



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

[Learn About the Process](#)

[Find Your Area](#)

[Growth Plan Updates](#)

[Get Involved](#)

# Help shape the future of Hamilton County.

[Sign Up for Updates](#)



[www.planhamilton.org](http://www.planhamilton.org)

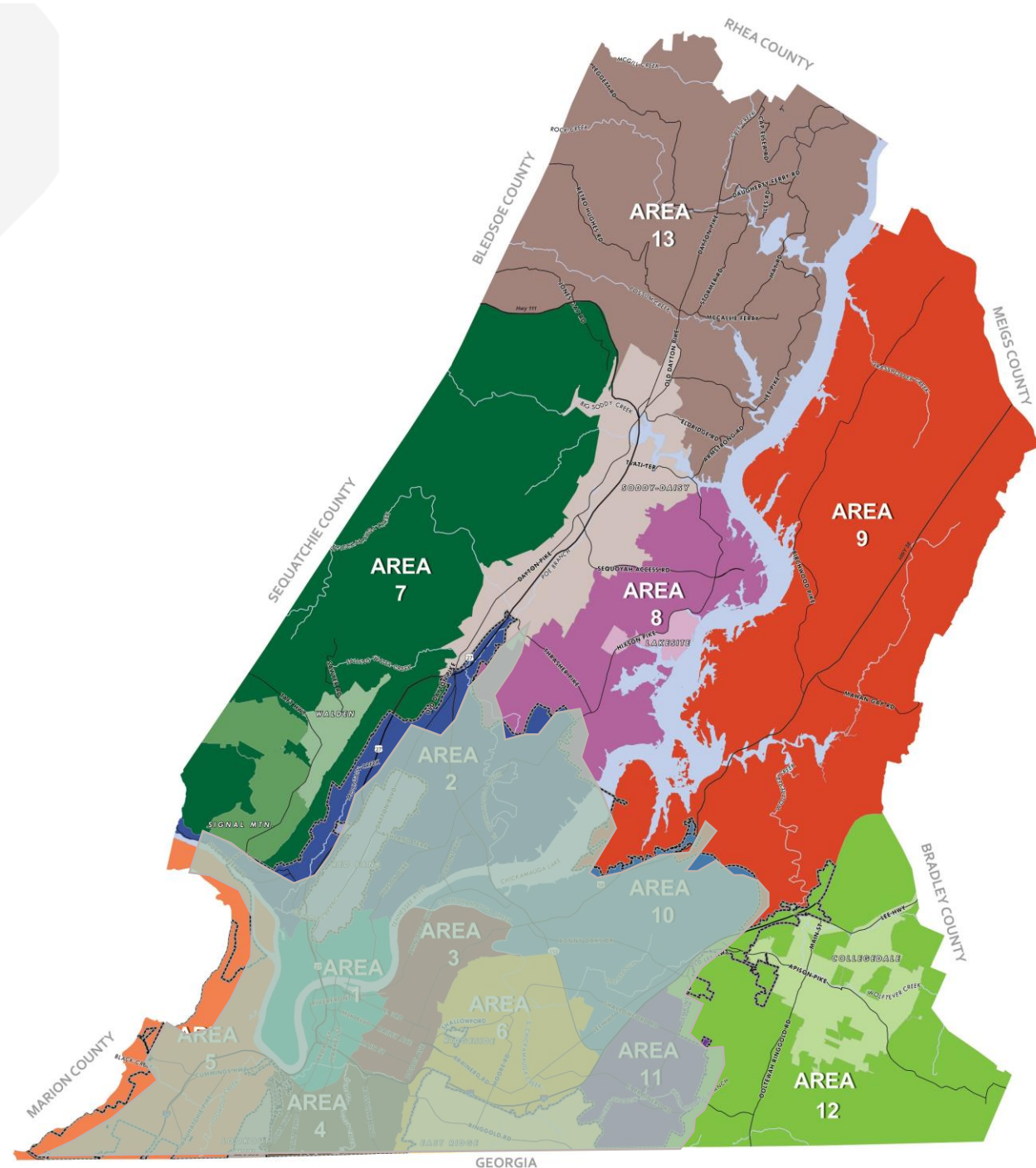




# PLAN HAMILTON

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](http://www.PlanHamilton.org) and [www.CHCRPA.org](http://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.



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

**9** | **NORTHEAST COUNTY**  
AREA PLAN

09/19/2024

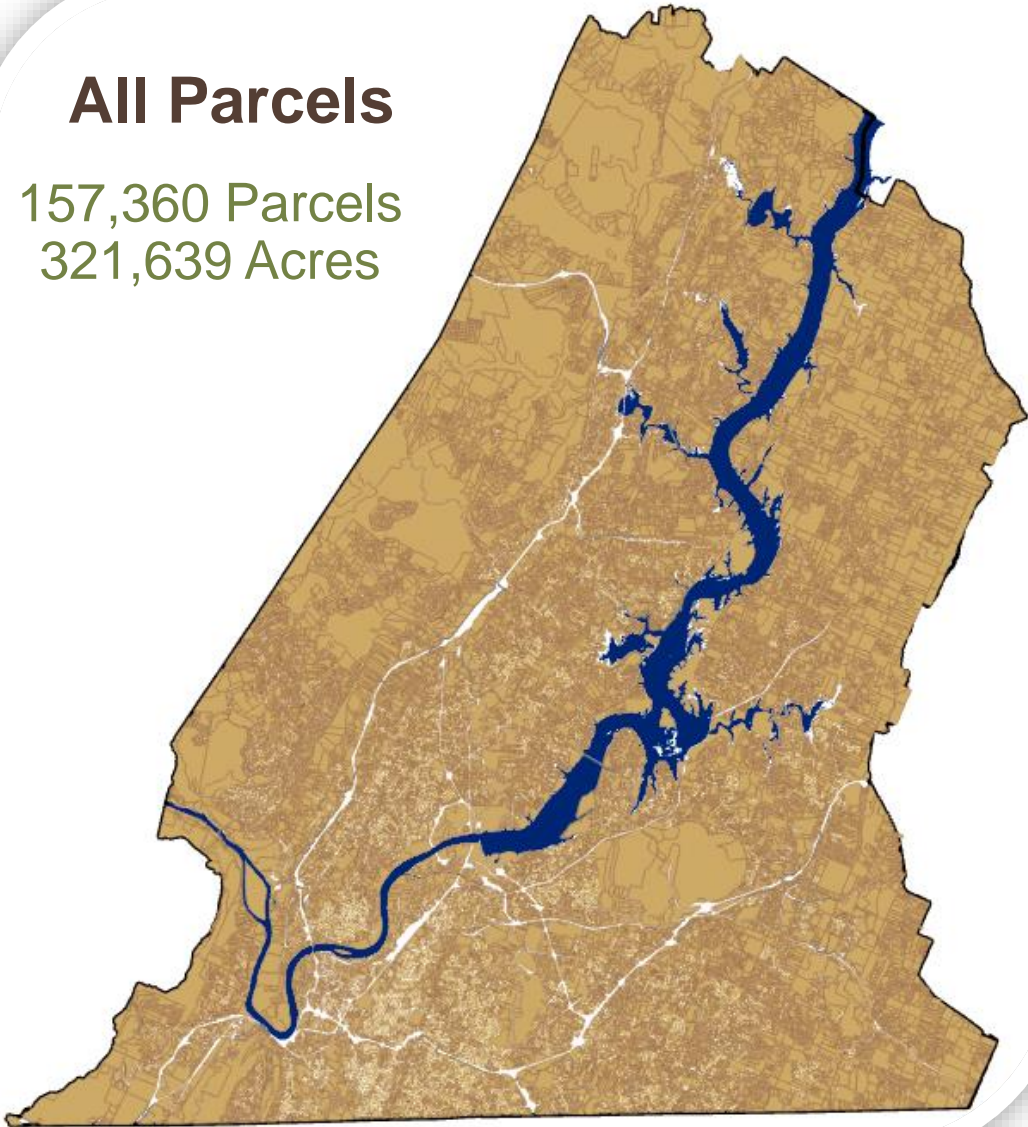
Birchwood  
Georgetown  
Harrison/Wolfcreek  
Snow Hill



