



OUR COMMUNITIES.
OUR GROWTH.
HAMILTON COUNTY'S GROWTH PLAN

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[Find Your Area](#)

[Growth Plan Updates](#)

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Help shape the future of Hamilton County.

[Sign Up for Updates](#)



www.planhamilton.org

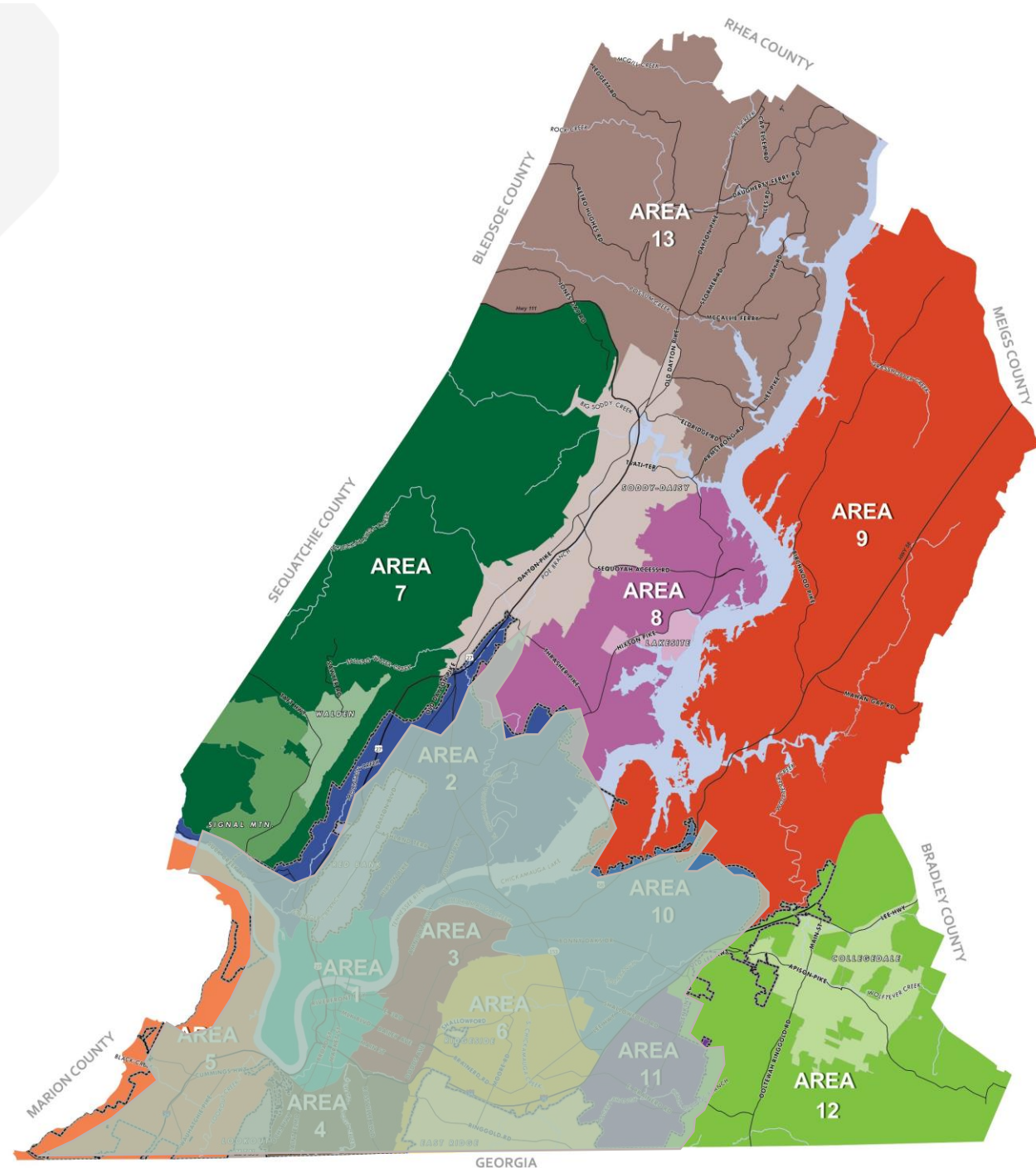




PLAN HAMILTON

OUR COMMUNITIES. OUR GROWTH.

Provide Hamilton County leadership with tools to make community investments in infrastructure & services that maximize returns with protection of assets and sustained economic opportunity.



Plan Hamilton – Team and Process

- First Comprehensive Plan for Hamilton County government.
- Led by RPA managers and consultant team: Ragan Smith and Common Ground.
- April 2023 – August 2024 Completed community profile, surveys, public meetings, transportation analysis, Concept Maps and county-wide Place Type maps.
- Completed Tri-Star Fire Services Report.
- Completed report by Dr. Chris Acuff on Capital Funding.



March 2024

Fire and Rescue Services Evaluation Rural Hamilton County Tennessee



MARCH 2024

Capital Funding for Mid-Sized Cities & Counties

Understanding Current Needs
and Future Opportunities



Constraints

1. Local road capacity
2. Emergency services
3. Sewer availability
4. School construction
5. Public funding

NO changes to Zoning Map are recommended.

Changes to the Zoning Map will still occur on a case-by-case basis using the new plan as guidance.



Opportunities

1. Management of public services and infrastructure
2. Preservation of rural and resort areas
3. Connecting communities with multi-use trails
4. Existing and future farms
5. Celebrate existing resources



Plan Hamilton Area Documents

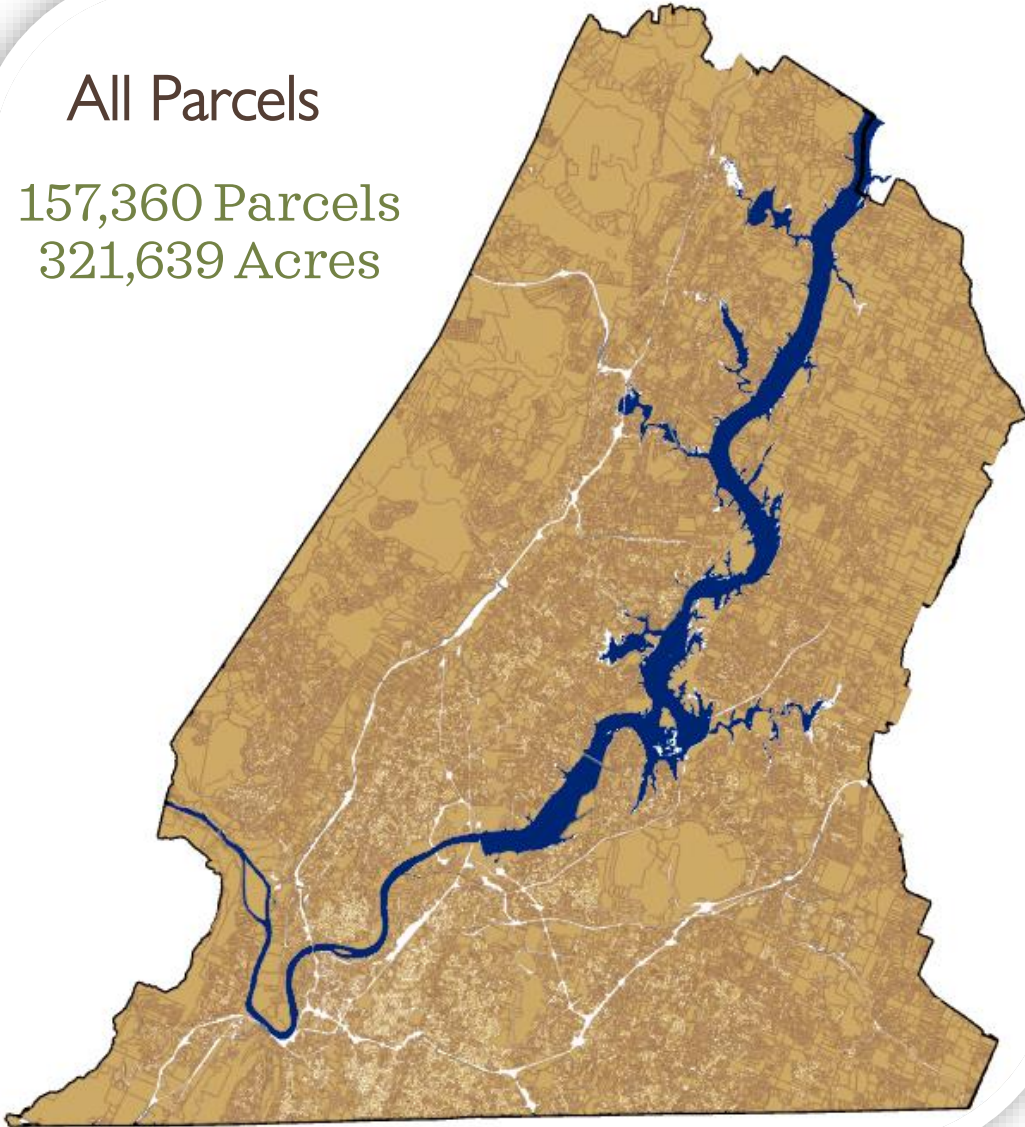
- RPA posting the Area Plan documents online at www.PlanHamilton.org and www.CHCRPA.org
- In addition to Public Meetings, RPA staff can meet with individuals, business establishments and neighborhoods.
- Additional virtual Public Meetings will be scheduled.



