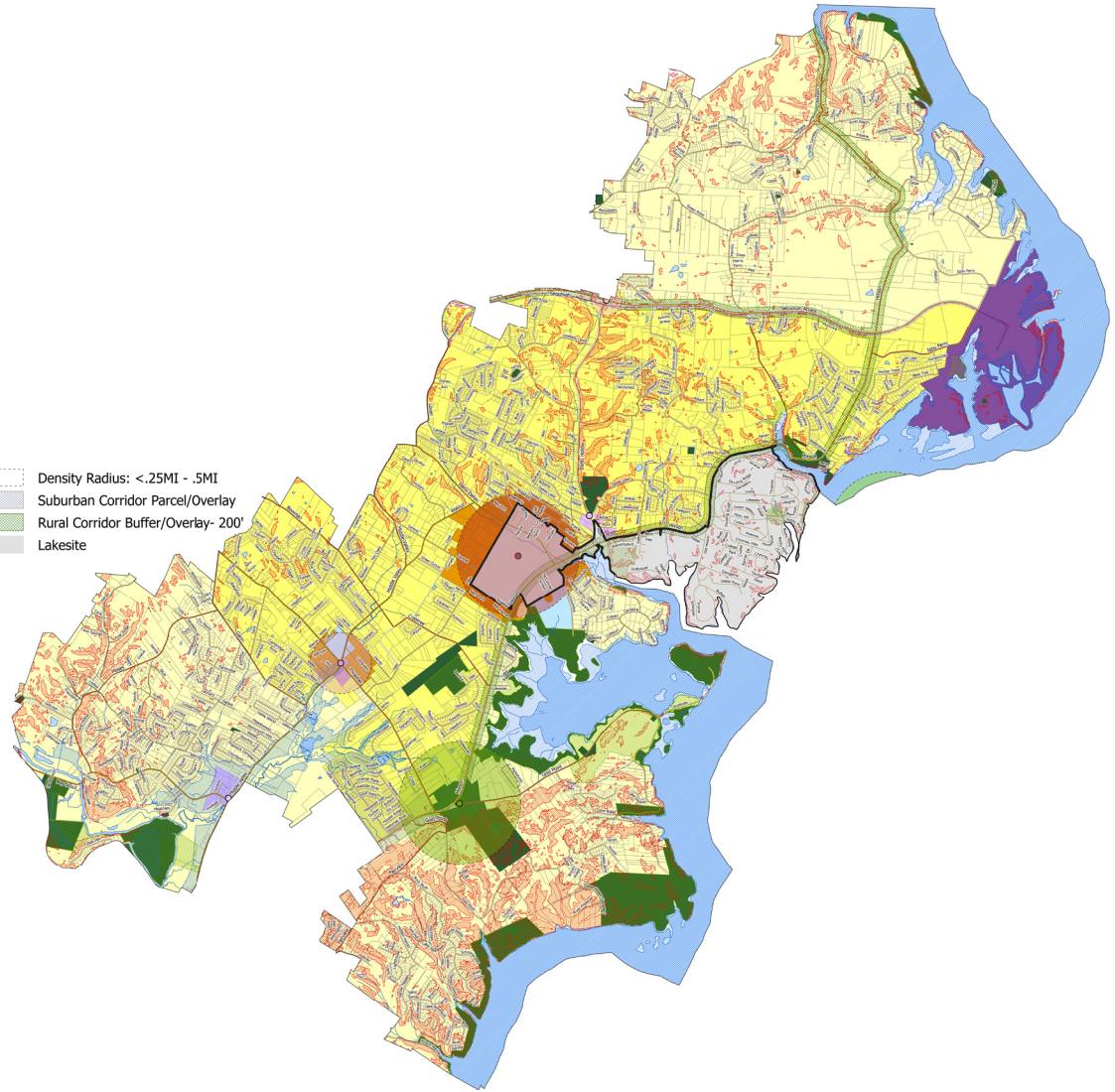


Figure 4.4 Place Types Map

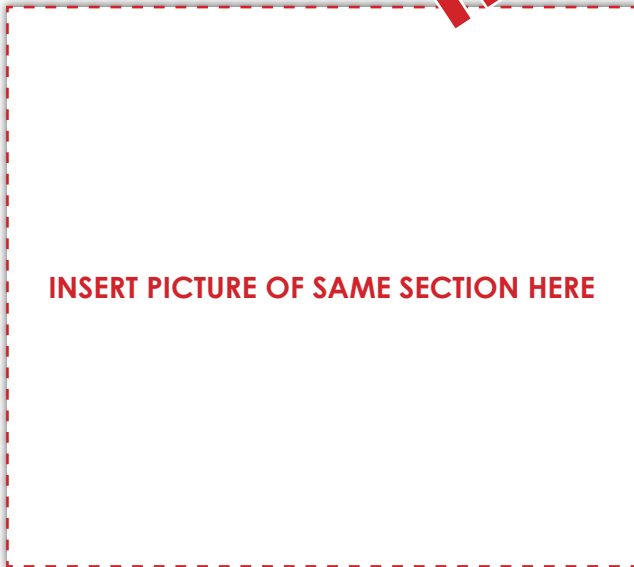


## 4.2.5 CENTERS & CORRIDORS VIGNETTES

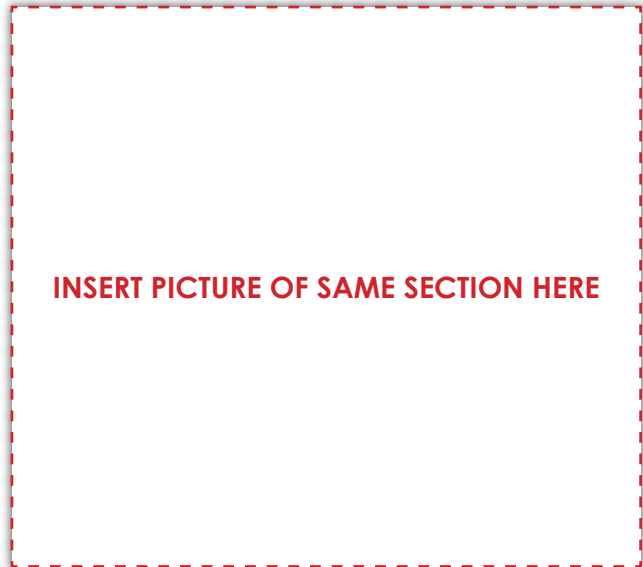
Description on the specific Vignettes

- ▶ Type of Vignette
- ▶ ....

**IN PROGRESS**



xxxxxx  
Source: xxxxx



xxxxxx  
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 7 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. Additionally, 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 following section identifies the 7 goals which are consistent amongst all five unincorporated Areas. Following each goal is a policy recommendation 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

1.8.1

Plan for the continued growth of Lakesite and the central valley of Area 8 north of Gann Road and south of Sequoyah Access Road. Existing and planned sewer infrastructure, ease of commute to Chattanooga-based employment, and proximate recreation opportunities will drive development. Invest in schools, identified transportation needs, and recreation infrastructure to maintain high quality of life for residents keeping pace with new development.

1.8.2