# Hamilton County Parcels

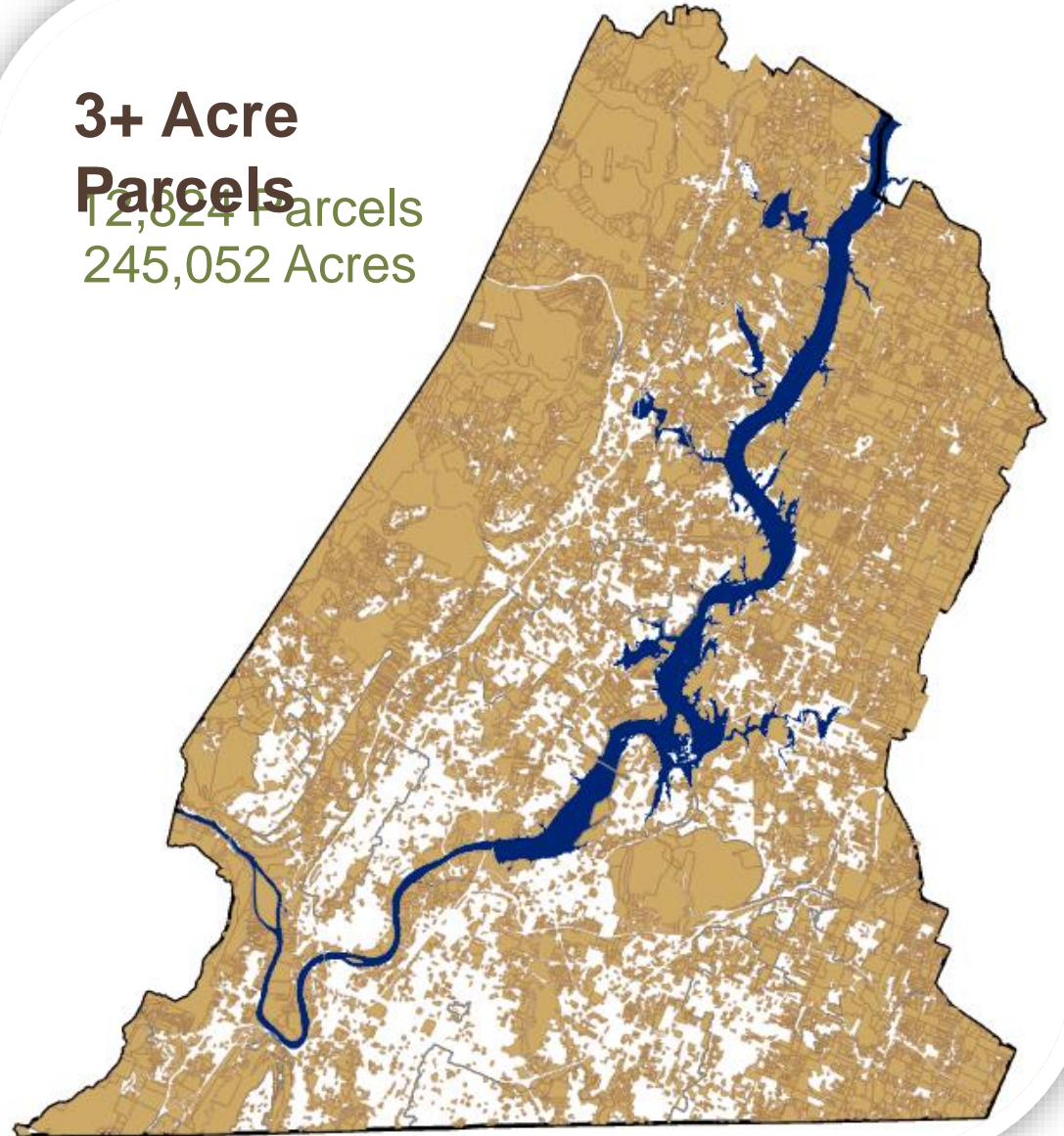
## All Parcels

157,360 Parcels  
321,639 Acres



## 3+ Acre

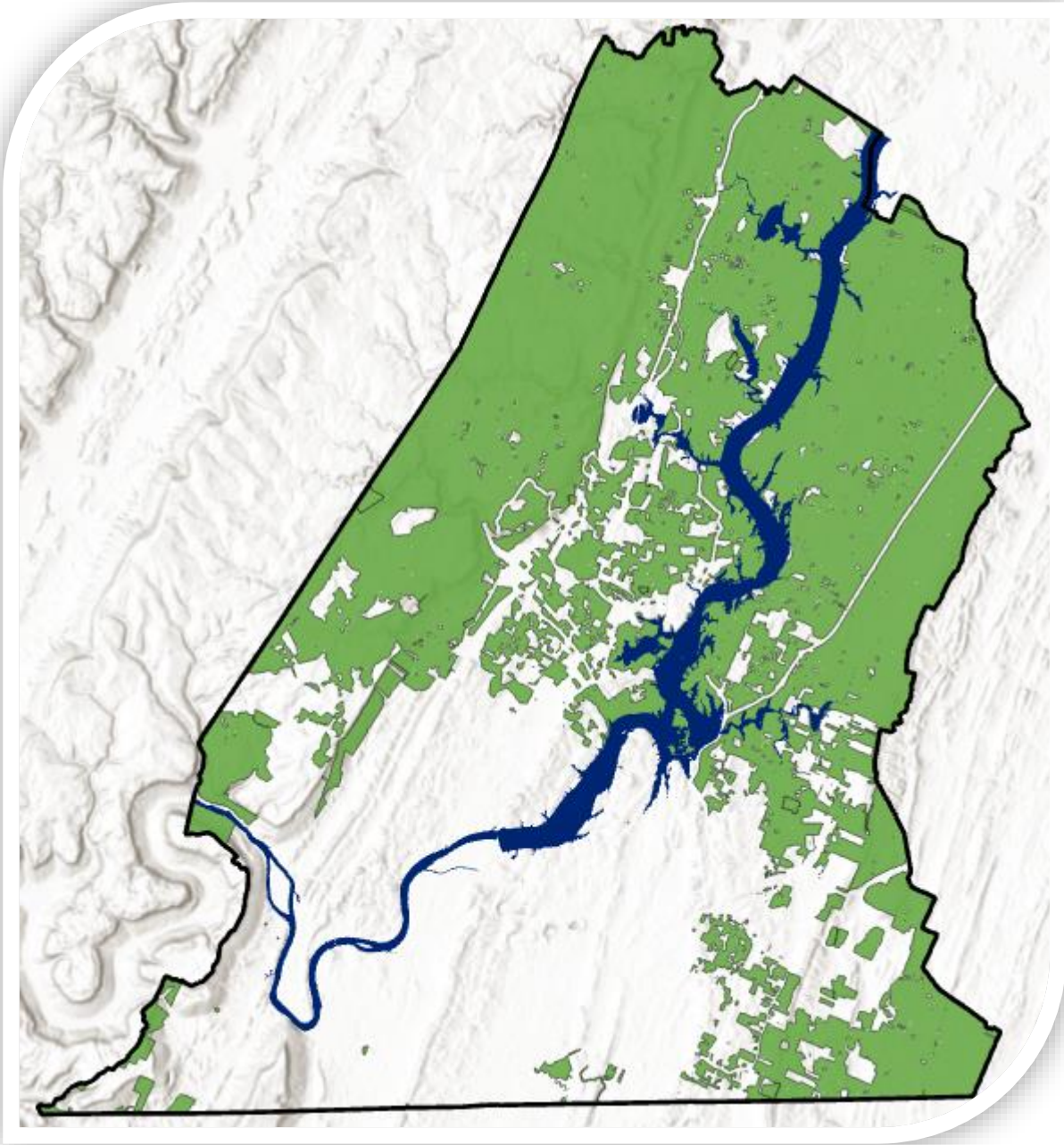
Parcels  
12,824 Parcels  
245,052 Acres