Hamilton County Parcels

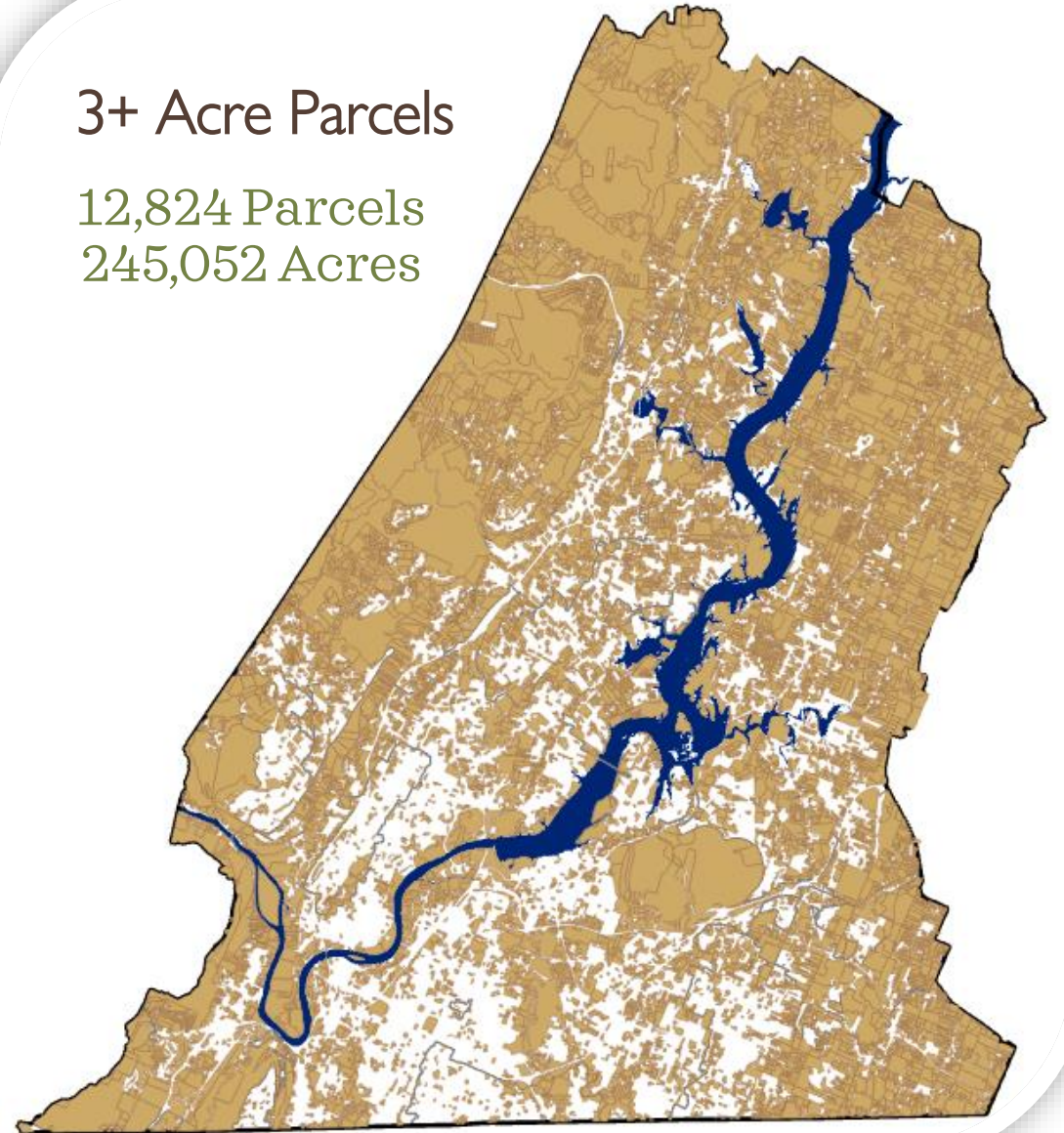
All Parcels

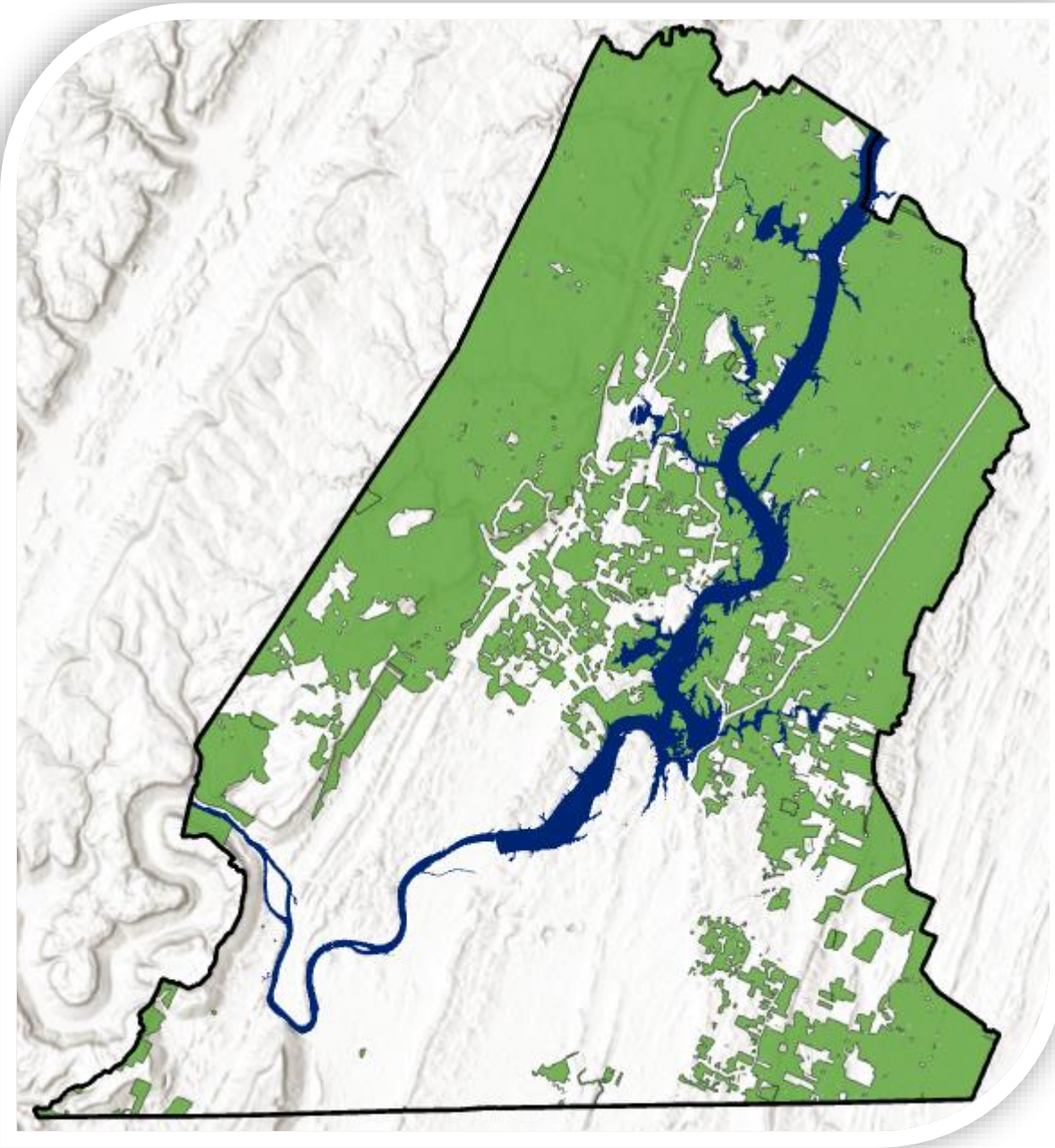
157,360 Parcels
321,639 Acres



3+ Acre Parcels

12,824 Parcels
245,052 Acres





A-1 Zoning

22,238 Parcels (14% of Parcels)
180,727 Acres (56% of Acreage)

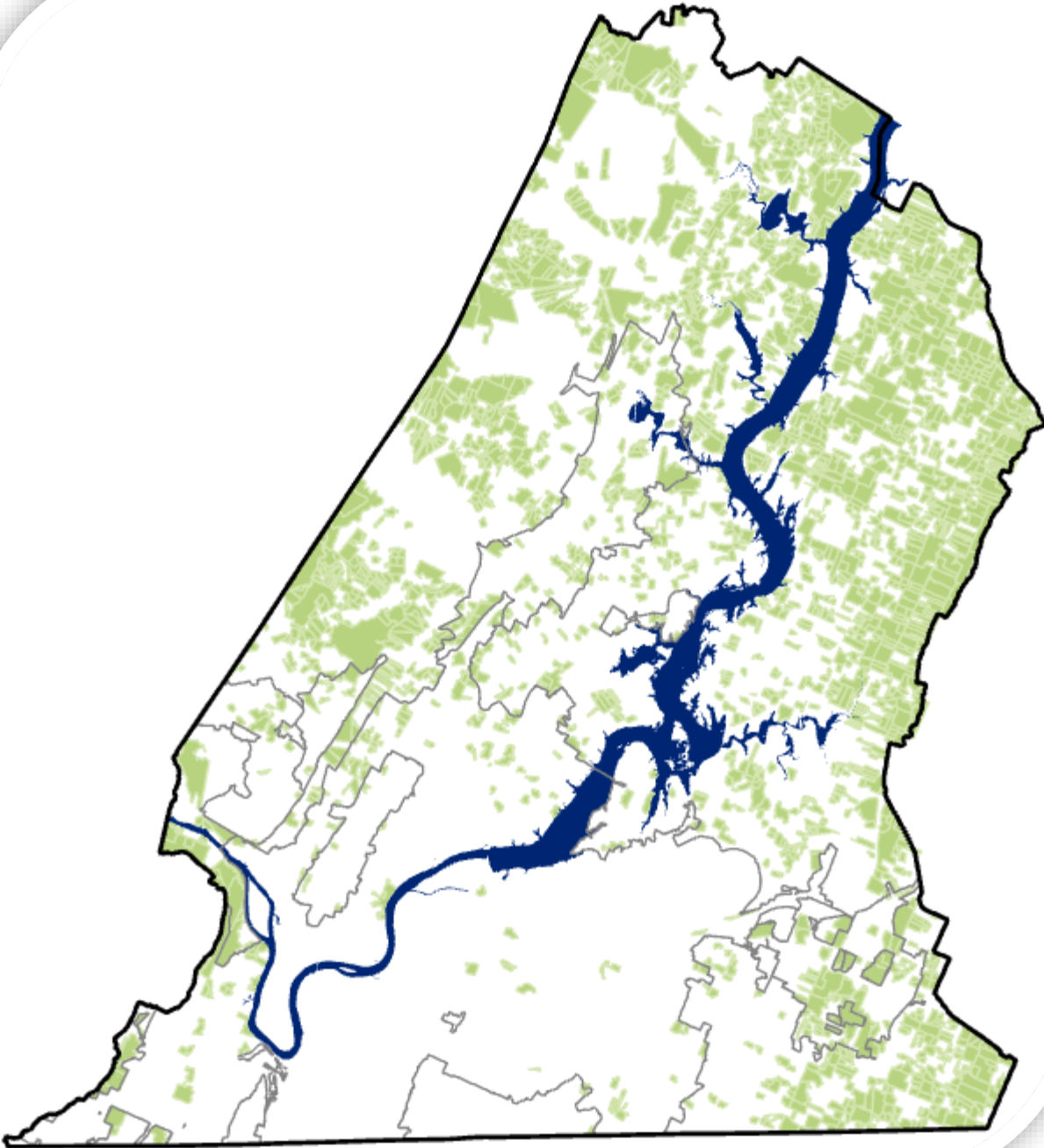


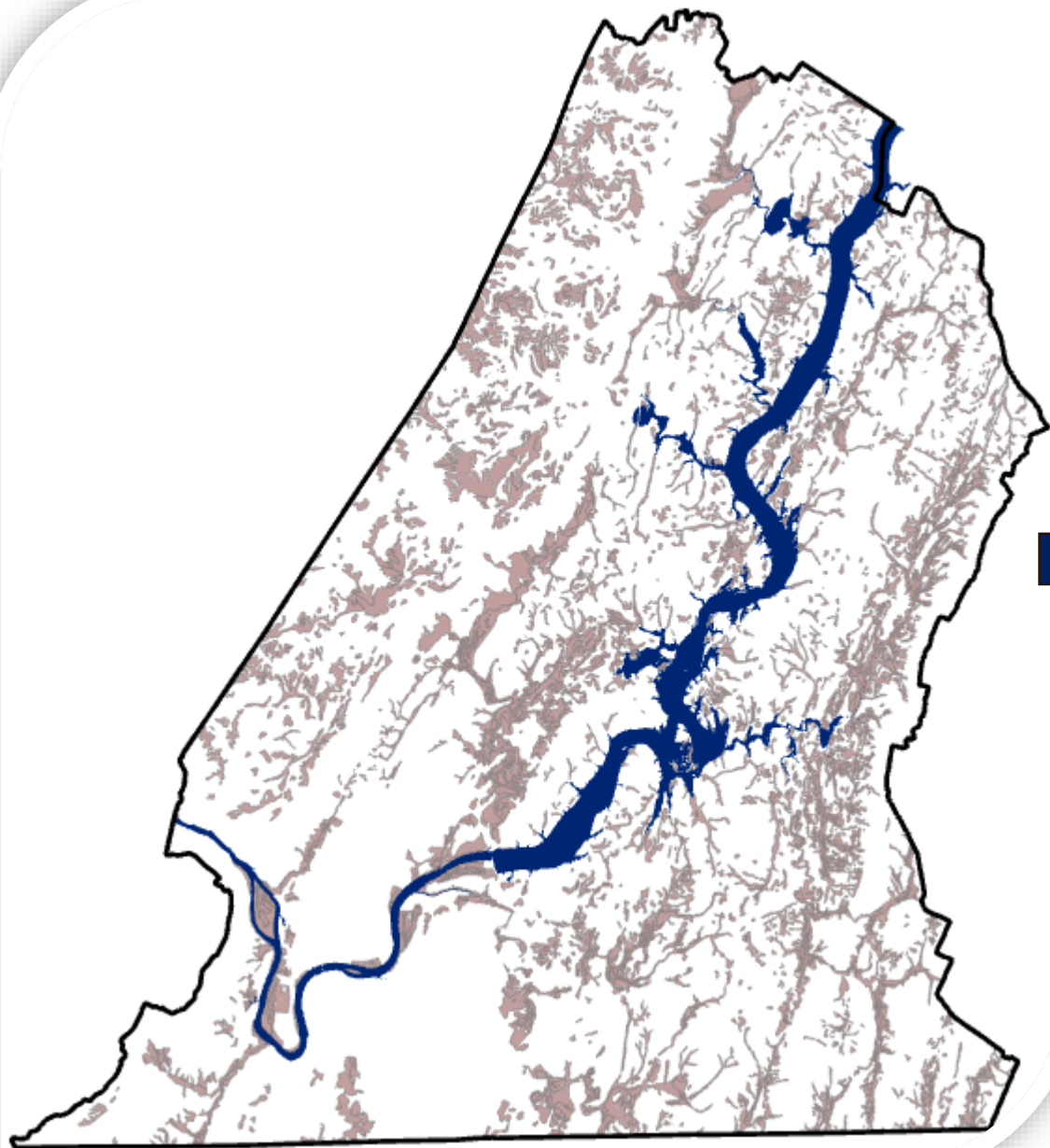
**PLAN
HAMILTON**
OUR COMMUNITIES. OUR GROWTH.

Hamilton County Assessor's Records

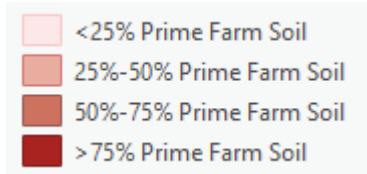
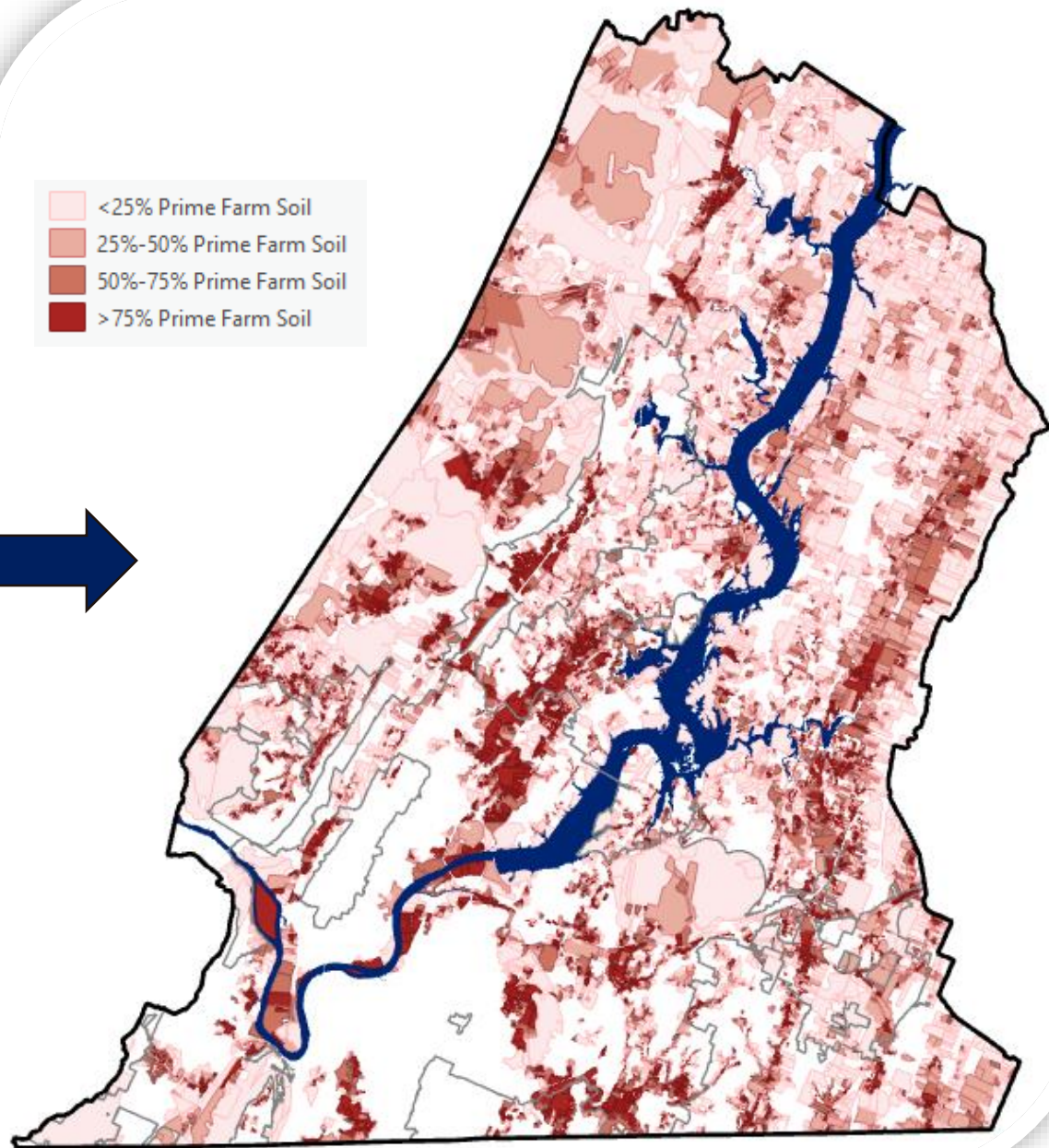
Agricultural Land Use