Plan for the continued growth of the existing Lakesite Town Center. This center is already the primary commercial shopping Area for the north end of Hixson Pike and should be allowed to grow in a coordinated fashion providing the Area with gathering spaces, dining & entertainment, lodging, and a diverse range of housing in a comprehensively planned Town Center.

1.8.3

Transition to lower density place types and zones along the North Chickamauga creek corridor in to maintain rural setting and reduce impacts from flooding in this Area containing both steep slopes and an abundance of low lying property.

1.8.4

Preserve the rural character of the north end of Area 8 (bounded by Dallas Hollow-Sequoyah Access-Chickamauga Lake) by transitioning to lower density place types and zoning in this neighborhood characterized by narrow country roads, woodlands, and quiet lakeside retreats

**INSERT PICTURE/GRAPHIC/CALLOUT HERE**

xxxxxx  
Source: xxxxx



## 4.3.2 GOAL 2 & POLICIES

### GOAL 2 PROTECT & ENHANCE NATURAL RESOURCES

2.8.1 Develop a conservation plan with recreation and conservation partners (North Chickamauga Creek Conservancy, Soil & Water Conservation District, TPL, Land Trust for Tennessee, Hamilton Co. Parks, etc.) to acquire or buffer development from properties along the lake front and the North Chickamauga Creek corridor that can provide recreation access, resilience from storm events, and preserve the viewsheds and natural setting along these water bodies.