# A-1 Zoning

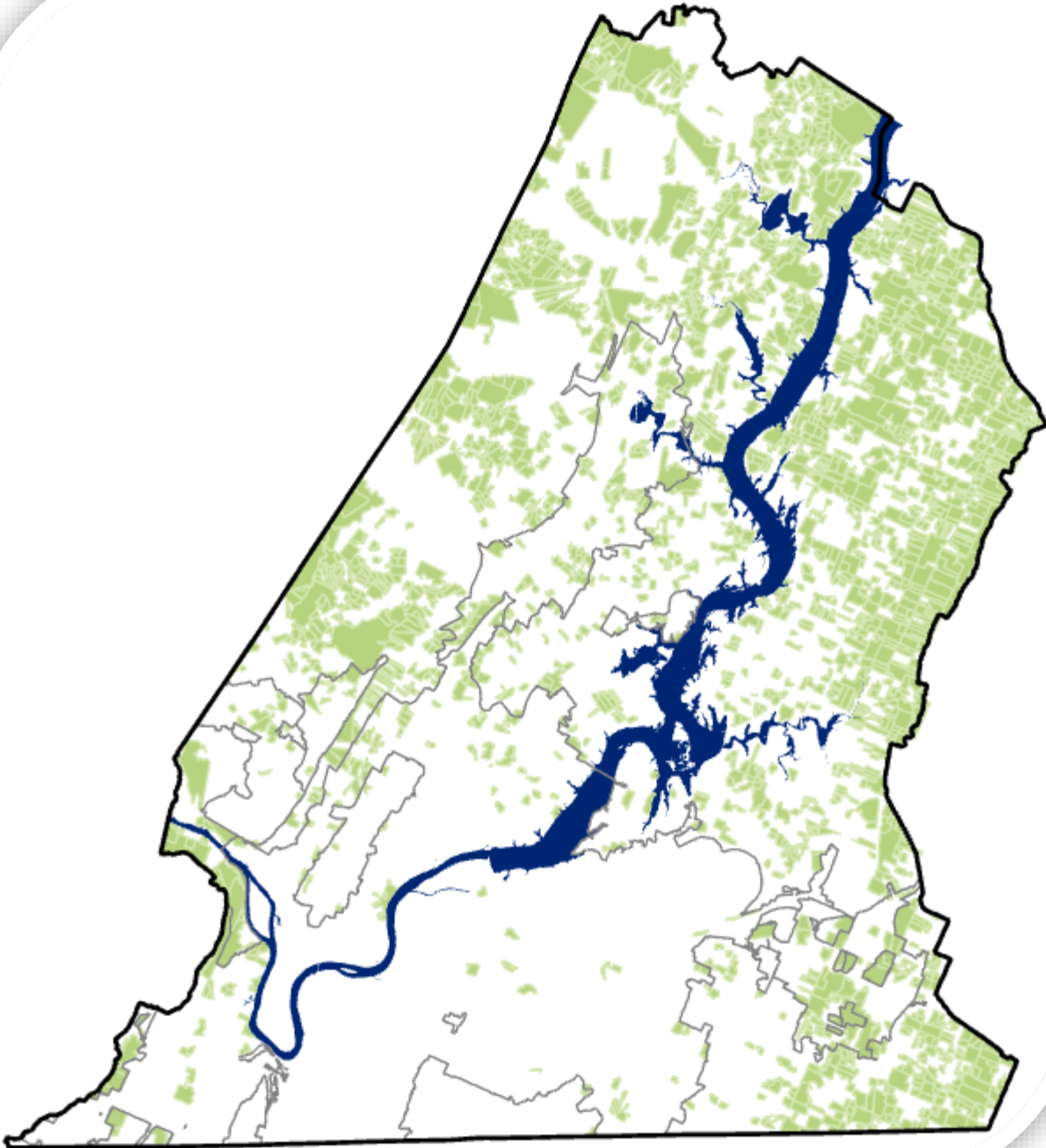
22,238 Parcels (14% of Parcels)  
180,727 Acres (56% of Acreage)