2,051 Parcels
95,129 Acres





Prime Farm Soil



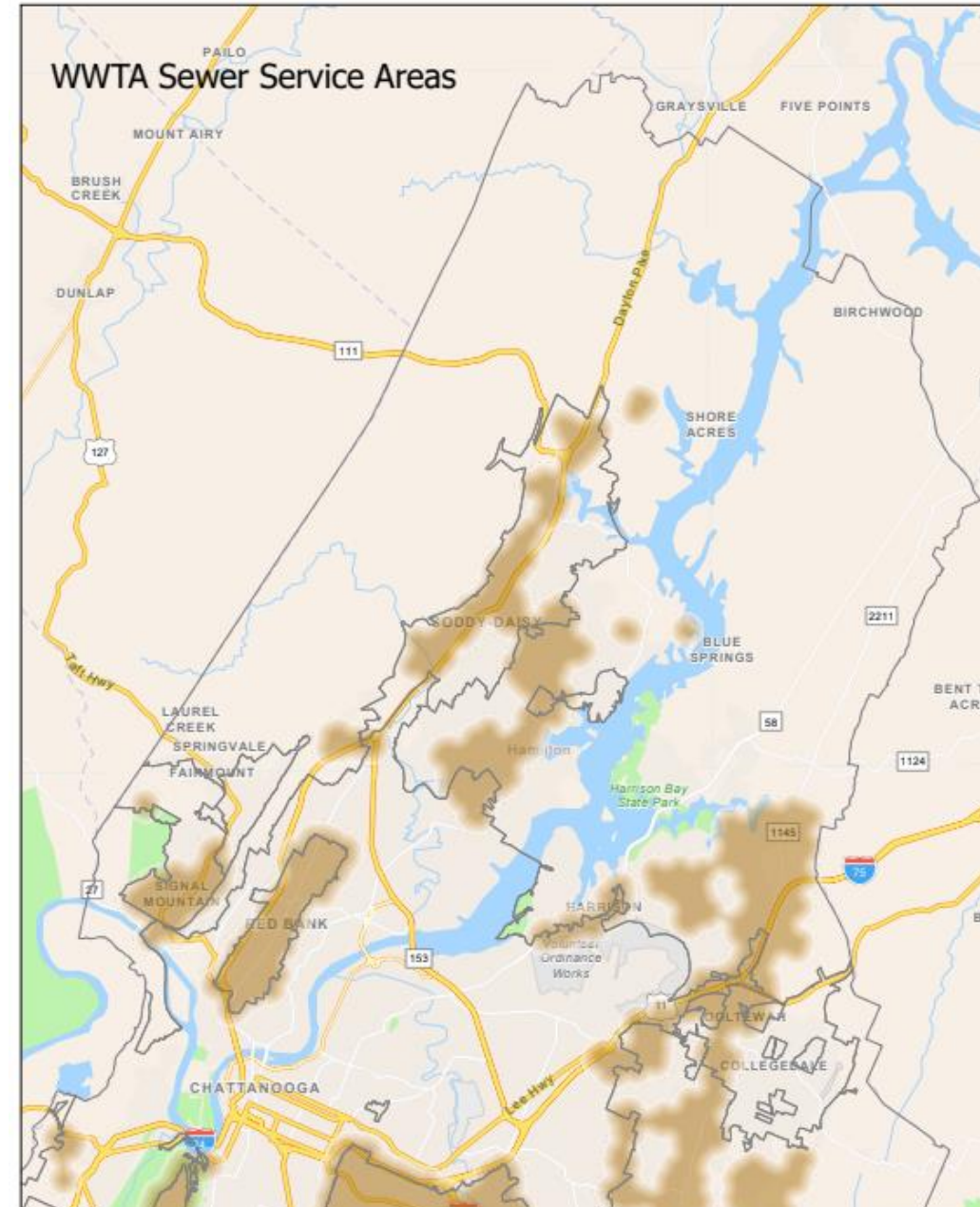
Parcels with Prime Farm Soil

Hamilton County Water and Wastewater Treatment Authority (WWTA) manages sewer services.

Service area is limited to certain areas of the County.



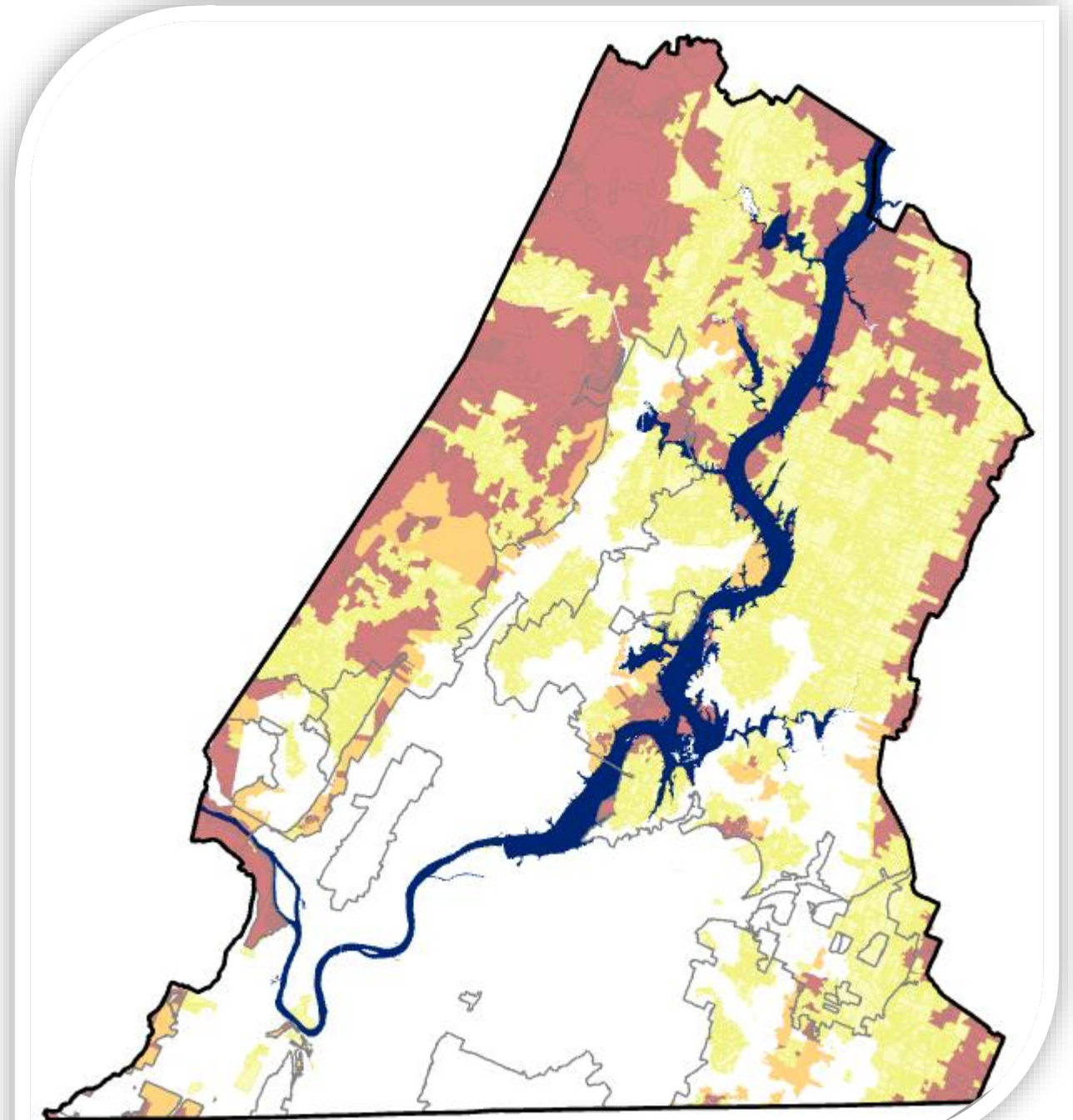
<https://wwta.hamiltontn.gov/>



Areas with no Sewer and limited Fire Services



4,206 Parcels
74,962 Acres





Place Types



Urban



Suburban



Rural

Place Types – organize future land use and development patterns

chcrpa.org

RR RESORT & RECREATION Place Type

General Description: The Resort & Recreation Place Type supports outdoor activities such as camping, boating, golfing, bouldering, and 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 county park, the Resort & Recreation Place Type can include multiple private businesses with more development, such as marinas, hotels, restaurants, and even housing.

This Place Type is typically located near natural areas that have a strong outdoor recreational draw, such as the Tennessee River/Chickamauga Lake, creeks, or mountainous areas. Properties may range in size from a 10-acre campground/RV park to 100+ acre resorts with a marina, lodge, restaurant, and individual house lots. Such large resorts are based on a master plan that incorporates buildings, open spaces, streets, trails, parking and landscaping.



Development Pattern/Form/Character

Generally, this development pattern combines qualities that include either a more rural or urban form than what is typically found in suburban areas. Often an area in transition, densities range from low to high depending on location.

Image Sources: Dover, Kohl and Partners, Town Planning, Opticos Design, Genesis Studios, Depiction Illustration



Building on a theme of recreation, outdoor activities, cultural sites and access to regional assets like mountains, creeks and lakes, this Place Type may be found in urban, suburban or rural locations.



Resort & Recreation Examples

The examples here depict typical elements found in the Resort & Recreation (RR) Place Type:

- Typically centered around a lodge, retreat, marina or campground.
- May include multi-unit apartments, condos, or single unit housing.
- Destinations that focus on tourism, lodging or on the outdoors.
- Resort & Recreation developments often have a mix of parks, trails, retail, and equipment rentals.

Local & Regional (RR) Examples:

Southall, Franklin, TN
McLemore Cove, Lookout Mtn, GA
Blackberry Farm, Walland, TN
Callaway Gardens, Pine Mountain, GA
Little Arrow Resort, Townsend, TN

Notes ▼

The photos shown are illustrative examples of uses typically found within the RR Place Type. Actual development varies depending on existing zoning regulations.

See chcrpa.org for the most current Place Type designations in each adopted Plan.



What does the
RR Place Type
look like?



Chattanooga-Hamilton County
Regional Planning Agency

chcrpa.org

ADVANCING GREAT PLACES

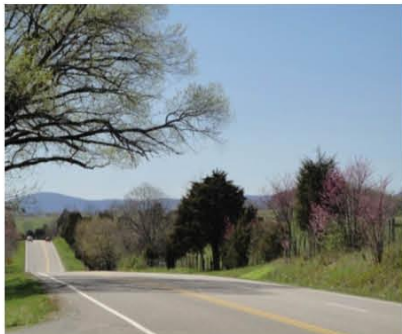
RC RURAL CORRIDOR Place Type

General Description: The Rural Corridor Place Type can be described as pastoral or scenic with outstanding features or views worth preserving. As the name suggests, these corridors are primarily located in rural parts of the county, and are characterized by lots of open fields and woodlands.

Unlike the other corridor Place Types, development along Rural Corridors is sparse with farms or single-family 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 found along Transit, Mixed-use, or Suburban Corridors. Rural Corridors are typically two-lane roads, and may include regional bike paths or walking trails alongside, in their vegetated buffers. Rural Corridors may however, take the form of a major thoroughfare, such as a state-designated scenic parkway, with mountainside or lakefront views.

A limited number of commercial uses may be located at a Crossroads intersection, or as a stand-alone business, but long stretches of commercial businesses are not found on Rural Corridors.



Rural Corridors may often include planted medians, or open swales, with bike lanes or walking paths located in the wide vegetated buffers that characterize these roads. Typically found in rural areas with farms and very sparse development, they may include lakefront drives or winding mountain roads that add a unique character to small established communities.



RURAL

Development Pattern/Form/Character

Development is found in outlying areas along local roads and older highways (state routes). These country settings exhibit expansive open space or forested areas. Densities are low to moderate depending on whether sewer service exists.

Image Sources: Dover, Kohl and Partners, Town Planning, Opticos Design, Genesis Studios, Depiction Illustration

Rural Corridor Examples

The examples here depict typical elements found in the Rural Corridor (RC) Place Type:

- Typically includes countryside and more remote locations.
- May include restaurants, service businesses, a post office or fire hall, and nodes along the corridor.
- Landscaping and green buffers are established to screen larger subdivisions and more intense development from public view.
- This Place Type can help identify historic sites such as "Century Farms," landmarks, key views such as offered by Harrison Bay and other future conservation sites.

Local (RC) Examples:

Hwy 96, Old Harding Rd., Franklin, TN

Hixson Pike, Lakesite, TN

State Scenic Parkway US-27, Chattanooga, TN

Hwy 58, Hamilton County, TN

Notes ▼

The photos shown are illustrative examples of uses typically found within the RC Place Type. Actual development varies depending on existing zoning regulations.

See chcrpa.org for the most current Place Type designations in each adopted Plan.



What does the RC Place Type look like?