2.8.2 North Chickamauga Creek and Lick Branch are critical watersheds for receiving and filtering storm water from most of Area 8. Land bordering these water bodies is low lying and subject to severe flooding. These environmental conditions warrant the following measures:

- Careful review of engineered storm water plans for new development.
- Buffering flood ways and storm water storage basins from development through a combination of development setbacks, storm water buffers and conservation efforts.



### 4.3.3 GOAL 3 & POLICIES

## GOAL 3 PRESERVE & ENHANCE OUTDOOR RECREATION

3.8.1 Consider further investment and expansion of Middle Valley Park and Chester Frost Park to meet the needs of Hamilton Co residents and as assets to stimulate recreation and tourism based economic growth.

3.8.2 Consider development of a lake front greenway in partnership with TVA, USACE, TDEC, and others. Study feasibility of a route from Loftis Middle School to Pinky's Point.

3.8.3 Develop a coalition for a combined flood protection, water quality, and recreation based conservation effort along North Chickamauga Creek/Lick Branch/Rogers Branch. Recreational aspects could include: blueway, greenway, fishing, birding, walking, and paddling access. Bike/ Ped transportation routes between Chickamauga Gorge SP, Hixson High, Greenway Farms, Chester Frost Park, and Middle Valley Park could be established over time.

3.8.4 Consider commissioning an economic impact analysis to consider the potential return on these investments considering recreational, tourism, reduction of natural disaster related expenses, and community health benefits.

Text here....



### 4.3.4 GOAL 4 & POLICIES

## GOAL 4 PROMOTE CONNECTIVITY & MULTI-MODAL TRANSPORTATION

4.8.1 Evaluate a new greenway route along N. Chickamauga Creek from Greenway Farm Park east to Soddy Daisy and north to Chester Frost and Middle Valley Park.

4.8.2 Develop plans for a separated multi-use pathway along Hixson Pike connecting recreation nodes at Chester Frost Park to the Lakesite Town Center and along the old Sequoyah rail line.

4.8.3 Work with CARTA to model potential demand for transit service as recreation and town centers develop along Hixson Pike at Chester Frost Park and Lakesite. Also, evaluate ability for transit to create synergies with recreational access, tourism, and economic development objectives.

4.8.4 Work with TDEC, Hamilton County Parks, TVA, Tennessee Riverline Project and others to develop a blueway with safe points of access for paddlers and multiple locations including: Pinky's Point, Chester Frost, Camp Columbus, and Lakesite.

Text here....



### 4.3.5 GOAL 5 & POLICIES

## GOAL 5 PROVIDE ADEQUATE INFRASTRUCTURE

5.8.1 Set aside funding for recommended intersection and road improvements to Middle Valley Road, Gann Road, and Daisy Dallas Road. Ref. Exh. \_\_\_

5.8.2 Continue to support WWTAs plans to expand sewage treatment capacity to serve Middle Valley and other Areas of unincorporated Hamilton County border the north side of Chattanooga.



## 4.3.6 GOAL 6 &amp; POLICIES

**GOAL 6**  
**PROVIDE SUITABLE COMMERCIAL & MIXED-USE CENTERS**

6.8.1 Work with property owners in and surrounding the existing Lakesite Town Center to add connectivity between parcels and improve mobility across transportation modes. Make Zoning compatible with lodging, restaurant, and entertainment uses to serve locals, league and tournament play at Middle Valley Park, and outdoor recreation associated with Chester Frost Park, and Chickamauga Lake.

6.8.2 The majority of neighborhoods in Area 8 have convenient access to shopping and services in existing commercial centers within the incorporated limits of Chattanooga, Soddy Daisy, or Lake Site. As the Area grows additional commercial development should primarily occur in these Areas with proximate mixed residential infill housing both for rent and for sale.

6.8.3 Help existing hybrid industrial uses, now referred to as Maker Districts, at Boy Scout Road and Middle Valley Road to thrive. Match successful business in these Areas with small business loan assistance and entrepreneurial incubator programs. Evaluate the potential to design a neighborhood scale storm drainage system to provide local business with resilience from storm events. Allow flexible mixed-use zoning in Maker Districts so that business can combine light manufacturing, warehouse, and retail space under one roof. Also allow for integrated housing solutions such as detached town homes or attached live-work units with minimal setbacks.