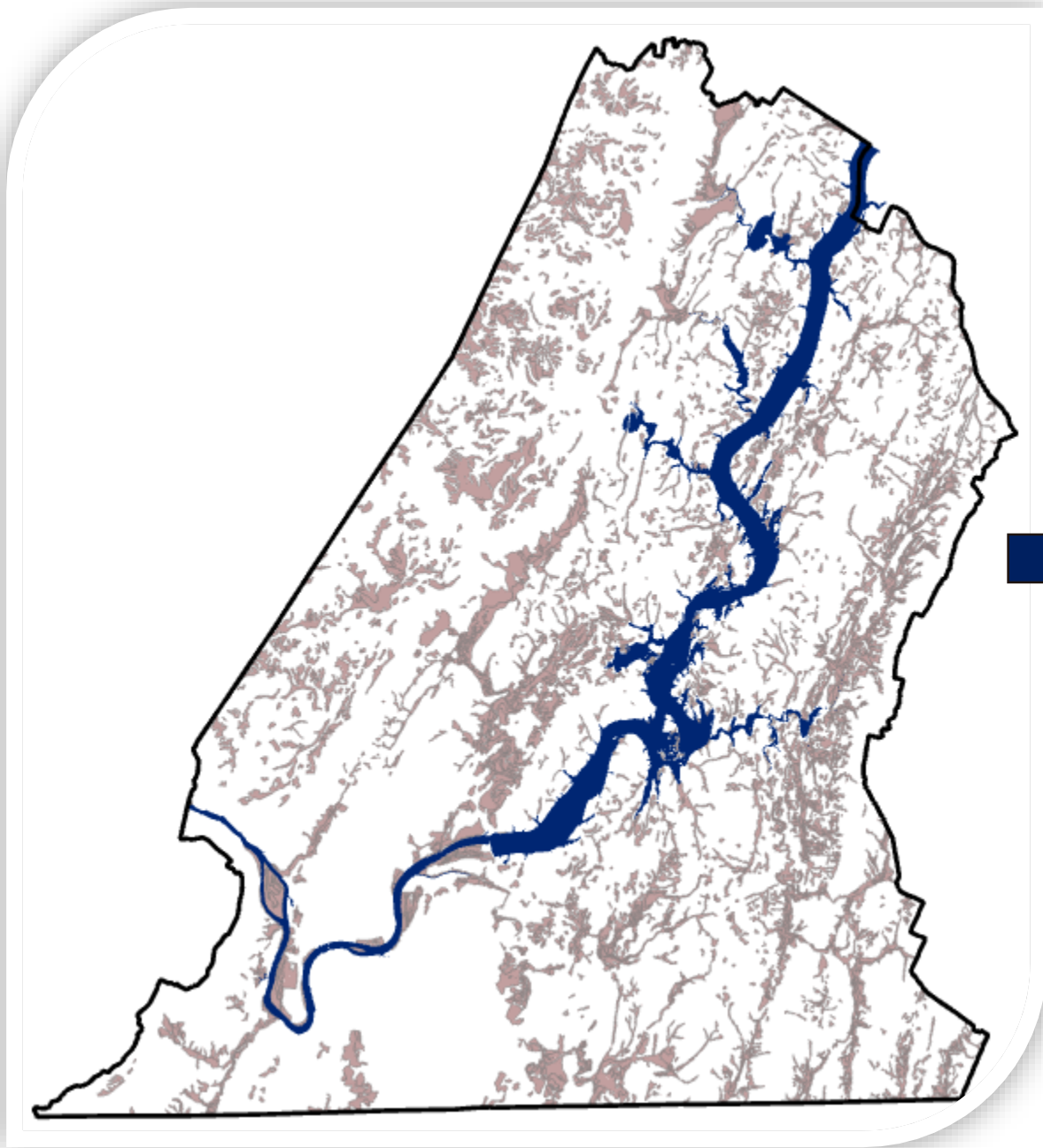


# Hamilton County Assessor's Records

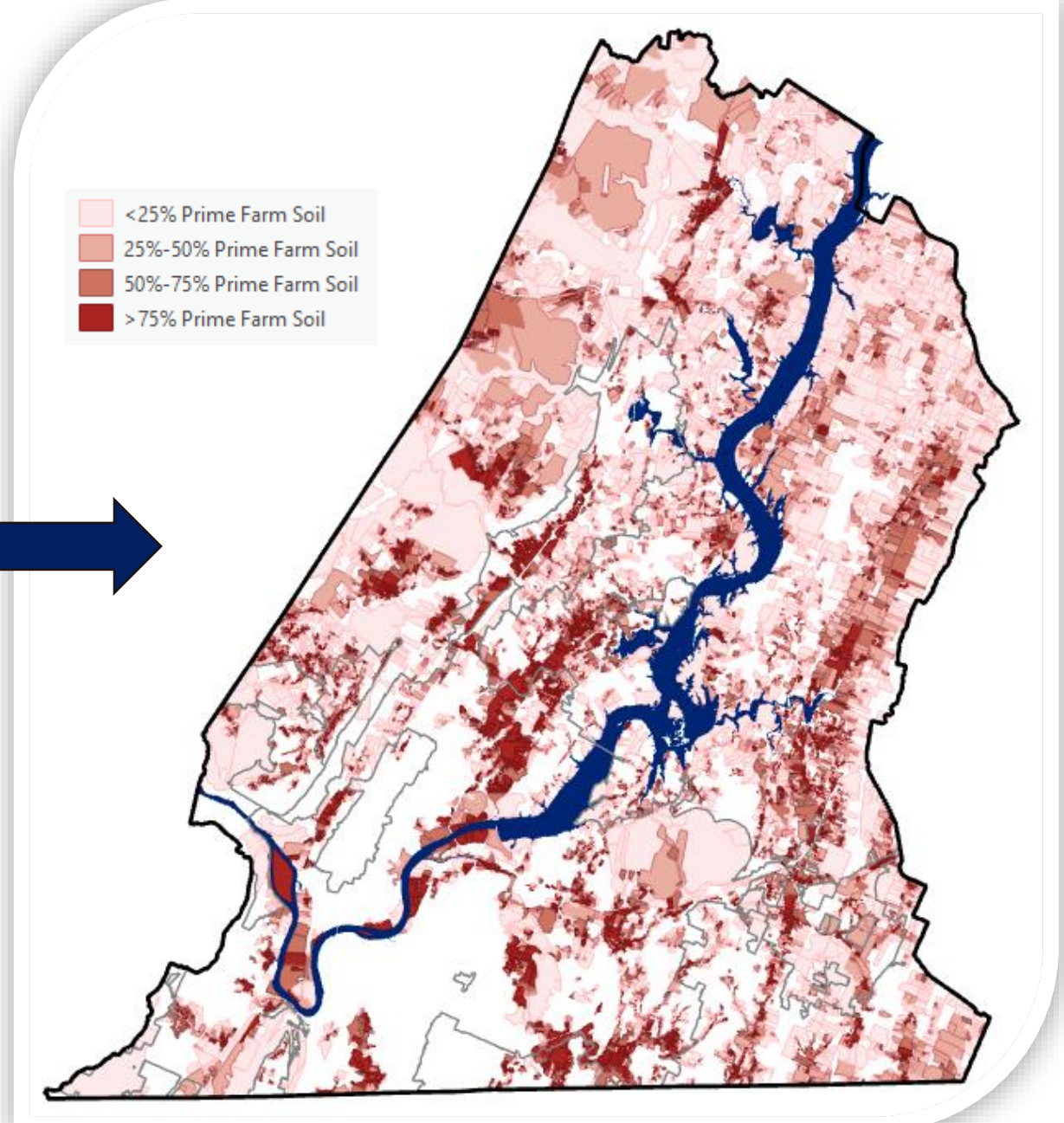
## Agricultural Land Use

2,051 Parcels  
95,129 Acres





Prime Farm Soil



- <25% Prime Farm Soil
- 25%-50% Prime Farm Soil
- 50%-75% Prime Farm Soil
- >75% Prime Farm Soil

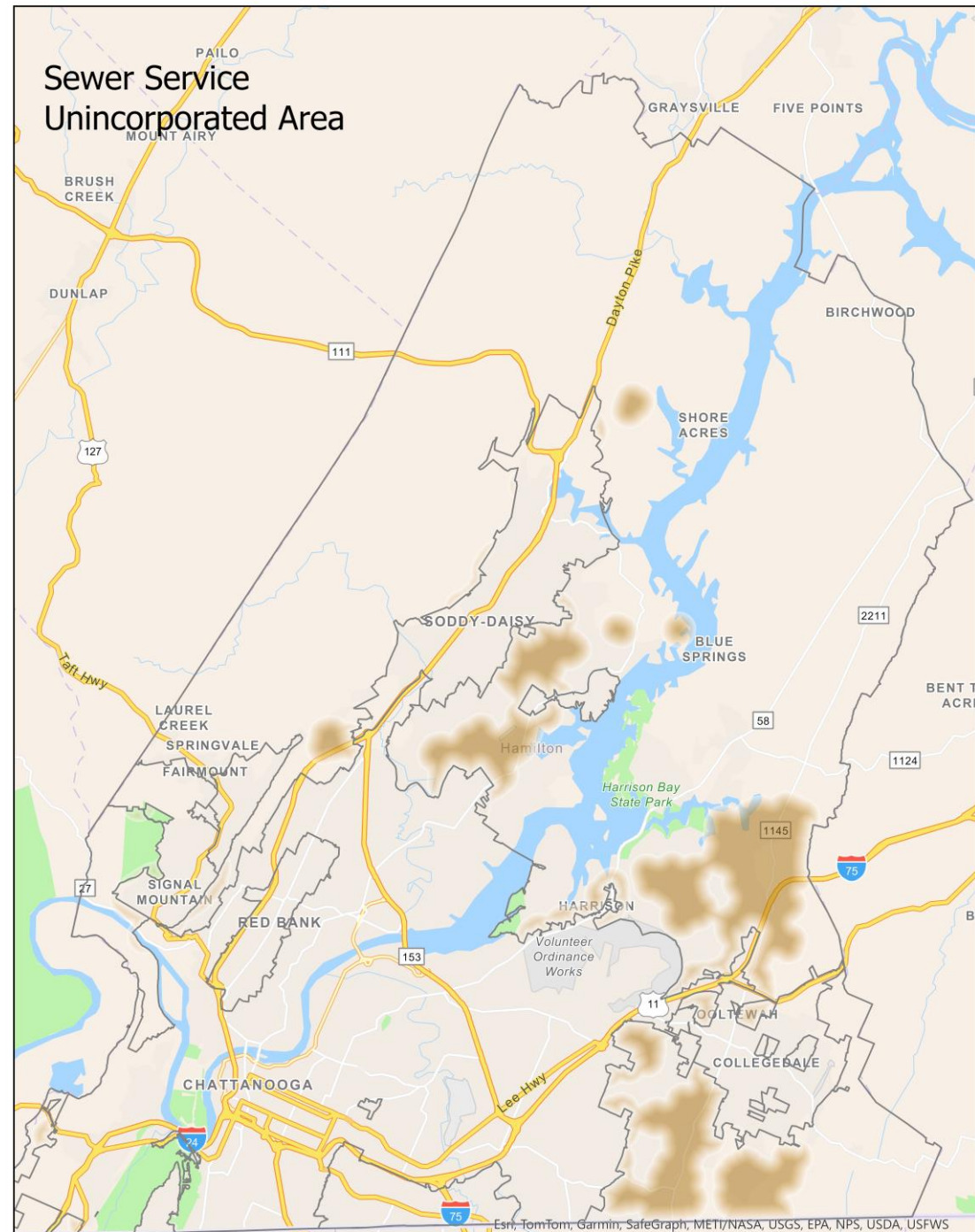
Parcels with Prime Farm Soil

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


Service area is limited to certain areas of the County.