Chattanooga-Hamilton County
Regional Planning Agency

12

12

WHITE OAK MTN PLAN

AGRICULTURAL

COUNTRYSIDE RESIDENTIAL

CONSERVATION BASED SUBDIVISION

SUBURBAN RESIDENTIAL

URBAN RESIDENTIAL

MIXED RESIDENTIAL

DENSITY

Up to 2 du/acre

Up to 2 du/acre

Up to 2 du/acre

3 to 5 du/acre

3 to 7 du/acre

Over 7 du/acre

WOLFTEVER CREEK PLAN

SLOPE RESIDENTIAL DISTRICT

VERY LOW INTENSITY RESIDENTIAL

LOW INTENSITY RESIDENTIAL

MEDIUM INTENSITY RESIDENTIAL

DENSITY

No Disturbance over 980' topo

2 du/acre or less

3 du/acre; > 3 du/acre if substantial
open space is provided

4 du/acre to a maximum of 10
du/acre

Plan Hamilton – Timeline and Adoption

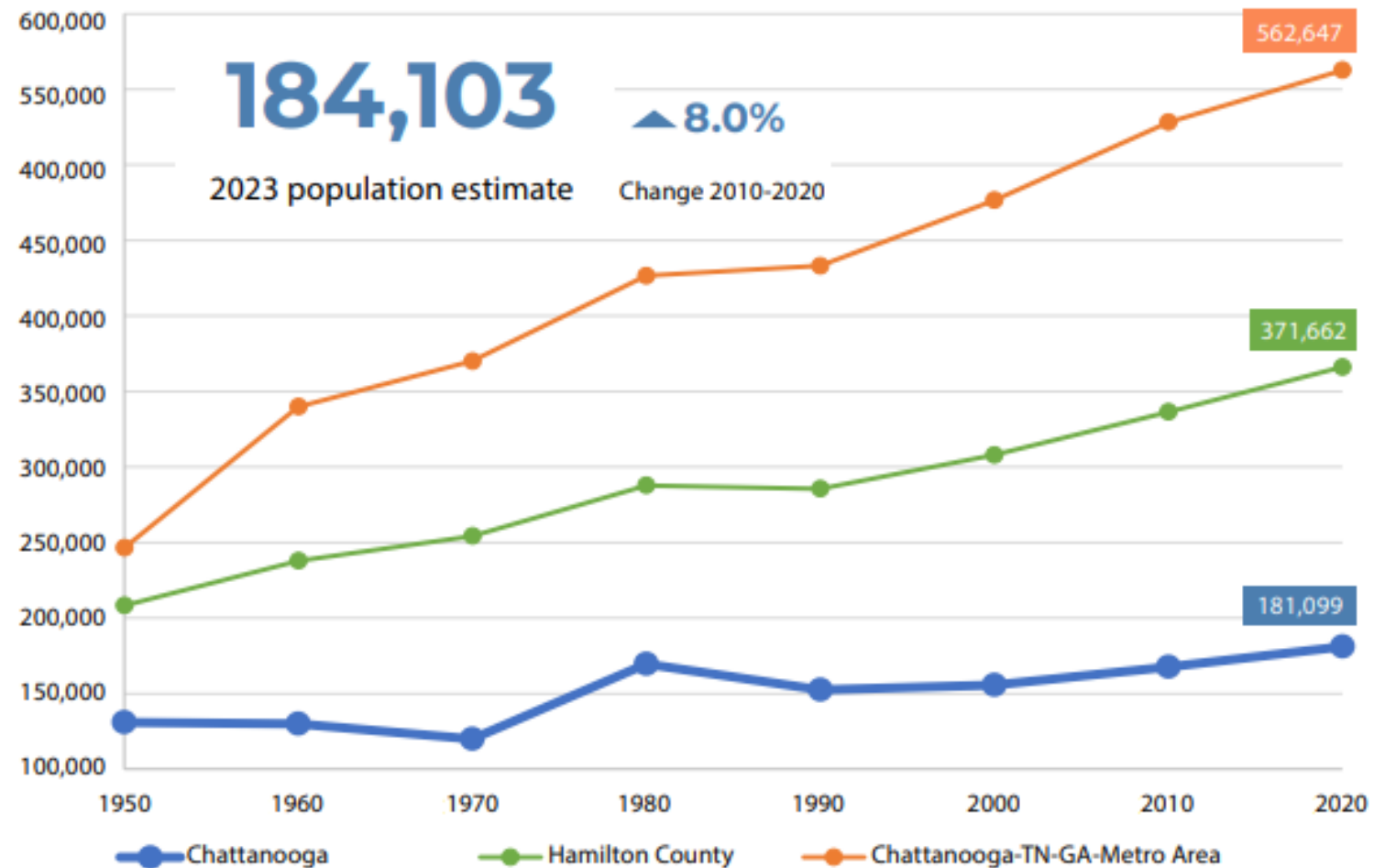
- RPA will hold public meetings across county and meet with businesses and residents.
- Recommended documents and maps will be presented to the Planning Commission – November 2024.
- Hamilton County Board of Commissioners will review and adopt based on their schedule.
- Comprehensive plan provides a baseline of data, conditions and policy based on the existing infrastructure and County practices.
- Plan Hamilton provides a framework to consider different needs for specific and unique Area conditions.



Chattanooga is a part of growing region and that growth is projected to continue.

- The Chattanooga region has been attracting new residents steadily since the 1990s.
- Last year, the population of Hamilton County grew more than three times as fast as the national average, placing it as the fifth fastest-growing county among Tennessee's 95 counties
- Over the last decade, nearly all of the growth has been from migration to the region including people coming from other parts of the country or internationally. The region's growing economy, low cost of living, and natural setting are strong attractors.

POPULATION 1950-2020



Source: US Census Bureau

Hamilton County Total School Students

Public Schools: (2024-2025)

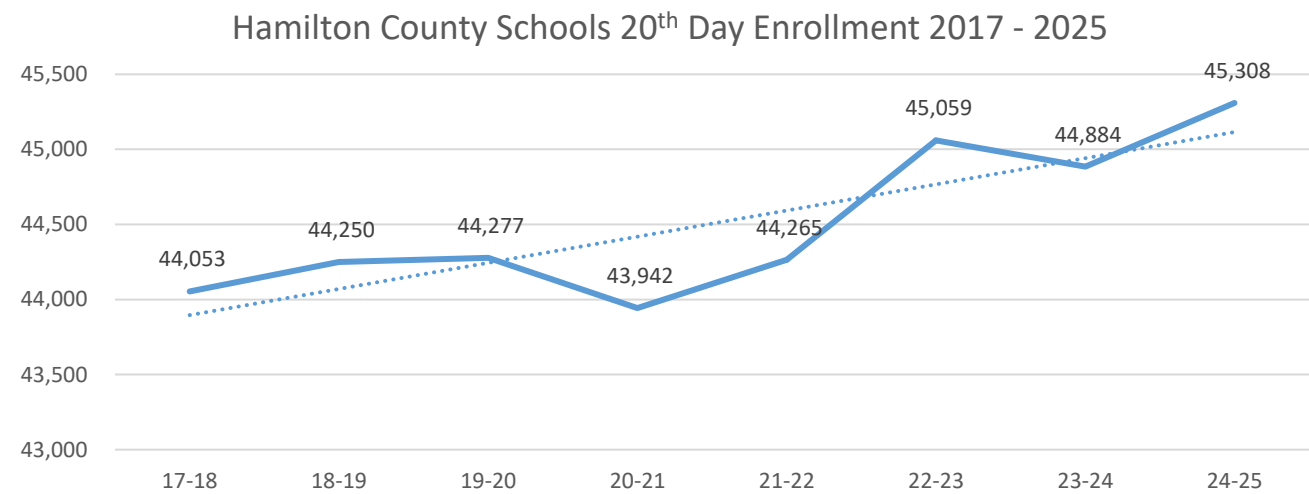
- 79 schools, 45,308 Students

Private Schools: (2024-2025)

- 40 Schools, 11,227 Students

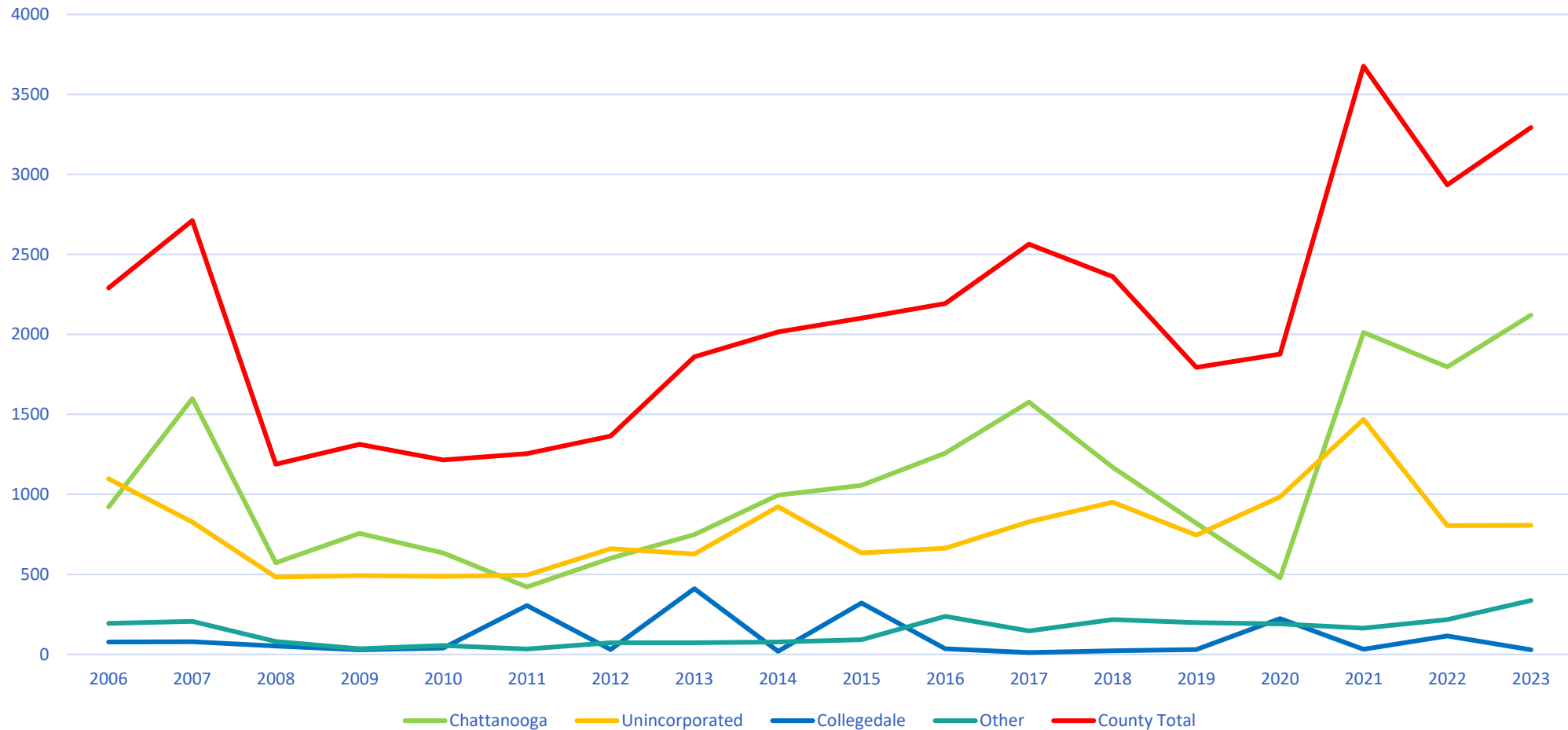
Colleges: (2022-2023)

- 3 Colleges, 20,615 students



Sources: Hamilton County Schools, Private School review & College Evaluator

New Housing Units Trends by County and Municipalities



Chattanooga has the largest share of new permitted housing units.

Other includes East Ridge, Lakesite, Lookout Mountain, Red Bank, Ridgeside, Signal Mountain and Soddy-Daisy, each has less than 5% share.

CHATTANOOGA TENNESSEE

Major Employers List – 2022 (employment as of 12/31/22)

Employers with **100+ full-time** employees listed in descending order.



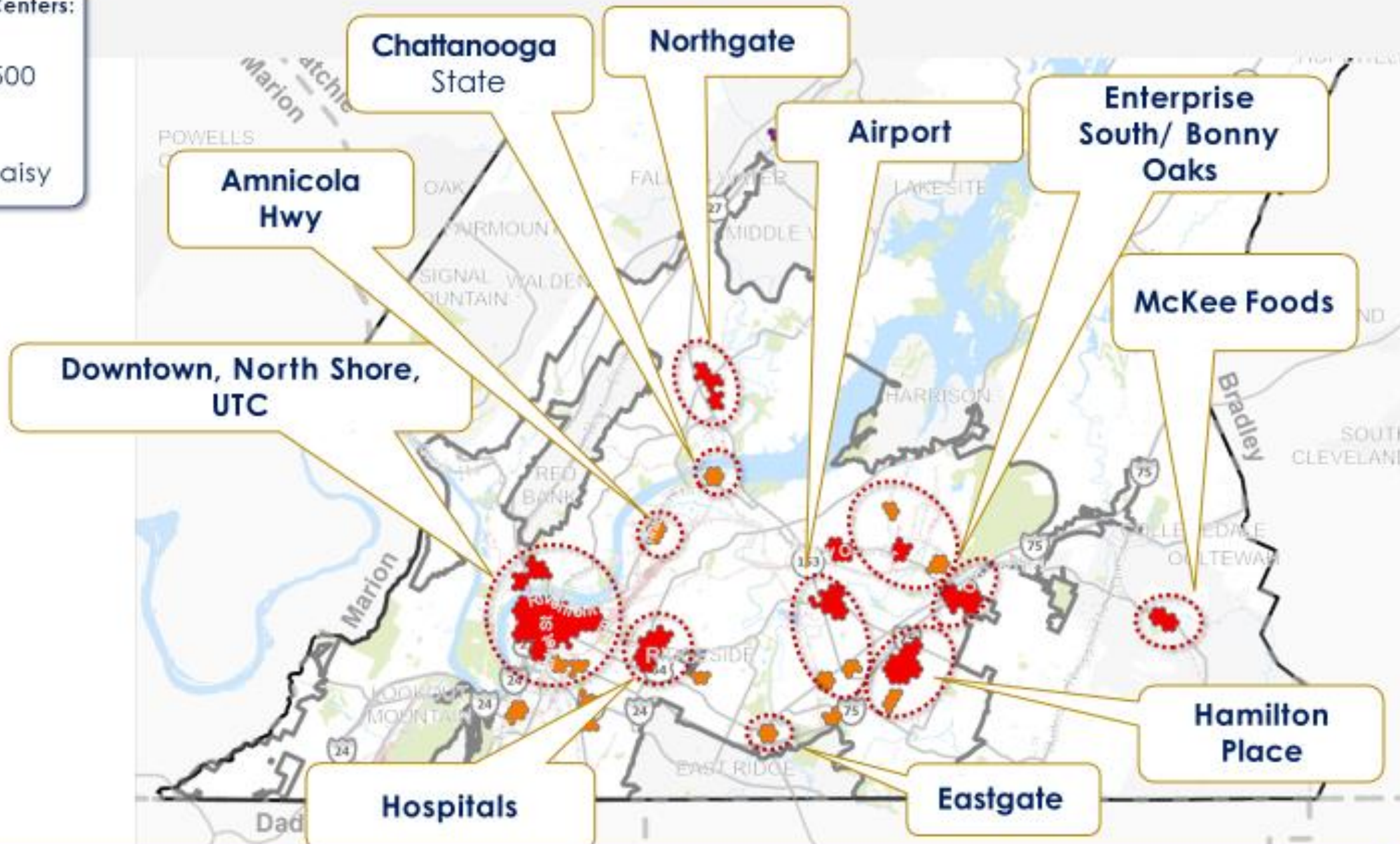
Company	Product/Service	Full-Time Emps.	Part-Time Emps.
•Hamilton County Schools	Elementary & Secondary Schools	5,375	966
•BlueCross BlueShield of Tennessee	Health Care Financing	4,776	18
Volkswagen Group of America Chattanooga Operations, LLC	Mfr. Automobiles	4,668	
•Erlanger Health System	Health System	4,632	1,434
Tennessee Valley Authority	Utility - Electric Service	3,746	1
CHI Memorial	Health Care	3,525	1,099
•McKee Foods Corporation	Mfr. Cakes & Cookies	3,196	186
•Unum Group	Insurance	2,872	
Amazon.com Services LLC	Distribution Center	2,751	1,240
Roper Corporation	Mfr. Cooking Products	2,500	
•City of Chattanooga	Government	2,314	283
•Hamilton County Government	Government	1,873	129
•Astec Industries, Inc.	Mfr. Asphalt & Concrete Construction Equipment	1,872	
Cigna HealthCare	Health Services	1,633	14
The University of TN at Chattanooga	University	1,376	24
Parkridge Medical Center, Inc.	Health Care - Hospital	1,374	151
•U.S. Xpress Enterprises, Inc.	Transportation Services	1,151	7
•Humanist Hospitality LLC	Lodging	881	364
•Miller Industries Towing Equipment, Inc.	Mfr. Towing Equipment	772	10
Kenco Group	Supply Chain Solutions, 3rd Party Logistics (3PL)	720	
HomeServe USA	Emergency Repair Plan Services	716	
Sanofi Consumer Health Care	Mfr. Health & Beauty Products	701	