### 4.3.7 GOAL 7 & POLICIES

## GOAL 7 PROVIDE A RANGE OF HOUSING OPTIONS

7.8.1 Utilize the full spectrum of center place types, maker districts, and the co-located mixed-residential Areas to provide focal points for housing diversity and prerequisite infrastructure investment in transportation, water, and sewer infrastructure. Larger center types such as the Neighborhood Center and Village Center at the periphery of Lakesite are appropriate for multifamily housing including apartment clusters. Housing around designated centers should taper in density and project size the further a parcel is from the commercial and civic core.

7.8.2 Neighborhood nodes and Crossroads in Area 8 are generally reflective of existing commercial or civic uses and should be encouraged through zoning to incorporate residential town homes or small lot single family projects on immediately adjacent parcels. Public investment in sidewalks, intersection improvements, and connecting roadways should be considered.

7.8.3 The Area of middle valley south of Sequoyah Road and north of Gann Road is designated for medium density residential use. This means that suburban residential growth in this Area is expected to continue with new subdivisions serviced by centralized sewer allowing for R1, RTZ with potential pockets for PUDs and RT1 zoning.





























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Source: xxxxx









### 4.3.8 GOALS, POLICIES & COMMUNITY THEMES MATRIX

<p> <b>Directly influenced by the Community Themes</b></p> <p> <b>Supports or reinforces the Community Themes</b></p>					
<b>1. BALANCE GROWTH, ECONOMY &amp; COMMUNITY CHARACTER</b>					
<b>1.8.1</b>	Plan for the continued growth of Lakesite and the central valley of Area 8 north of Gann Road and south of Sequoyah Access Road. Existing and planned sewer infrastructure, ease of commute to Chattanooga-based employment, and proximate recreation opportunities will drive development. Invest in schools, identified transportation needs, and recreation infrastructure to maintain high quality of life for residents keeping pace with new development.				
<b>1.8.2</b>	Plan for the continued growth of the existing Lakesite Town Center. This center is already the primary commercial shopping area for the north end of Hixson Pike and should be allowed to grow in coordinated fashion providing the area with gathering spaces, dining & entertainment, lodging, and a diverse range of housing in a comprehensively planned Town Center.				
<b>1.8.3</b>	Transition to lower density place types and zones along the North Chickamauga Creek Corridor in to maintain rural setting and reduce impacts from flooding in this area containing both steep slopes and an abundance of low lying property.				
<b>1.8.4</b>	Preserve the rural character of the Green Pond / Thatcher Road area by transitioning to lower density place types and zoning in this neighborhood characterized by narrow country roads, wooded hillsides, quiet lakeside retreats.				
<b>2. PROTECT &amp; ENHANCE NATURAL RESOURCES</b>					
<b>2.8.1</b>	Develop a conservation plan with recreation and conservation partners (North Chickamauga Creek Conservancy, Soil & Water Conservation District, TPL, Land Trust for Tennessee, Hamilton Co. Parks, etc.) to acquire or buffer development from properties along the lake front and the North Chickamauga Creek corridor that can provide recreation access, resilience from storm events, and preserve the viewsheds and natural setting along these water bodies.				
<b>2.8.2</b>	North Chickamauga Creek and Lick Branch are critical watersheds for receiving and filtering storm water from most of Area 8. Land bordering these water bodies is low lying and subject to severe flooding. These environmental conditions warrant the following measures: <ul style="list-style-type: none"> <li>Careful review of engineered storm water plans for new development.</li> <li>Buffering flood ways and storm water storage basins from development through a combination of development setbacks, storm water buffers and conservation efforts.</li> </ul>				
<b>3. PRESERVE &amp; ENHANCE OUTDOOR RECREATION</b>					
<b>3.8.1</b>	Consider further investment and expansion of Middle Valley Park and Chester Frost Park to meet the needs of Hamilton Co. residents and as assets to stimulate recreation and tourism based economic growth.				
<b>3.8.2</b>	Consider development of a lake front greenway in partnership with TVA, USACE, TDEC, and others. Study feasibility of a route from Loftis Middle School to Pinky's Point.				
<b>3.8.3</b>	Develop a coalition for a combined flood protection, water quality, and recreation based conservation effort along North Chickamauga Creek / Lick Branch / Rogers Branch. Recreational aspects could include: blueway, greenway, fishing, birding, walking, and paddling access. Bike / Pedestrian transportation route between Chickamauga Gorge State Park, Hixson High, Greenway Farms, Chester Frost Park, and Middle Valley Park could be established over time.				
<b>3.8.4</b>	Consider commissioning an economic impact analysis to consider the potential return on these investments considering recreational, tourism, reduction of natural disaster related expenses, and community health benefits.				