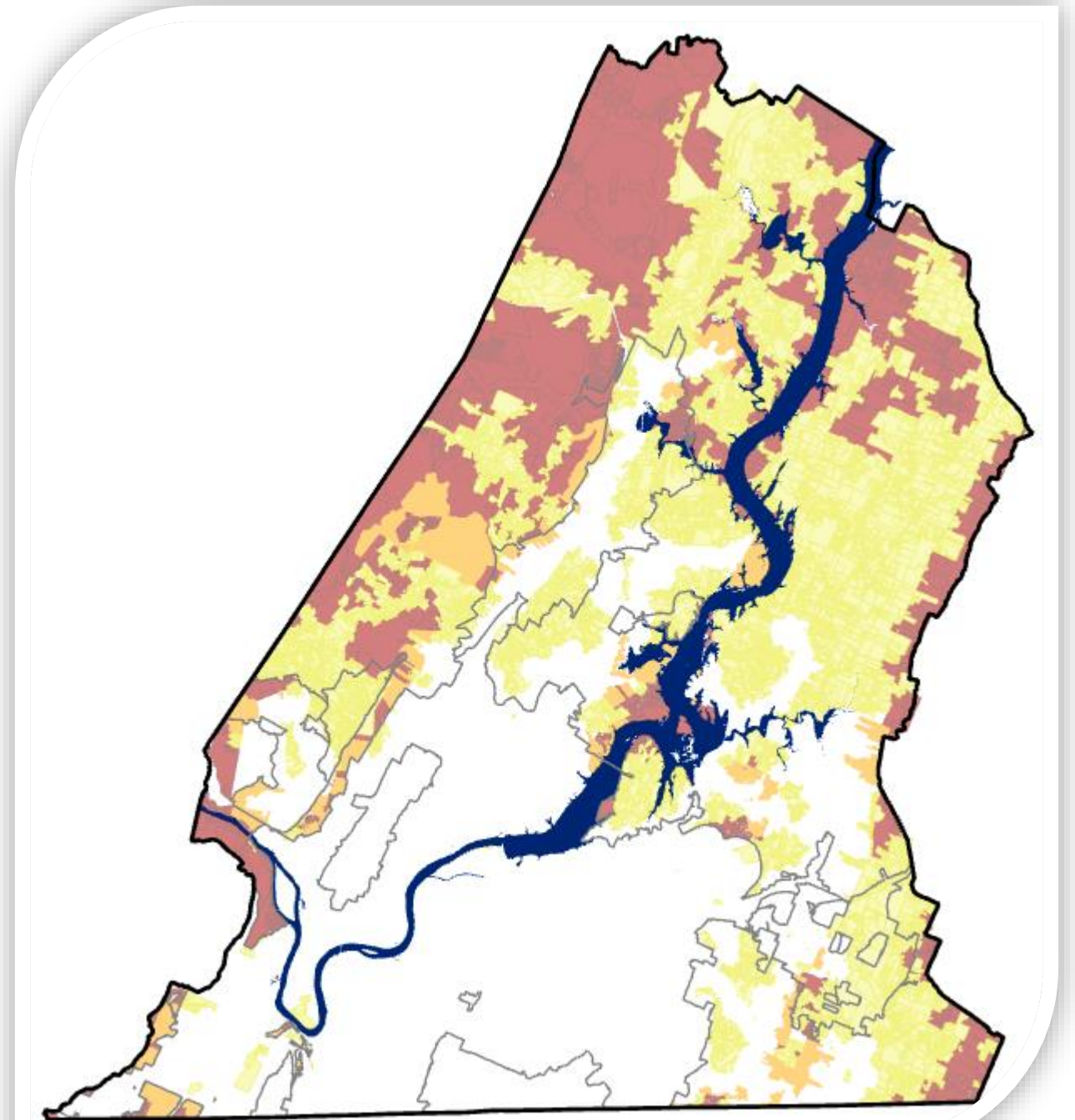
<https://wwta.hamiltontn.gov/>



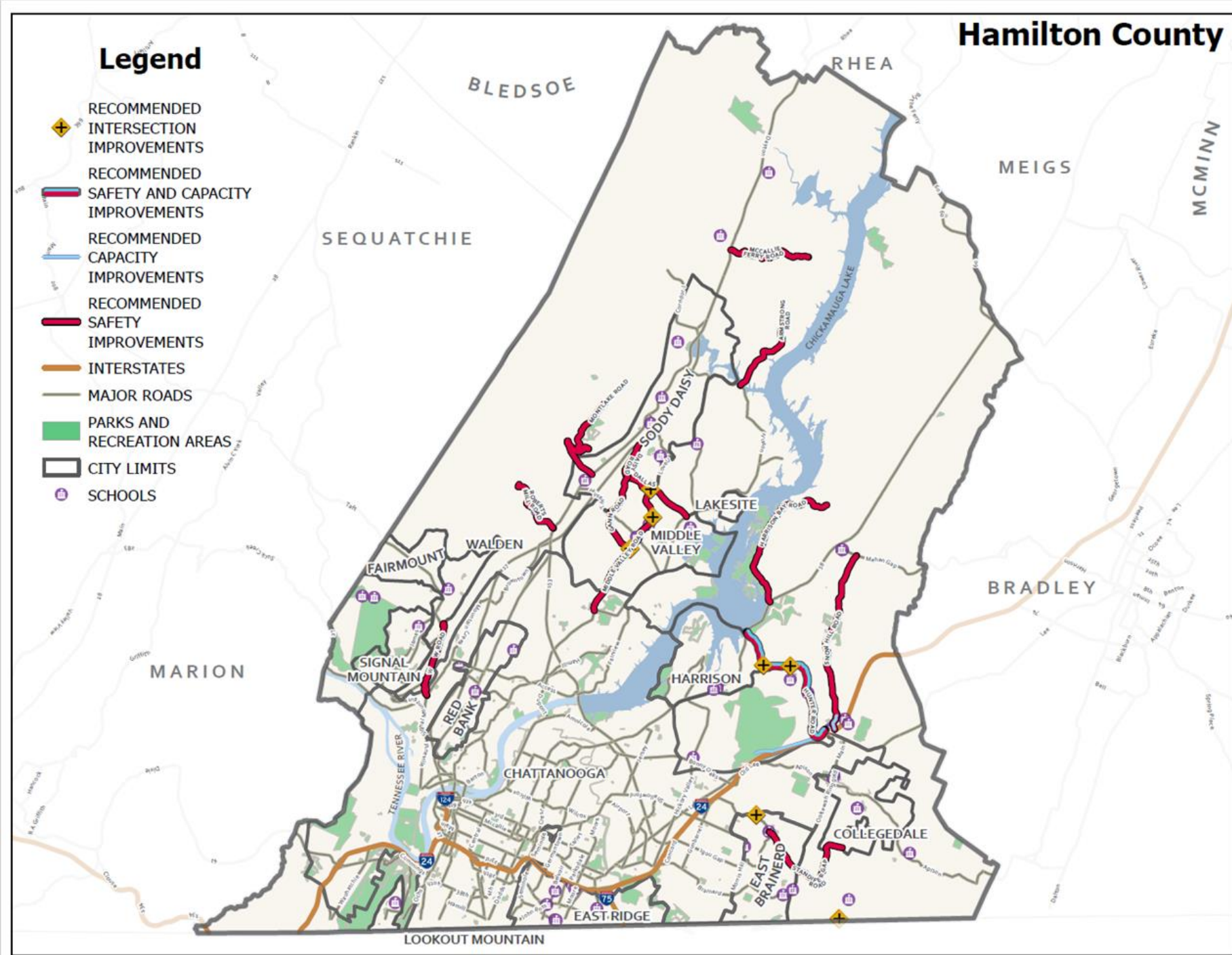
# Areas with no Sewer and limited Fire Services

-  Beyond 10 min Fire Service Area and No Sewer
-  Beyond 10 min Fire Service Area
-  No Sewer

4,206 Parcels  
74,962 Acres



# Proposed County Road Improvement Projects



Priority Group	Roadway	Project Location	Area	Type of Improvement	Warranting Condition	Project Cost
Short-term	Hunter Road	at Lebron Sterchi Drive	9	Intersection	Crash Rate	\$2M-\$3M
Short-term	Hunter Road	at curve near Crooked Creek Drive	9	Safety	Crash Rate	\$1M-\$2M
Short-term	Hunter Road	at Bell Mill	9	Intersection	Capacity	\$80k-\$120k
Short Term	Snow Hill Road	at Short Tail Springs	9	Intersection	Capacity	\$2.25m
Short-term	Hilltop Drive	between Hunter Road and Volkswagen Drive	9	Extension	Capacity/Congestion	\$12M-\$19M
Short-term	Hunter Road	from Hwy 58 to Lee Highway	9	Safety	Crash Rate	\$2M-\$5M
Short-term	Standifer Gap Road	from Banks Road to Camp Road	12	Safety	Crash Rate	\$1M-\$3M
Short-term	Daisy Dallas Road	from Harrison Lane to Hixson Pike	8	Safety	Crash Rate	\$1M-\$2M
Short-term	Middle Valley Road	from Hixson Pike to Daisy Dallas Road	8	Safety	Crash Rate	\$1M-\$2M
Medium-Term	Middle Valley Road	at Daisy Dallas Road	8	Intersection	Capacity & Crash Rate	\$2M-\$4M
Medium-Term	Middle Valley Road	at Walnut Road	8	Intersection	Crash Rate	\$2M-\$4M
Medium-Term	Middle Valley Road	at Gann Road	8	Intersection	Capacity & Crash Rate	\$2M-\$4M
Medium-Term	Hunter Road	at Garfield Road	9	Intersection	Capacity & Crash Rate	\$2M-\$3M
Medium-Term	Roberts Mill Road	from Dayton Pike to Mountain Laurel Trail	7	Safety	Crash Rate	\$2M-\$3M
Medium-Term	Snow Hill Road	from Mountain View Drive to Mahan Gap Road	9	Safety	Crash Rate	\$1M-\$4M
Medium-Term	Snow Hill Road	from Mountain View Drive to Amos Road	9	Capacity	Capacity & Crash Rate	\$2M-\$5M
Medium-Term	E Brainerd Road	at London Lane	12	Intersection	Capacity/Congestion	\$2M-\$4M
Long-term	Hunter Road	from Hwy 58 to Lee Highway	9	Capacity	Capacity & Crash Rate	\$22M-\$39M
Long-term	Standifer Gap Road	at Bill Reed Road	12	Intersection	Capacity & Crash Rate	\$2M-\$4M
Long-term	Armstrong Road	from Hixson Pike to Lee Pike	13	Safety	Crash Rate	\$1M-\$4M
Long-term	Harrison Bay Road	from Hwy 58 to Birchwood Pike	9	Safety	Crash Rate	\$1M-\$3M
Long-term	McCallie Ferry Road	from US 27 to Spradling Road	13	Safety	Crash Rate	\$1M-\$2M
Long-term	Gann Road	from Middle Valley Road to Daisy Dallas Road	8	Safety	Crash Rate	\$1M-\$5M
Long-term	Montlake Road	from Dayton Pike to Mowbray Pike	7	Safety	Crash Rate	\$1M-\$6M
Long-term	W Road	from Mountain Creek Road to Anderson Pike	7	Safety	Capacity & Crash Rate	\$1M-\$2M
Totals:						