**Employment Centers:
Total Jobs**

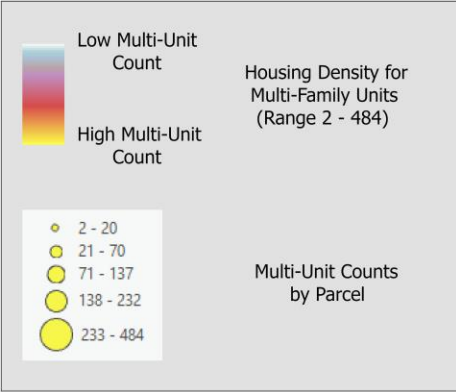
● 1,000-2,500

● >2,500

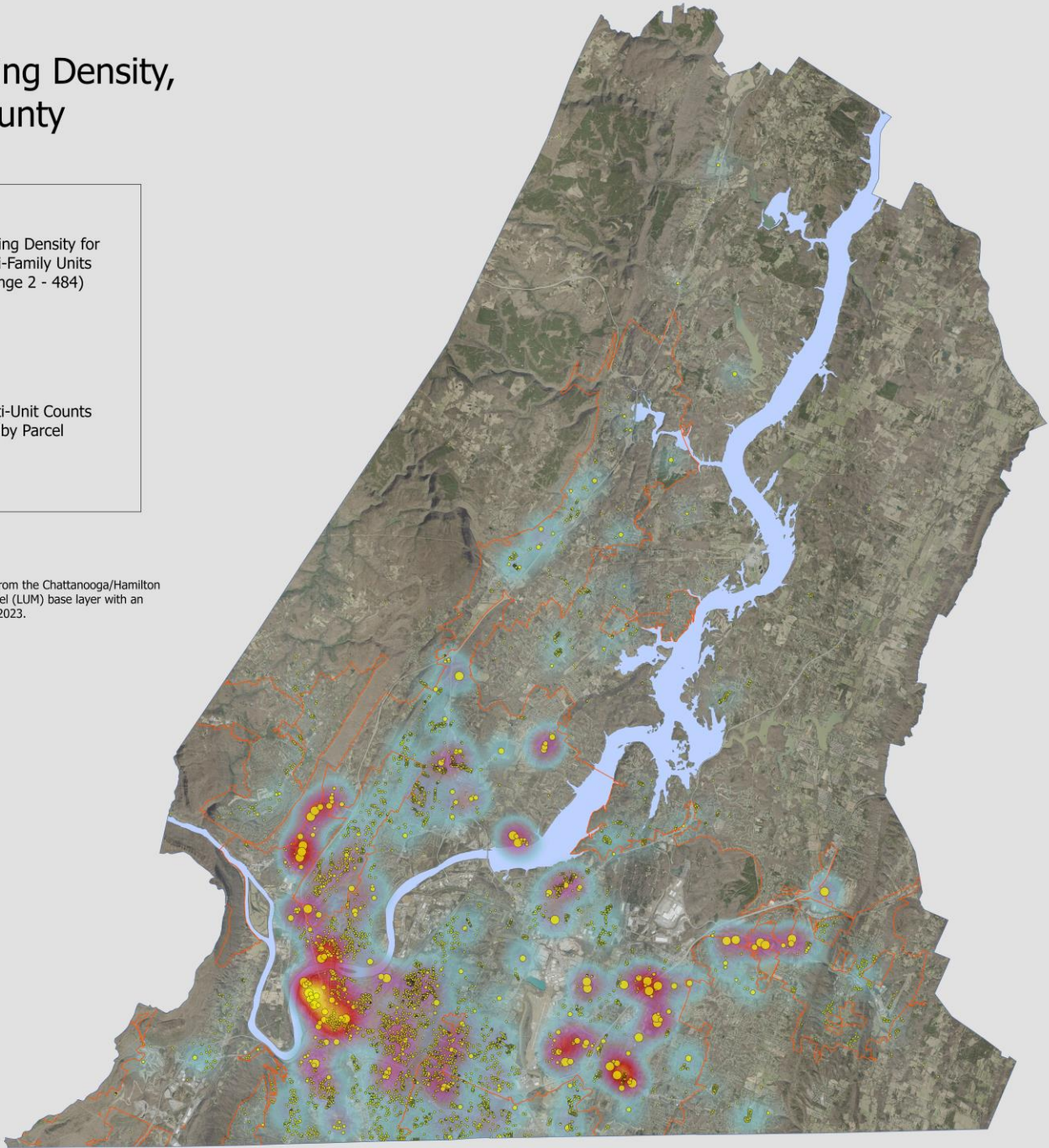
● Soddy Daisy



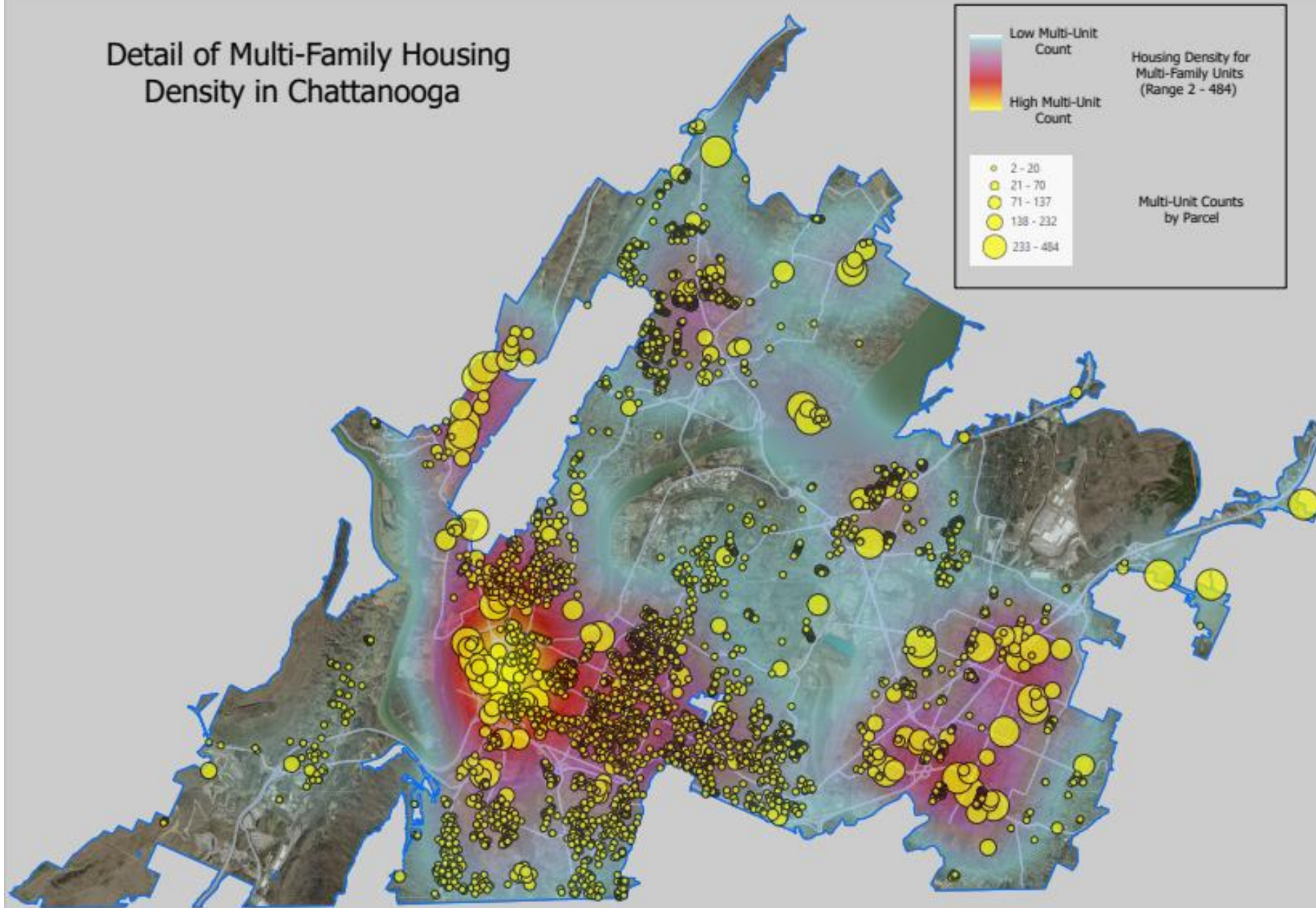
Multi-Family Housing Density, Hamilton County



Source: Housing unit density data was compiled from the Chattanooga/Hamilton County Regional Planning Agency land use model (LUM) base layer with an effective date of 3/31/2023.

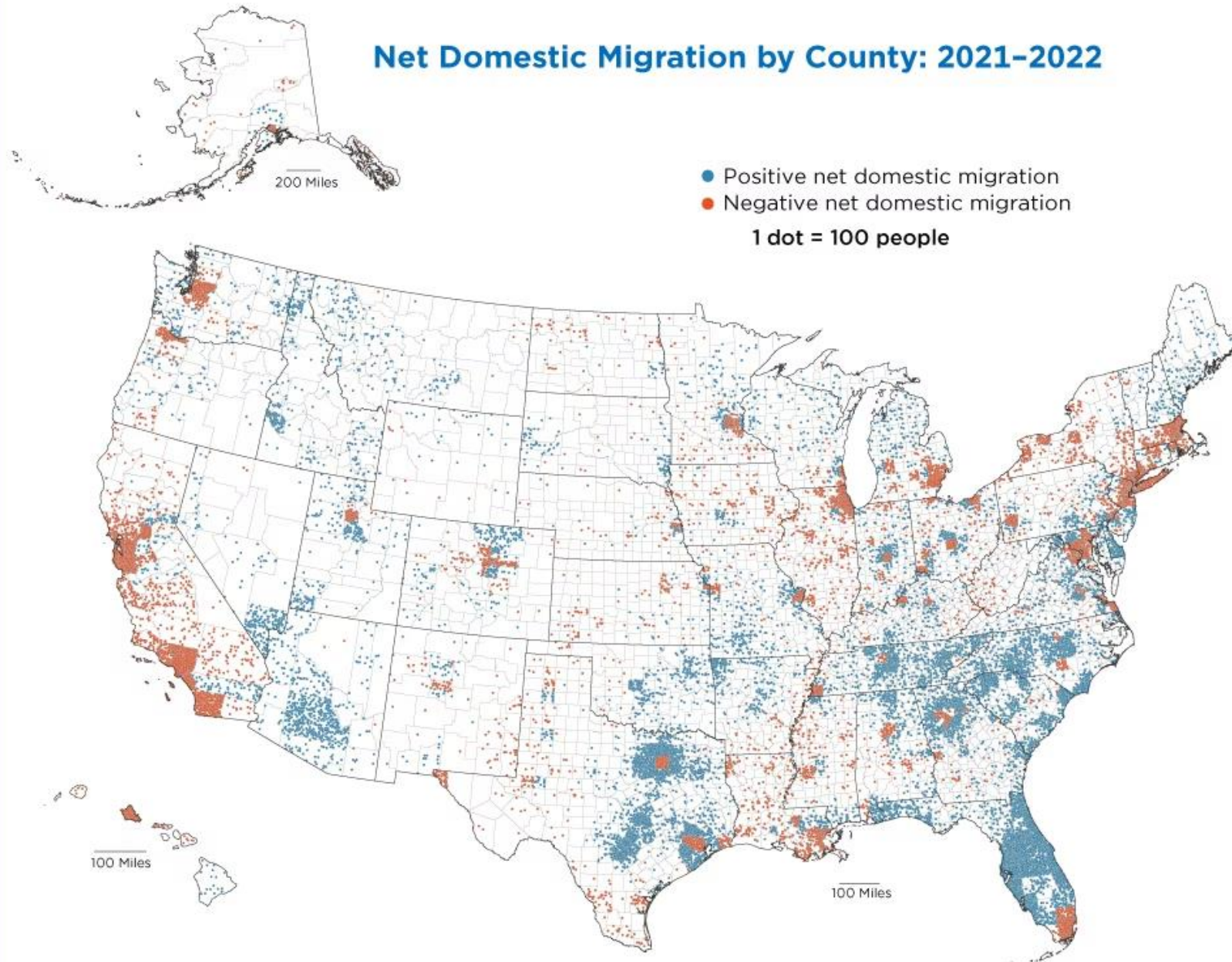


Detail of Multi-Family Housing Density in Chattanooga



Source: Housing unit density data was compiled from the Chattanooga/Hamilton County Regional Planning Agency land use model (LUM) base layer with an effective date of 3/31/2023.