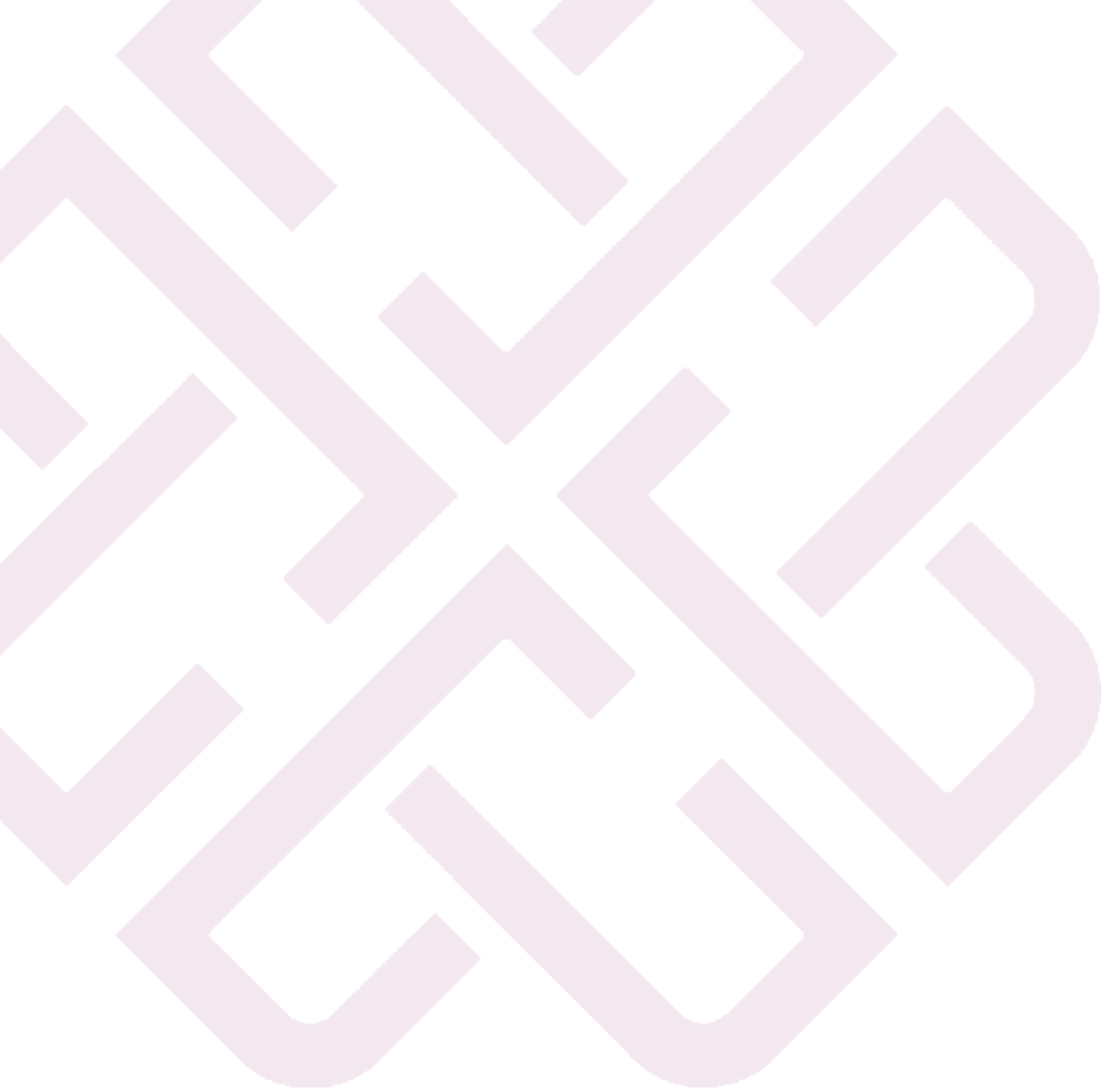


<p> <b>Directly influenced by the Community Themes</b></p> <p> <b>Supports or reinforces the Community Themes</b></p>				
<b>4. PROMOTE CONNECTIVITY AND MULTI-MODAL TRANSPORTATION</b>				
<p><b>4.8.1</b> Evaluate a new greenway route along North Chickamauga Creek from Greenway Farm Park east to Soddy-Daisy and north to Chester Frost and Middle Valley Park.</p>	●	●		●
<p><b>4.8.2</b> Develop plans for a separated multi-use pathway along Hixson Pike connecting recreation nodes at Chester Frost Park to the Lakesite Town Center and along the old Sequoyah rail line.</p>		●	●	●
<p><b>4.8.3</b> Work with CARTA to model potential demand for transit service as recreation and town centers develop along Hixson Pike at Chester Frost Park and Lakesite. Also, evaluate ability for transit to create synergies with recreational access, tourism, and economic development objectives.</p>	●	●	●	●
<p><b>4.8.4</b> Work with TDEC, Hamilton County Parks, TVA, Tennessee Riverline Project and others to develop a blueway with safe points of access for paddlers and multiple locations including: Pinky’s Point, Chester Frost, Camp Columbus, and Lakesite.</p>		●	●	
<b>5. PROVIDE ADEQUATE INFRASTRUCTURE</b>				
<p><b>5.8.1</b> Set aside funding for recommended intersection and road improvements to Middle Valley Road, Gann Road, and Daisy Dallas Road. Ref. Ex. ___.</p>		●	●	
<p><b>5.8.2</b> Continue to support WWTA’s plans to expand sewage treatment capacity to serve Middle Valley and other areas of unincorporated Hamilton County that border the north side of Chattanooga.</p>	●	●		
<b>6. PROVIDE SUITABLE COMMERCIAL &amp; MIXED-USE CENTERS</b>				
<p><b>6.8.1</b> Work with property owners in and surrounding the existing Lakesite Town Center to add connectivity between parcels and improve mobility across transportation modes. Make zoning compatible with lodging, restaurant, and entertainment uses to serve locals, league and tournament play at Middle Valley Park, and outdoor recreation associated with Chester Frost Park, and Chickamauga Lake.</p>	●		●	