# Place Types



Urban



Suburban



Rural

**Place Types** – organize future land use and development patterns

[chcrpa.org](http://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.



*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.*



## SUBURBAN HYBRID

**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

## 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](http://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**

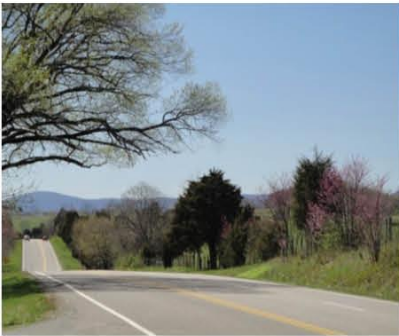
# RC RURAL CORRIDOR Place Type

**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.



**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](http://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

# Place Type Maps

## 4.2.4 PLACE TYPES MAP

- LEGEND**
- ROADS**
- Major & Minor Collectors
  - Major & Minor Arterials
  - Interstates, Highways & Expressways
  - All Other Roads
- Natural Resource Area**
- 300 Year Flood
  - Slope > 25%
- Centers**
- Maker District
  - Neighborhood Center
  - Neighborhood Node
  - Resort Recreation - A
  - Resort Recreation - B
  - Village Center
  - Crossroads
- Place Type Palettes**
- Agricultural
  - Preserved
  - Campus
  - Industrial
  - Suburban Corridor
  - Countryside Residential
  - Suburban Residential
  - Mixed Residential
  - Crossroads
  - Neighborhood Node
  - Neighborhood Node Center
  - Village Center
  - Maker District
  - Resort Recreation - A
  - Density Radius: < 2500 - 50%