Net Domestic Migration by County: 2021-2022



Source: U.S. Census Bureau, Vintage 2022 Population Estimates.

Adjacent Counties Median Sale Prices, 1st Quarter, 2024

Hamilton County	\$390,540
Catoosa County, GA	\$344,680
Bradley County, TN	\$337,450
Whitfield County, GA	\$252,430
Meigs County, TN	\$235,380
Sequatchie County, TN	\$231,610
Walker County, GA	\$224,300
Bledsoe County, TN	\$217,130
Rhea County, TN	\$215,750
Dade County, GA	\$201,900
Marion County, TN	\$197,330

Source: National Association of Realtors

June 2024

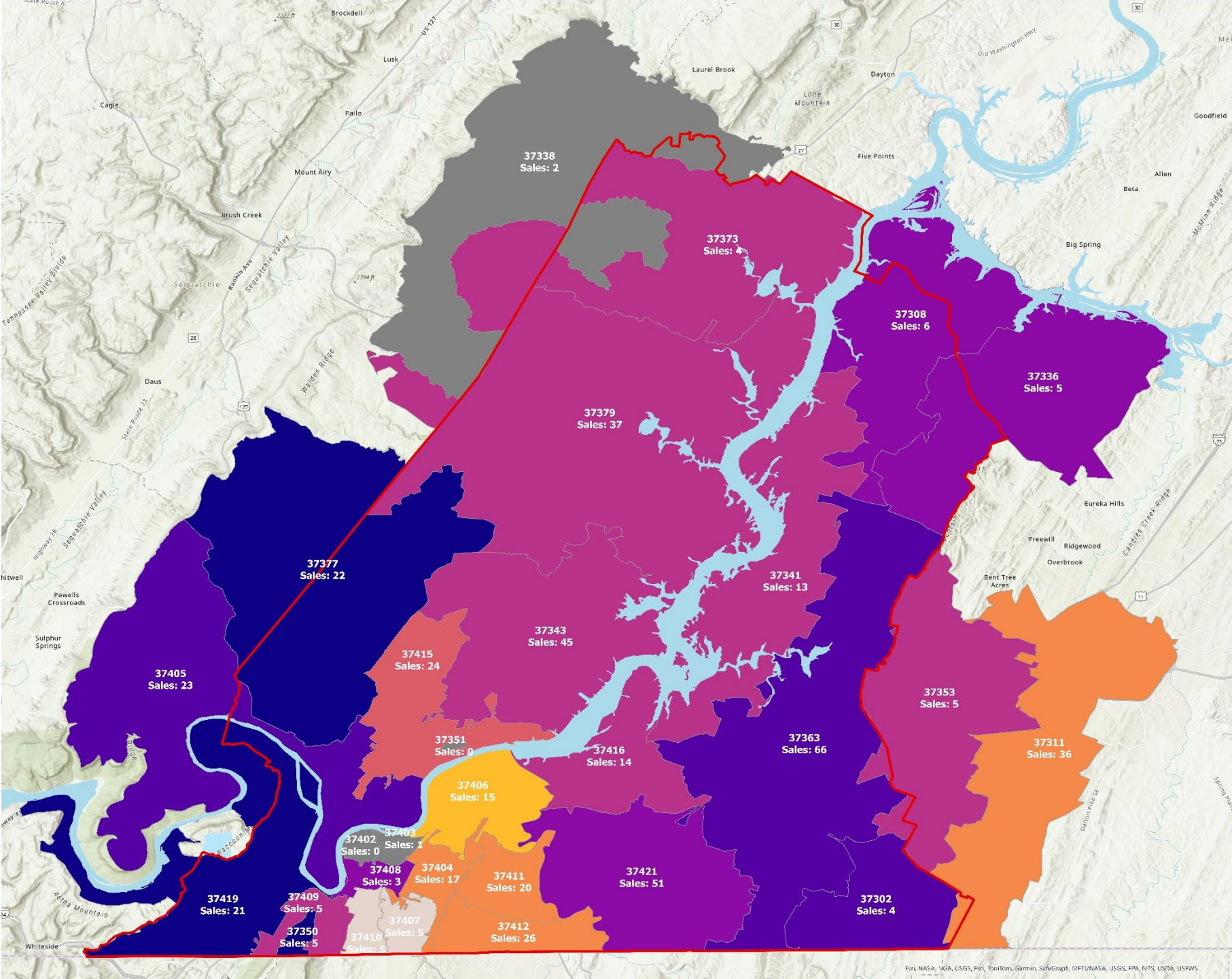
Median Home Sale Price

By Zip Codes

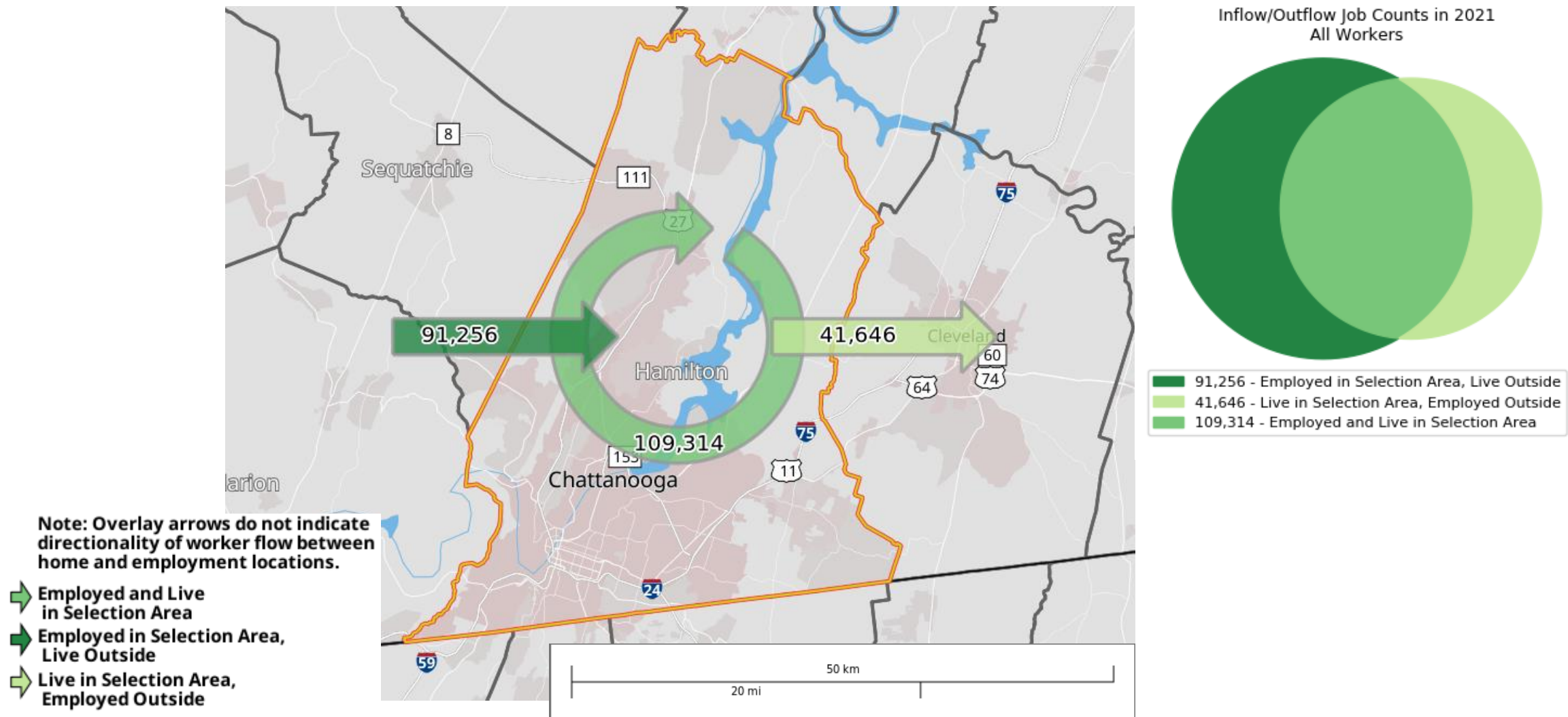
Source: Greater Chattanooga Realtors

Median Sale Price
(# of Zip Codes in the price range)

- \$115K - \$160K (2)
- <= \$250K (1)
- <= \$300K (4)
- <= \$350K (1)
- <= \$400K (7)
- <= \$450K (4)
- <= \$500K (3)
- <= \$925K (3)
- Not enough data (4)



2021 Worker Inflows / Outflows – All Jobs



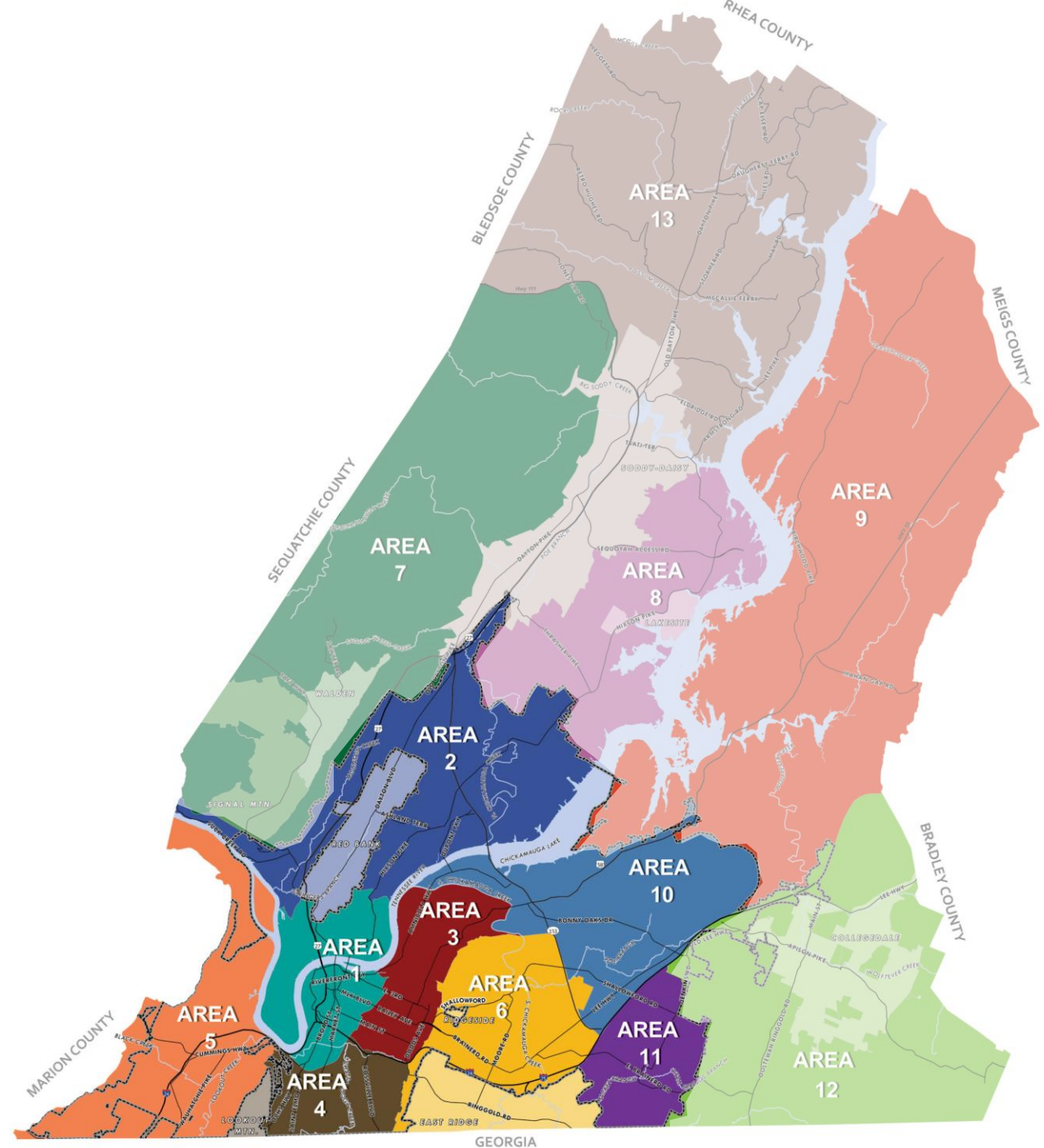
Source: OnTheMap, US Census Bureau

Plan Chattanooga is an effort to involve the community in creating a “Comprehensive Plan” for the city.