<p><b>6.8.2</b> The majority of neighborhoods in Area 8 have convenient access to shopping and services in existing commercial centers within the incorporated limits of Chattanooga, Soddy-Daisy, or Lakesite. As the area grows additional commercial development should primarily occur in these areas with proximate mixed residential infill housing both for rent and for sale.</p>	●			
<p><b>6.8.3</b> Help existing hybrid industrial uses, now referred to as Maker Districts, at Boy Scout Road and Middle Valley Road to thrive. Match successful business in these areas with small business loan assistance and entrepreneurial incubator programs. Evaluate the potential to design a neighborhood scale storm drainage system to provide local business with resilience from storm events. Allow flexible mixed-use zoning in Maker Districts so that business can combine light manufacturing, warehouse, and retail space under one roof. Also allow for integrated housing solutions such as detached townhomes or attached live-work units with minimal setbacks.</p>	●			
<b>7. PROVIDE A RANGE OF HOUSING OPTIONS</b>				
<p><b>7.8.1</b> Utilize the full spectrum of center place types, maker districts, and the co-located mixed-residential areas to provide focal points for housing diversity and prerequisite infrastructure investment in transportation, water, and sewer infrastructure. Larger center types such as Neighborhood Center and Village Center at the periphery of Lakesite are appropriate for multi-family housing including apartment clusters. Housing around designated centers should taper in density and project size the further a parcel is from the commercial and civic core.</p>	●			
<p><b>7.8.2</b> Neighborhood nodes and Crossroads in Area 8 are generally reflective of existing commercial or civic uses and should be encouraged through zoning to incorporate residential town homes or small lot single family projects on immediately adjacent parcels. Public investment in sidewalks, intersection improvements, and connecting roadways should be considered.</p>	●		●	
<p><b>7.8.3</b> The area of Middle Valley south of Sequoyah Road and north of Gann Road is designated for medium density residential use. This means that suburban residential growth in this area is expected to continue with new subdivisions serviced by centralized sewer allowing for R1, RTZ with potential pockets for PUDs and RT1 zoning.</p>	●			