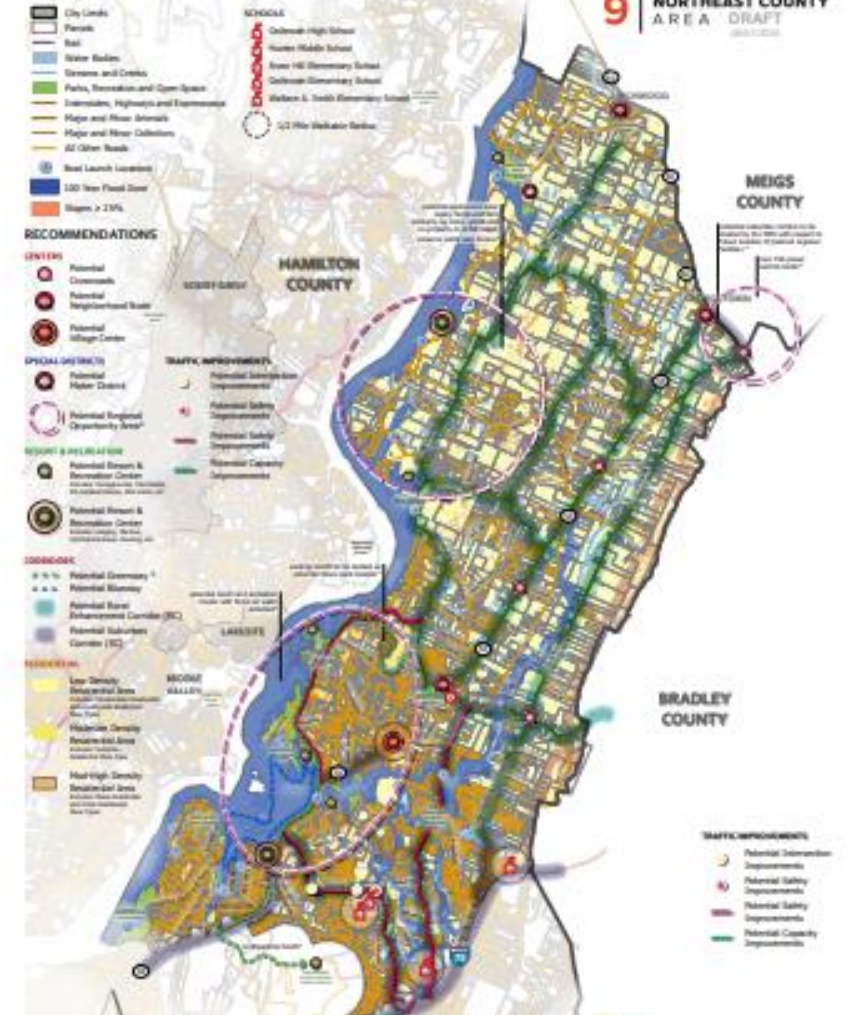


# Concept Maps

## Conceptual Land Use / Place Types Study

### CONCEPTUAL LAND USE / PLACE TYPES STUDY

9 | **NORTHEAST COUNTY**  
AREA DRAFT



# Prior County Plan Density Recommendations

## **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

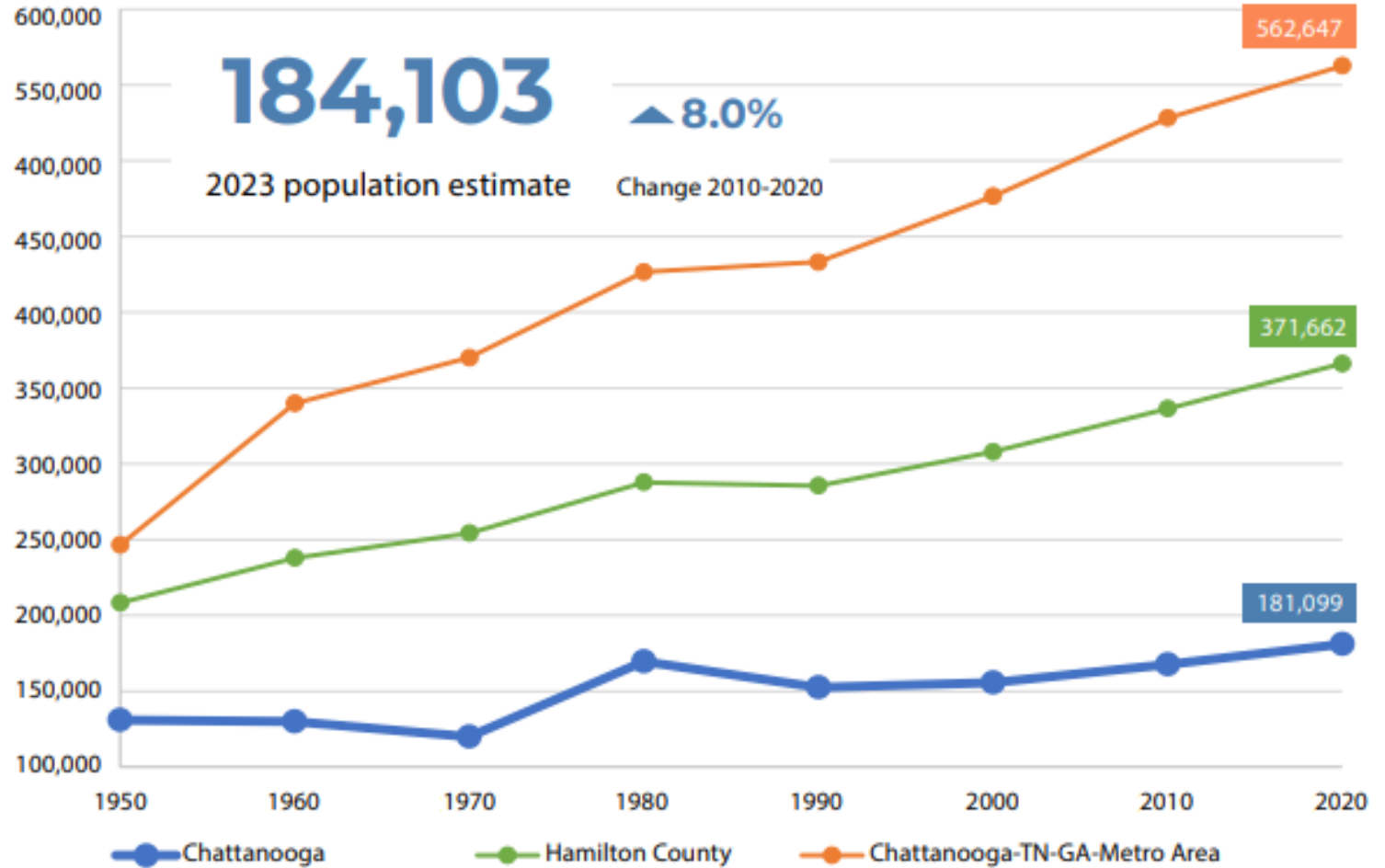
- RPA will hold public meetings across county and meet with businesses and residents.
- Recommended documents and maps will be presented to the Planning Commission – November 2024.
- Hamilton County Board of Commissioners will review and adopt based on their schedule.
- Comprehensive plan provides a 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)

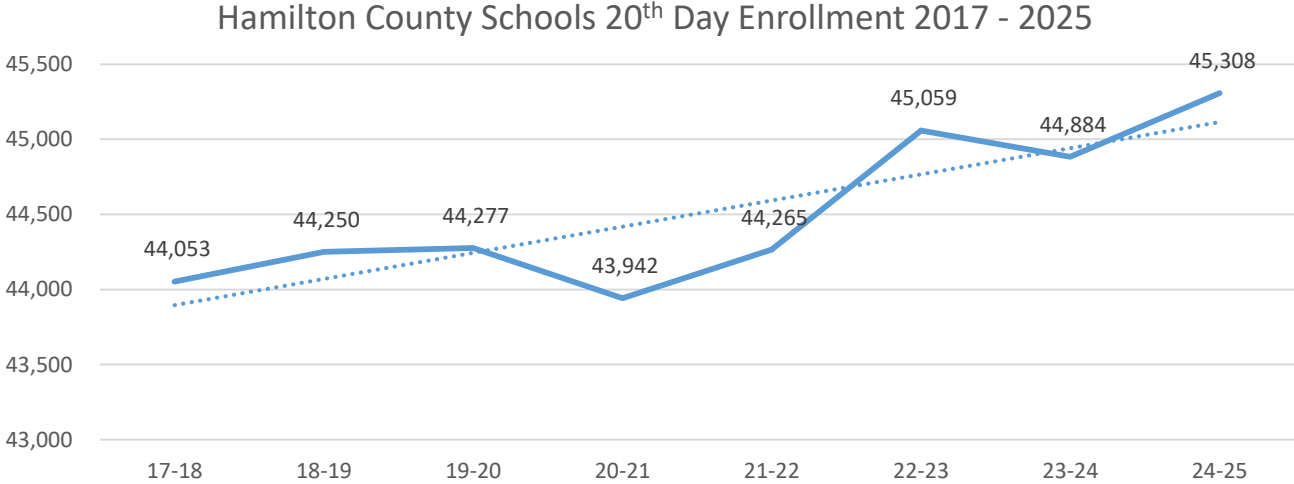
- 79 schools, 45,308 Students

## Private Schools: (2024-2025)

- 40 Schools, 11,227 Students

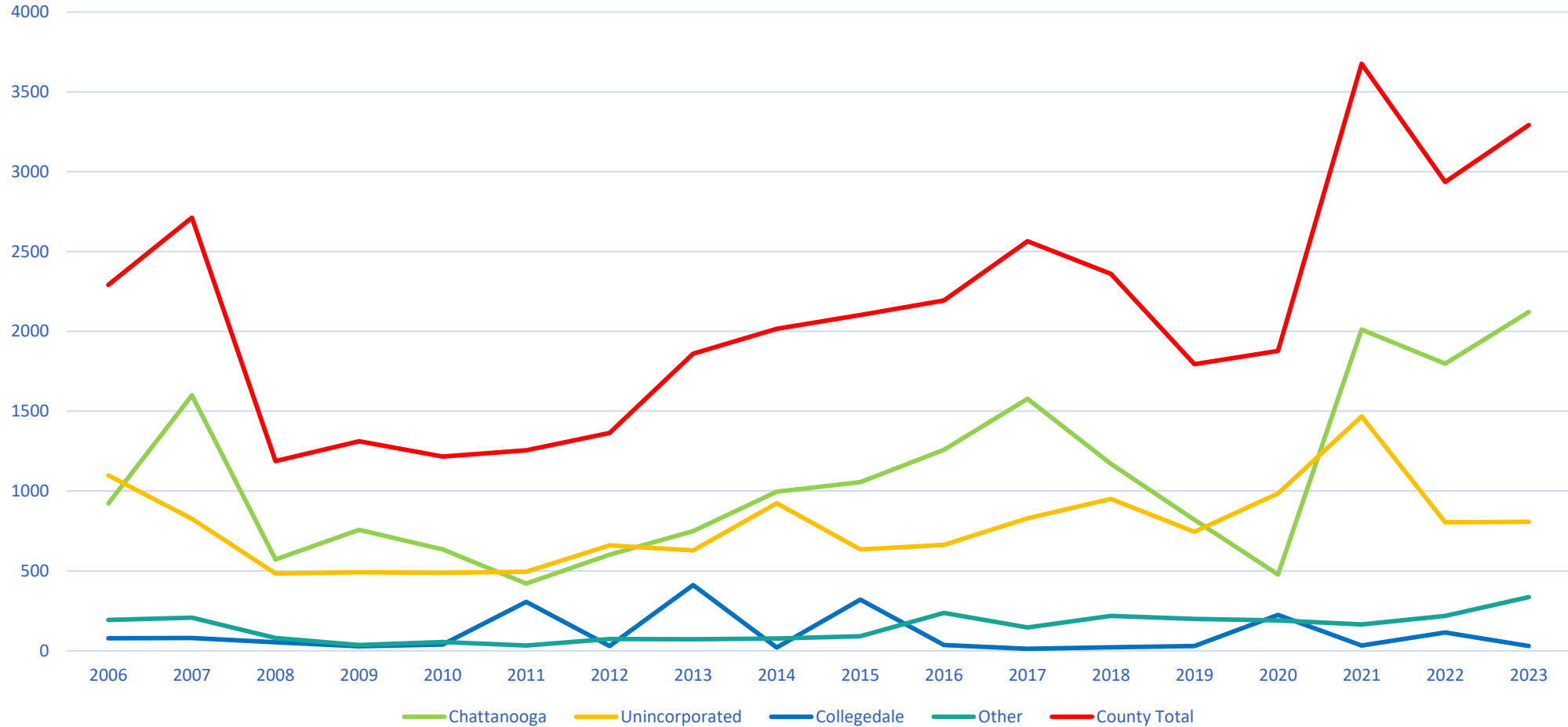
## Colleges: (2022-2023)

- 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.