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CHATTANOOGA**



PlanChattanooga.org





Plan Chattanooga Framework

GROWTH AND CONSERVATION AREAS



Mixed-use, walkable centers

-  Larger scale
-  Smaller scale

Mixed-use, transit supportive corridors

-  Larger scale
-  Smaller scale

Employment centers (mostly non-retail)


-  Larger
-  Smaller


 Urban neighborhoods (residential growth)

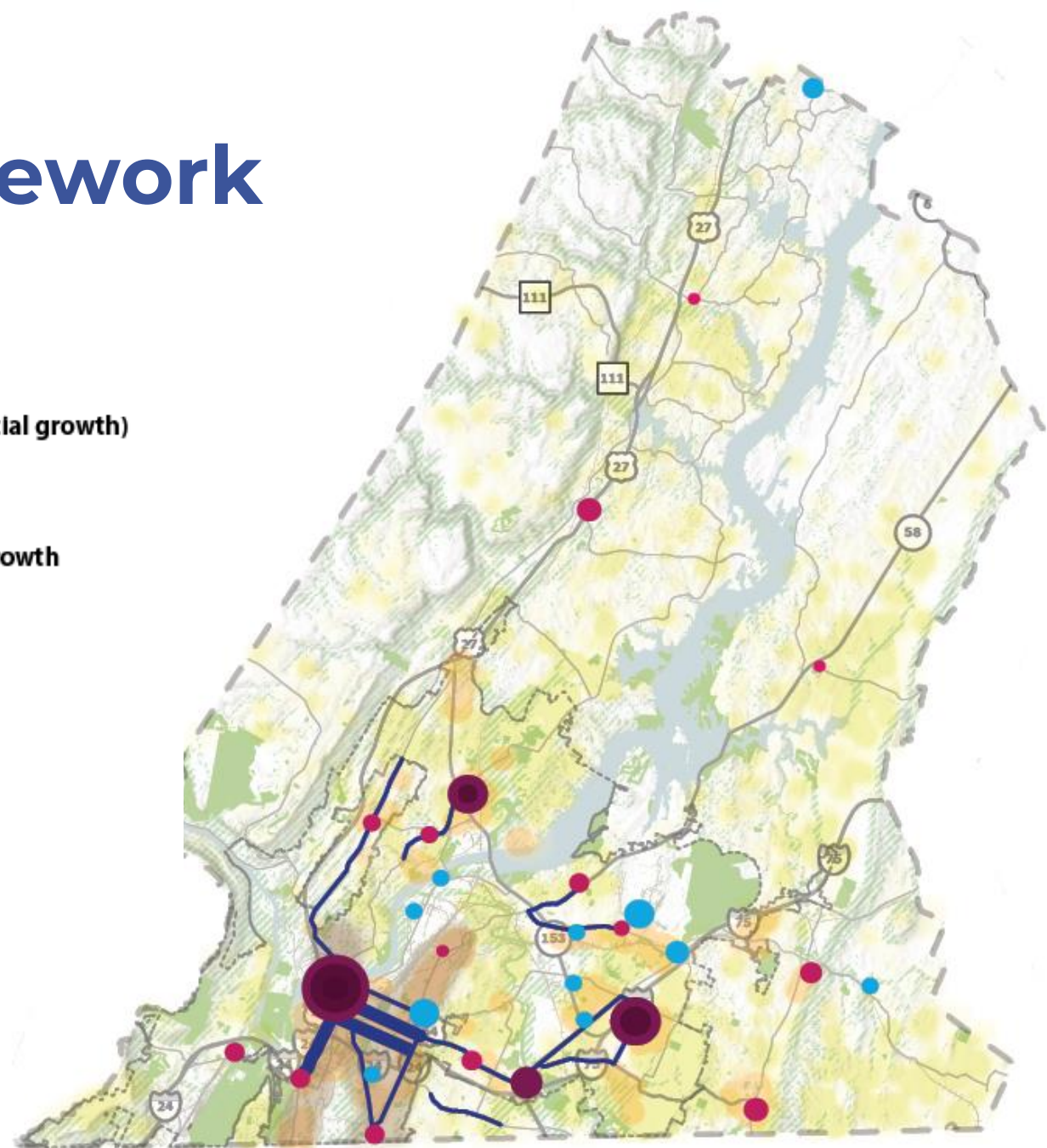
 Mixed residential growth

 Suburban or rural residential growth

Conservation

 Steep slopes and flood plain

 Parks and preserved land

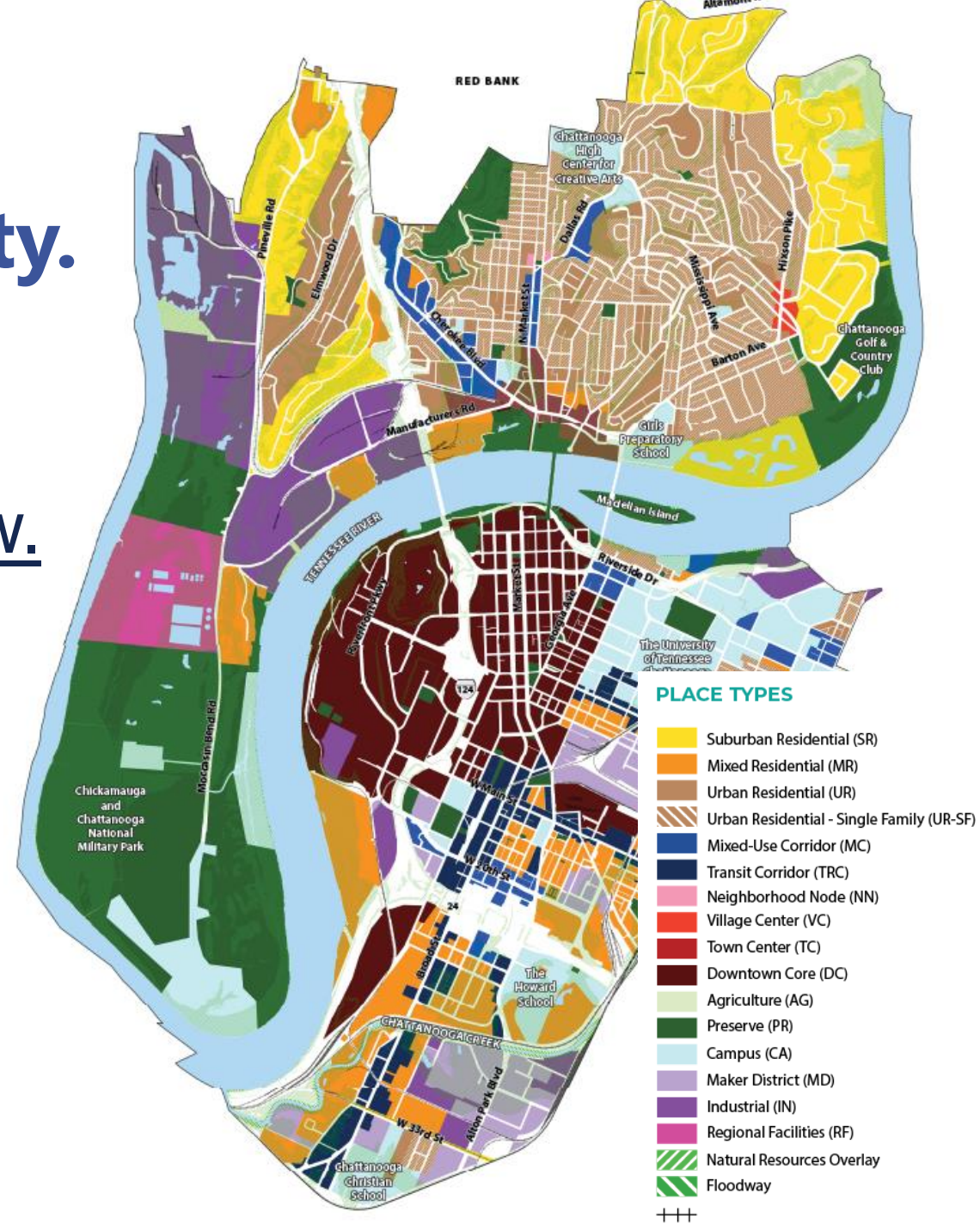


Plan Chattanooga reinforces Downtown as the heart of City.

Many achievements but more
strategic action needs to occur now.



DOWNTOWN & NORTH SHORE





Home

About

Vision & Goals

Get involved!

Map stories

Planning for the unknown

More ▾

REGIONAL TRANSPORTATION PLAN

Greater Chattanooga/North GA Region

Movement of people

Movement of goods



Explore the 2050 RTP Fiscally-Constrained Project List in the dashboard below!

This interactive map dashboard contains funded projects by Revenue Tier (2030, 2040, 2050). It also contains various projects funded under our flexible programmatic set-asides for Safety, Equity, and Resilience.

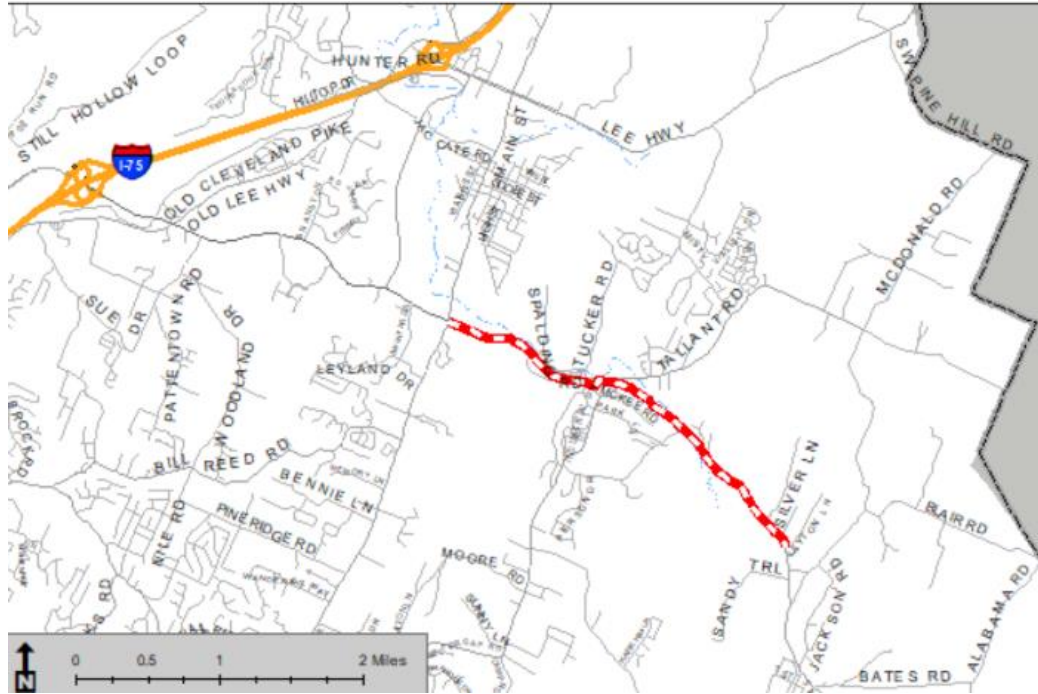
<https://2050rtp-chcrpa.hub.arcgis.com/>

SR-317 (Apison Pike)

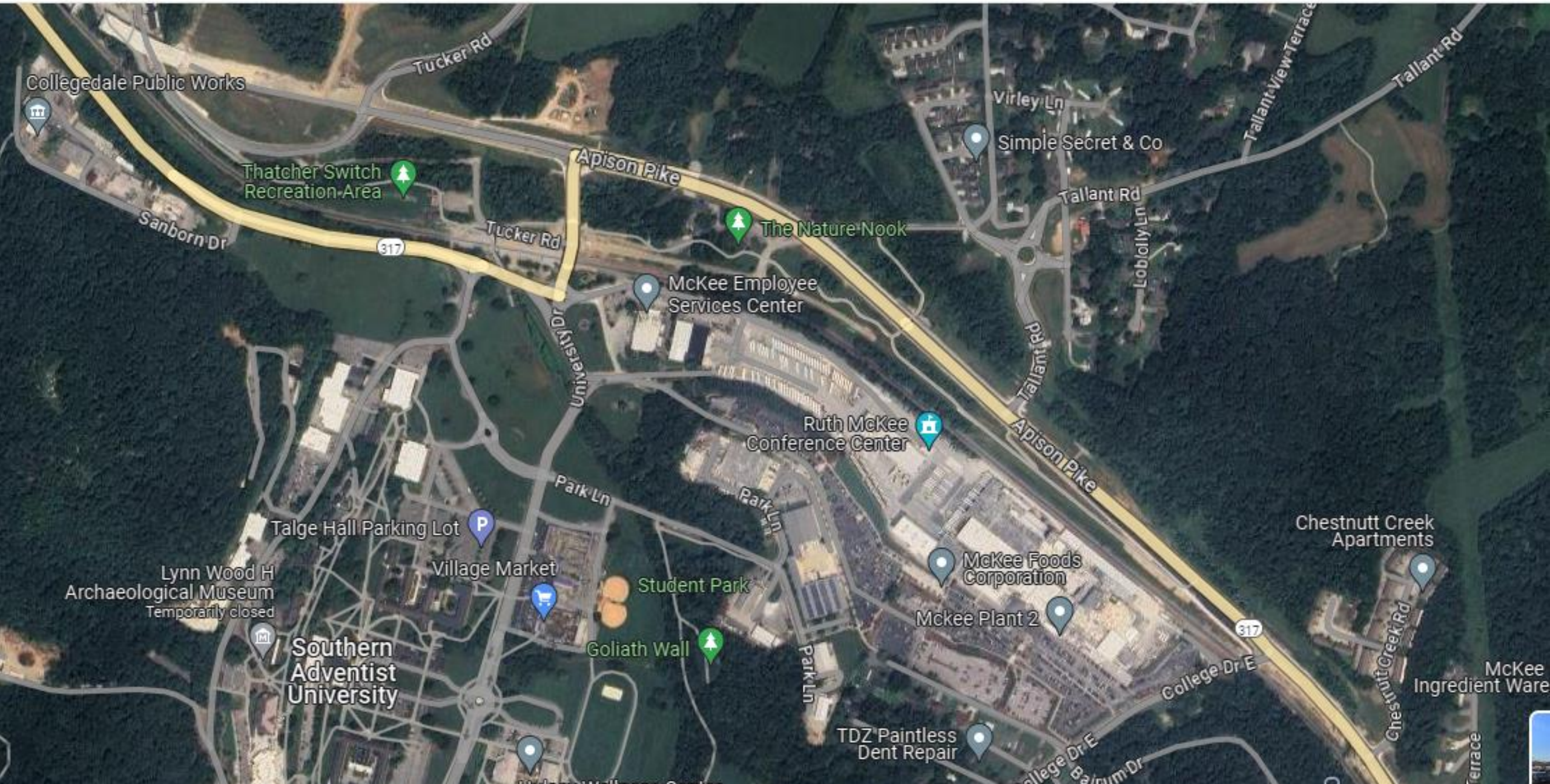
**Estimated Project Cost -
\$105,089,000**

Widen existing two lanes to four 12' travel lanes with a continuous 12' center turn lane along with curb and gutter, 4' paved shoulders/bike path and 5' sidewalks on both sides.