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# CHAPTER 5

## NEXT STEPS & IMPLEMENTATION

INTRODUCTION

5.1 IMPLEMENTATION PROCESS

5.2 IMPLEMENTATION MATRIX

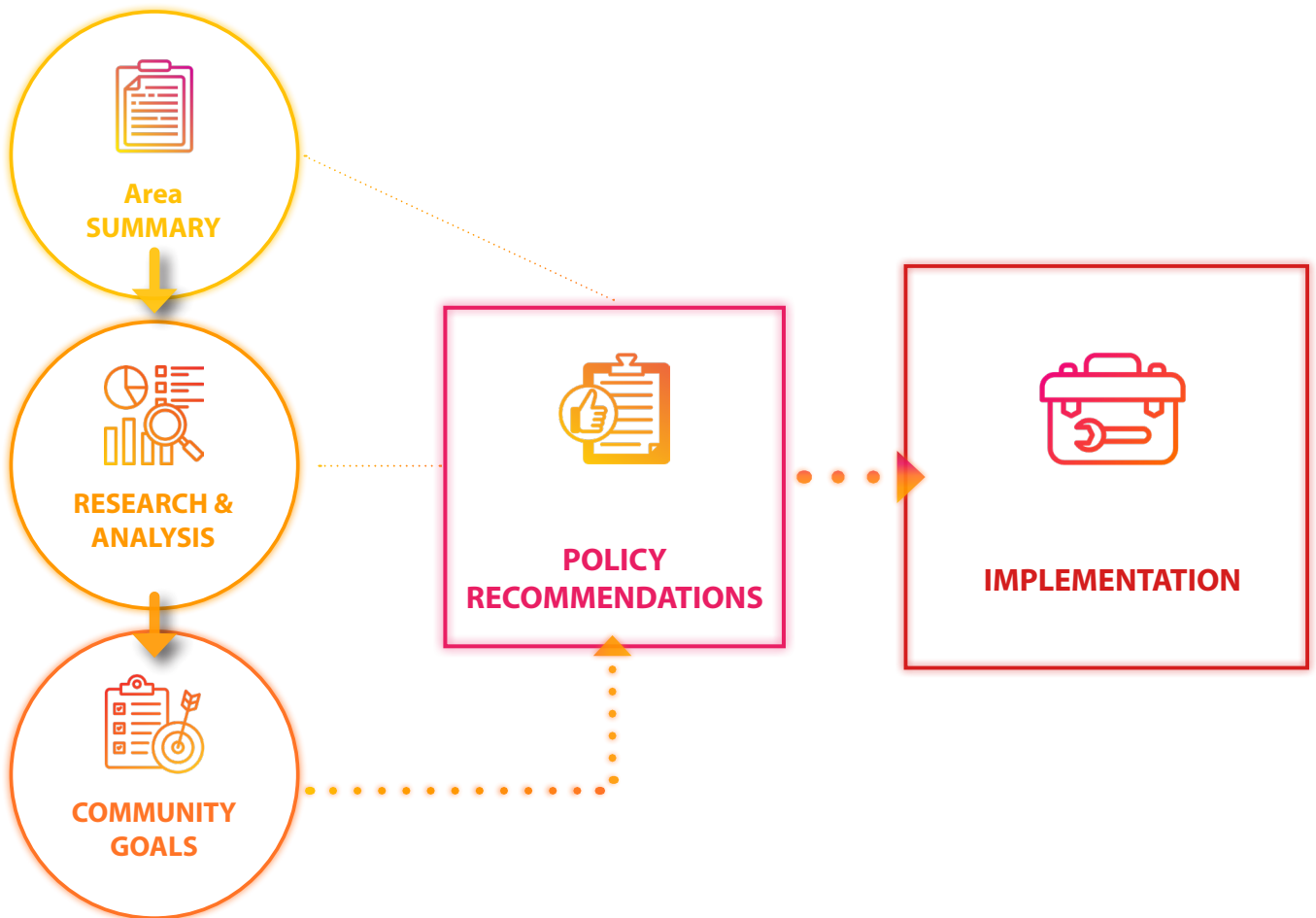
5.3 MEASURING PROGRESS & UPDATES



This chapter acts as the crucial link between the vision crafted for each community and the concrete actions needed to bring it to life. It transforms the broad goals and strategies outlined in the plans into specific, actionable steps, ensuring that community aspirations are achieved in a structured and sustainable way. Here, we lay out the essential initiatives, timelines, and responsibilities for executing the plans, emphasizing the importance of collaboration among local governments, stakeholders, and residents. These implementation strategies are designed to be adaptable, allowing for adjustments as community needs evolve and new opportunities arise.