On Apison Pike near Ooltewah-Ringgold Road



Apison Pike



I-75 Interchange @ Hamilton Place Mall

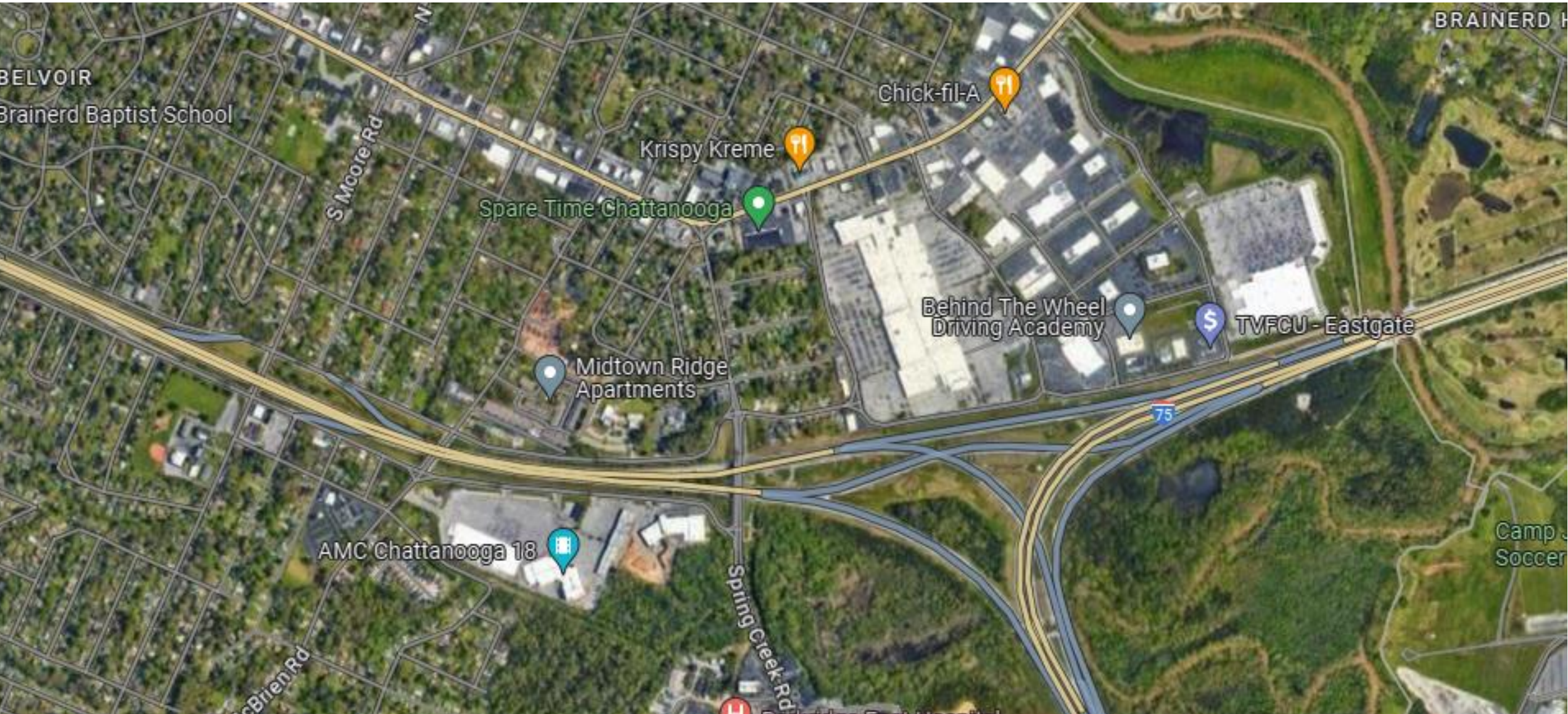
**Estimated Total Cost -
\$88,650,000**

Expand the interchange to a full access facility by providing for a southbound I-75 exit to and a northbound I-75 access from Hamilton Place Boulevard.



I-75/I-24 Interchange

Estimated Total Cost - \$200 million



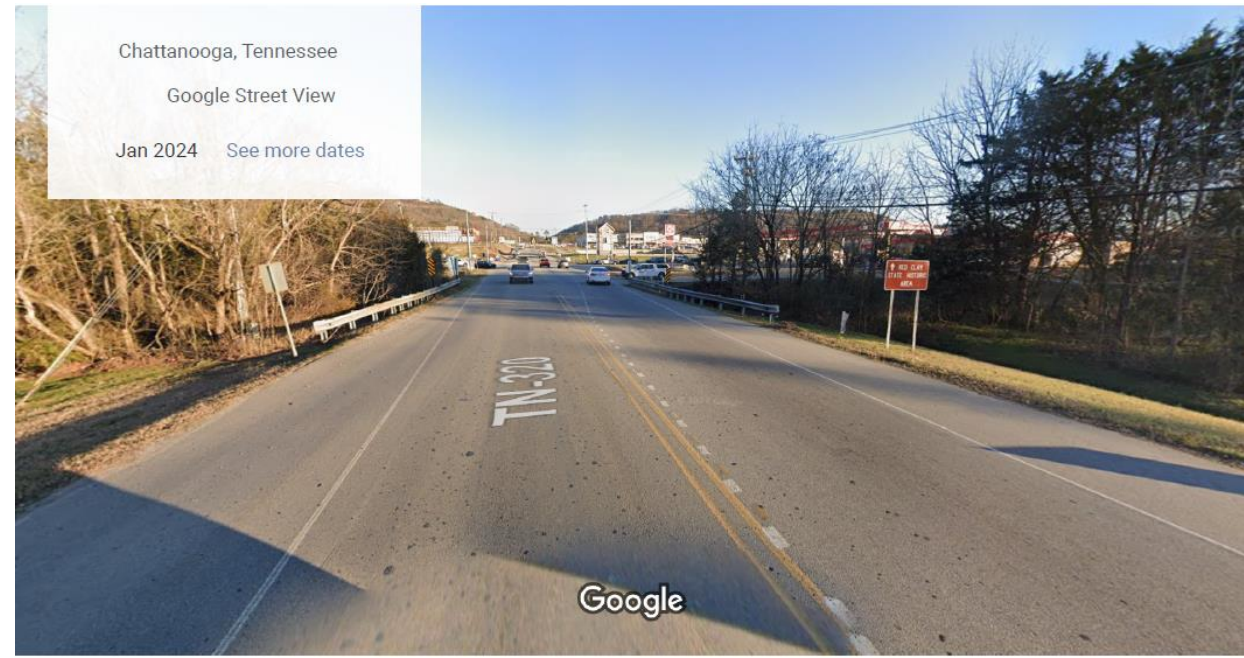
SR-320 Widening



Estimated Total Cost - \$46,106,900

Widen existing 2-lane to four 12-foot travel lanes with a continuous 12' center turn lane along with curb and gutter, including pedestrian facilities.

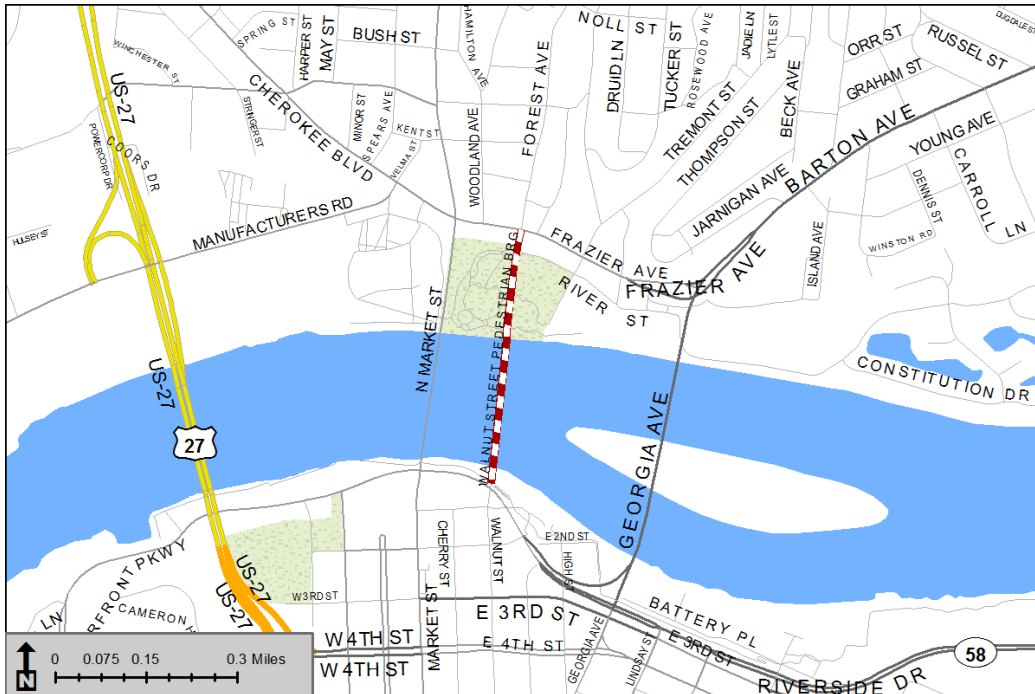
East Brainerd Road from Bel Air Road to Ooltewah-Ringgold Road



Walnut Street Bridge - Phases 2,3,&4

**Estimated Total Cost -
\$31,311,800**

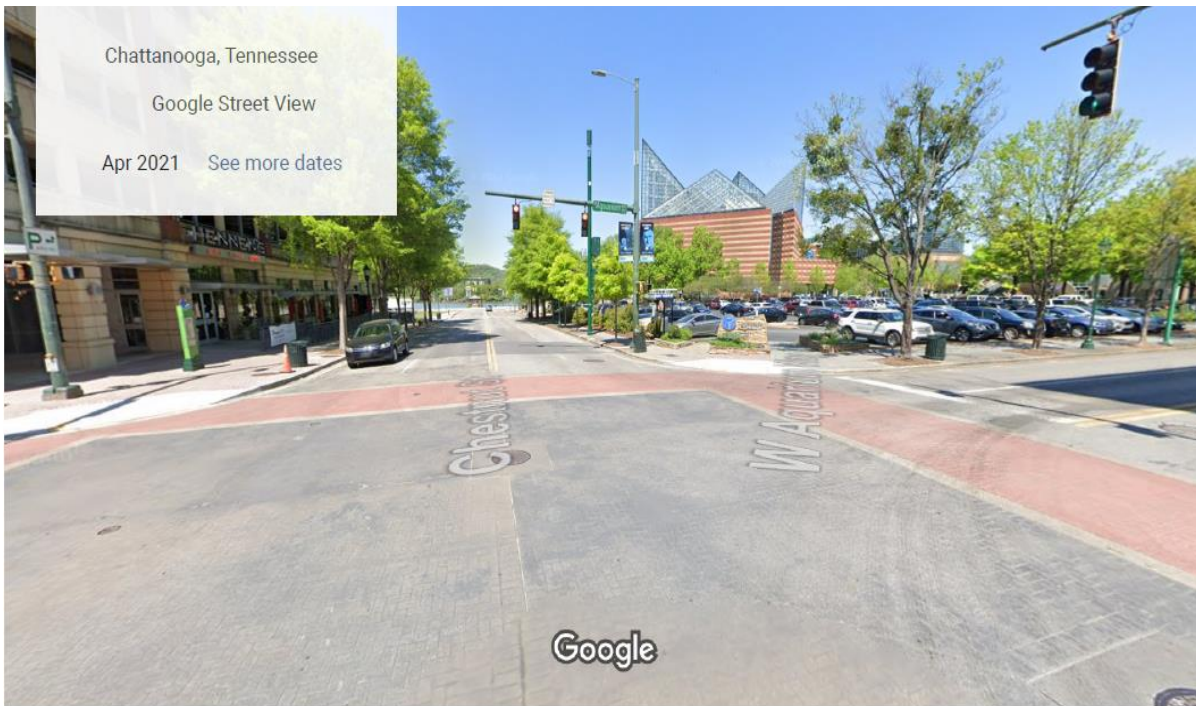
Rehabilitation of the Walnut Street Bridge including structural member repair, deck repair, blasting, and repainting.



Resurfacing Programs FY23-26

Estimated Total Cost - \$9,810,780

Chestnut Street Resurfacing



Bridge Maintenance Programs

**Estimated Total Cost -
\$2,903,610**

Standifer Gap Road Bridge



Chattanooga Riverwalk phase IV



**Estimated Total Cost -
\$1,754,953**

Phase IV - Extend Riverwalk from St. Elmo Ave. at Middle St. to Incline Railway, includes St. Elmo Ave bike/ped facilities



ALICE Household Survival Budget, Hamilton County, 2022

Monthly Costs and Credits	Single Adult	One Adult, One Child	One Adult, One in Child Care	Two Adults	Two Adults, Two Children	Two Adults, Two in Child Care	Single Adult 65+	Two Adults 65+
Housing - Rent	\$694	\$624	\$624	\$624	\$740	\$740	\$694	\$624
Housing - Utilities	\$163	\$258	\$258	\$258	\$310	\$310	\$163	\$258
Child Care	\$0	\$144	\$385	\$0	\$289	\$1,052	\$0	\$0
Food	\$496	\$841	\$754	\$909	\$1,528	\$1,350	\$457	\$839
Transportation	\$394	\$528	\$528	\$635	\$1,045	\$1,045	\$330	\$507
Health Care	\$192	\$444	\$444	\$444	\$726	\$726	\$525	\$1,049
Technology	\$86	\$86	\$86	\$116	\$116	\$116	\$86	\$116
Miscellaneous	\$203	\$293	\$308	\$299	\$475	\$534	\$226	\$339
Tax Payments	\$296	\$590	\$623	\$370	\$744	\$870	\$345	\$591
Tax Credits (CTC & CDCTC)	\$0	(\$196)	(\$217)	\$0	(\$391)	(\$433)	\$0	\$0
Monthly Total	\$2,524	\$3,612	\$3,793	\$3,655	\$5,582	\$6,310	\$2,826	\$4,323
ANNUAL TOTAL	\$30,288	\$43,344	\$45,516	\$43,860	\$66,984	\$75,720	\$33,912	\$51,876
Full-Time Hourly Wage	\$15.14	\$21.67	\$22.76	\$21.93	\$33.49	\$37.86	\$16.96	\$25.94

KEY TERMS

- **ALICE:** Asset Limited, Income Constrained, Employed – households that earn above the Federal Poverty Level (FPL) but cannot afford the basic cost of living in their county. Despite struggling to make ends meet, ALICE households often do not qualify for public assistance.
- **ALICE Household Survival Budget:** Reflects the minimum costs of household necessities in Tennessee (housing, child care, food, transportation, health care, and technology) plus taxes, adjusted for different counties and household types
- **ALICE Threshold of Financial Survival:** Derived from the Household Survival Budget, the minimum average income that a household needs to afford basic costs, calculated for all U.S. counties
- **Below ALICE Threshold:** Includes households in poverty and ALICE households combined
- **ALICE Essentials Index:** A measure of the average change over time in the costs of essential goods and services

Source: United for ALICE

Next Steps:

Need input on policies and development best for each Area Plan

Priorities for publicly funded capital improvements

Conservation and park policies

Other needs and opportunities



Development



<https://chcrpa.org/project/development-trend-dashboards/>



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