Throughout the planning process, a dedicated effort was made to continuously integrate community feedback. In Chapter 2, four Community Themes emerged from this input, guiding the development of seven goals and a vision statement. This analysis, combined with the goals, informed the creation of policy recommendations, both in map and written form.

By outlining processes for monitoring progress, securing funding, and maintaining ongoing community engagement, this chapter offers a clear roadmap for turning plans into reality. It ensures that Hamilton County can grow in a way that honors its unique character, meets resident needs, and preserves the distinctive qualities of each Area.



## 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 normalize public and private commitments
- Transit planning and investment
- Provide retrofitting case studies

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CALLOUT/LOGO HERE

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**IN PROGRESS**



## 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.



**IN PROGRESS**

## 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 recommendation.

### **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**



AREA 8 IMPLEMENTATION MATRIX					
Updated (8/21/2024)					
POLICY NO.	RECOMMENDATION	TIMELINE	RESPONSIBLE PARTIES	MONITORING	FUNDING SOURCES
<b>GOAL 1: BALANCE GROWTH, ECONOMY &amp; COMMUNITY CHARACTER</b>					
1.8.1	Plan for the continued growth of Lakesite and the central valley of Area 8 north of Gann Road and south of Sequoyah Access Road. Existing and planned sewer infrastructure, ease of commute to Chattanooga-based employment, and proximate recreation opportunities will drive development. Invest in schools, identified transportation needs, and recreation infrastructure to maintain high quality of life for residents keeping pace with new development.				
<div style="border: 1px dashed red; padding: 10px; display: inline-block;"> <p><b>PAGE SPREAD EXAMPLE [NOT THE FULL CHART]</b></p> </div>					
1.8.2	Plan for the continued growth of the existing Lakesite Town Center. This center is already the primary commercial shopping area for the north end of Highway 153 and should be allowed to grow in a coordinated fashion providing the following: Area with gathering spaces, dining & entertainment, lodging, and a diverse range of housing in a comprehensively planned Town Center.				
1.8.3	Transition to lower density place types and zones along the North Chickamauga creek corridor in order to maintain rural setting and reduce impacts from flooding in this area containing both steep slopes and an abundance of low lying property.				

IN PROGRESS





<p><b>1.8.4</b></p>	<p>Preserve the rural character of the Green Pond/Thatcher Road area by transitioning to lower density place types and zoning in this neighborhood characterized by narrow country roads, wooded hillsides, quiet lakeside retreats.</p>				
<p><b>GOAL 2: PROTECT AND ENHANCE NATURAL RESOURCES</b></p>					
<p><b>2.8.1</b></p>	<p>Develop recreation and conservation partners to acquire or buffer development from properties along the lake front and the North Chickamauga Creek corridor that can provide recreation access, resilience from storm events, and preserve the viewsheds and natural setting along these water bodies.</p>				
<p><b>2.8.2</b></p>	<p>North Chickamauga Creek and Lick Branch are critical watersheds for receiving and filtering storm water from most of Area 8. Land bordering these water bodies is low lying and subject to severe flooding. These environmental conditions warrant the following measures:</p> <ul style="list-style-type: none"> <li>• Careful review of engineered storm water plans for new development.</li> <li>• Buffering flood ways and storm water storage basins from development through a combination of rezoning/subdivision criteria and conservation efforts.</li> </ul>				
<p><b>GOAL 3: PRESERVE AND ENHANCE OUTDOOR RECREATION</b></p>					

IN PROGRESS

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## 5.3 MEASURING PROGRESS AND UPDATES

What happens next?  
**CALL TO ACTION**

**PLAN SUMMARY HERE, 1 PAGE TO FINALIZE PLAN BEFORE APPENDIX**

**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)