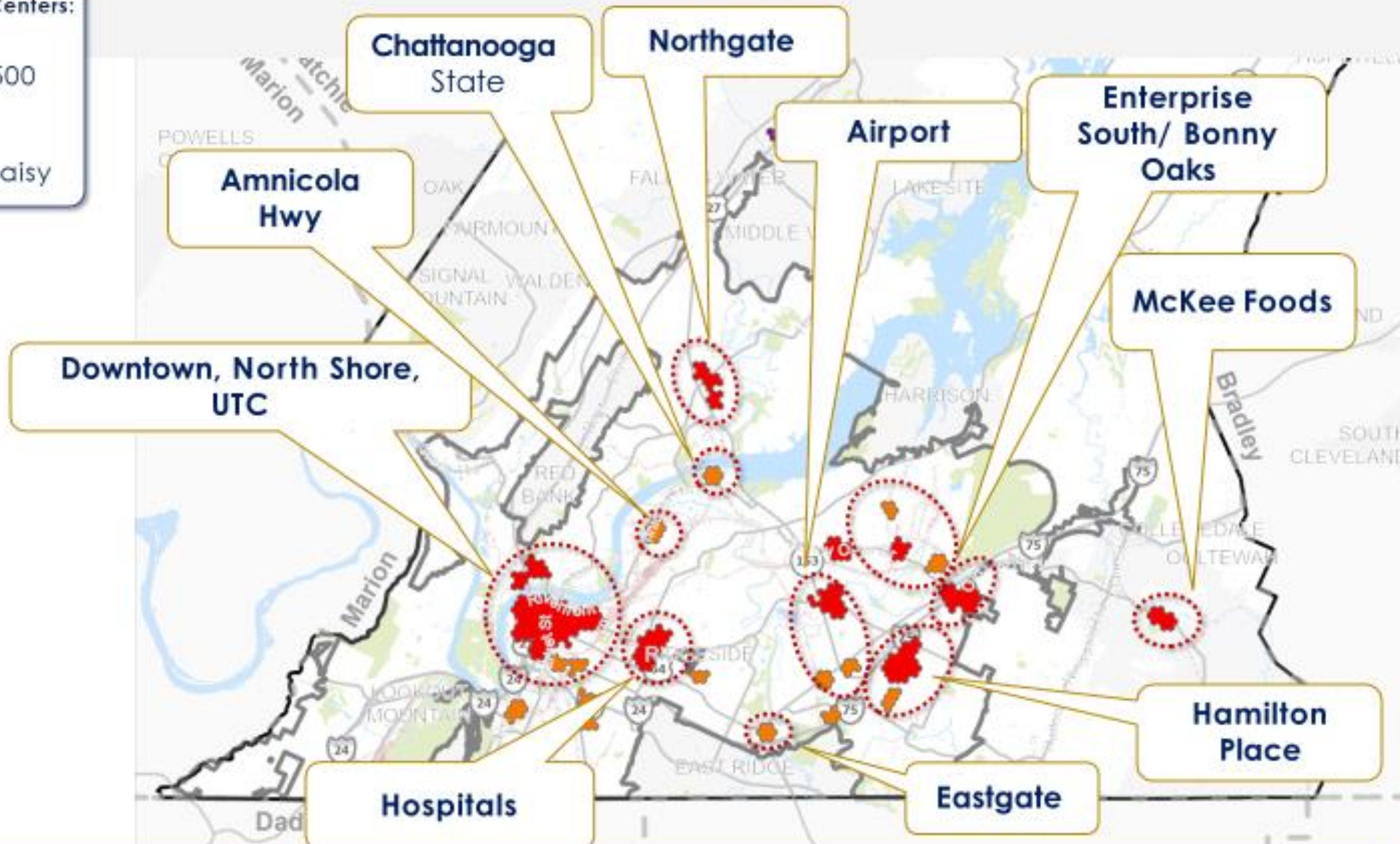
Company	Product/Service	Full-Time Emps.	Part-Time Emps.
•Hamilton County Schools	Elementary & Secondary Schools	5,375	966
•BlueCross BlueShield of Tennessee	Health Care Financing	4,776	18
Volkswagen Group of America Chattanooga Operations, LLC	Mfr. Automobiles	4,668	
•Erlanger Health System	Health System	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**

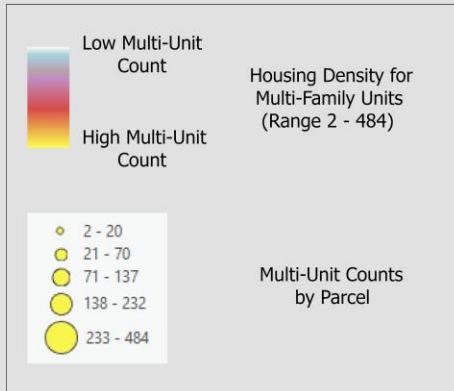
● 1,000-2,500

● >2,500

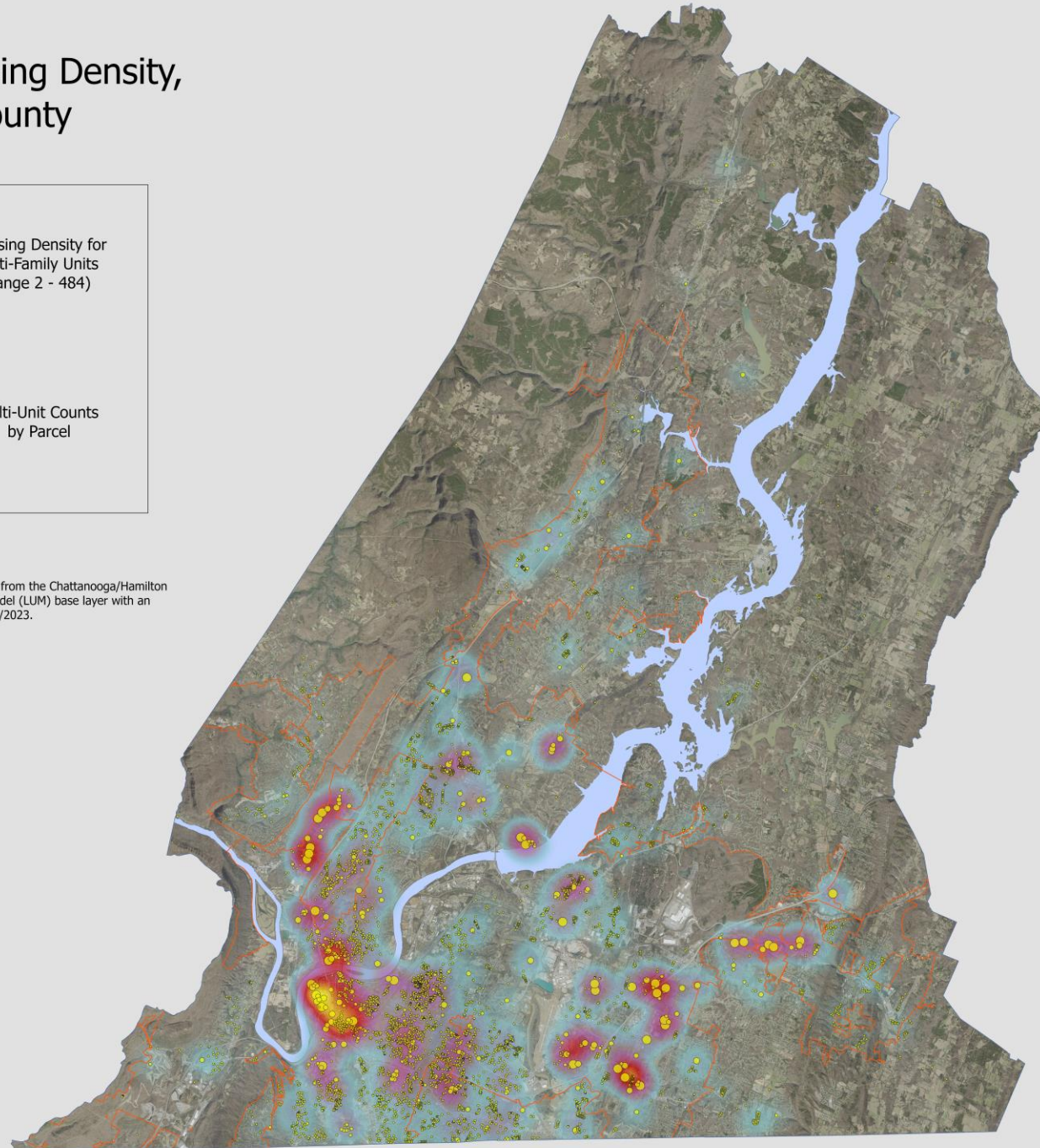
● Soddy Daisy



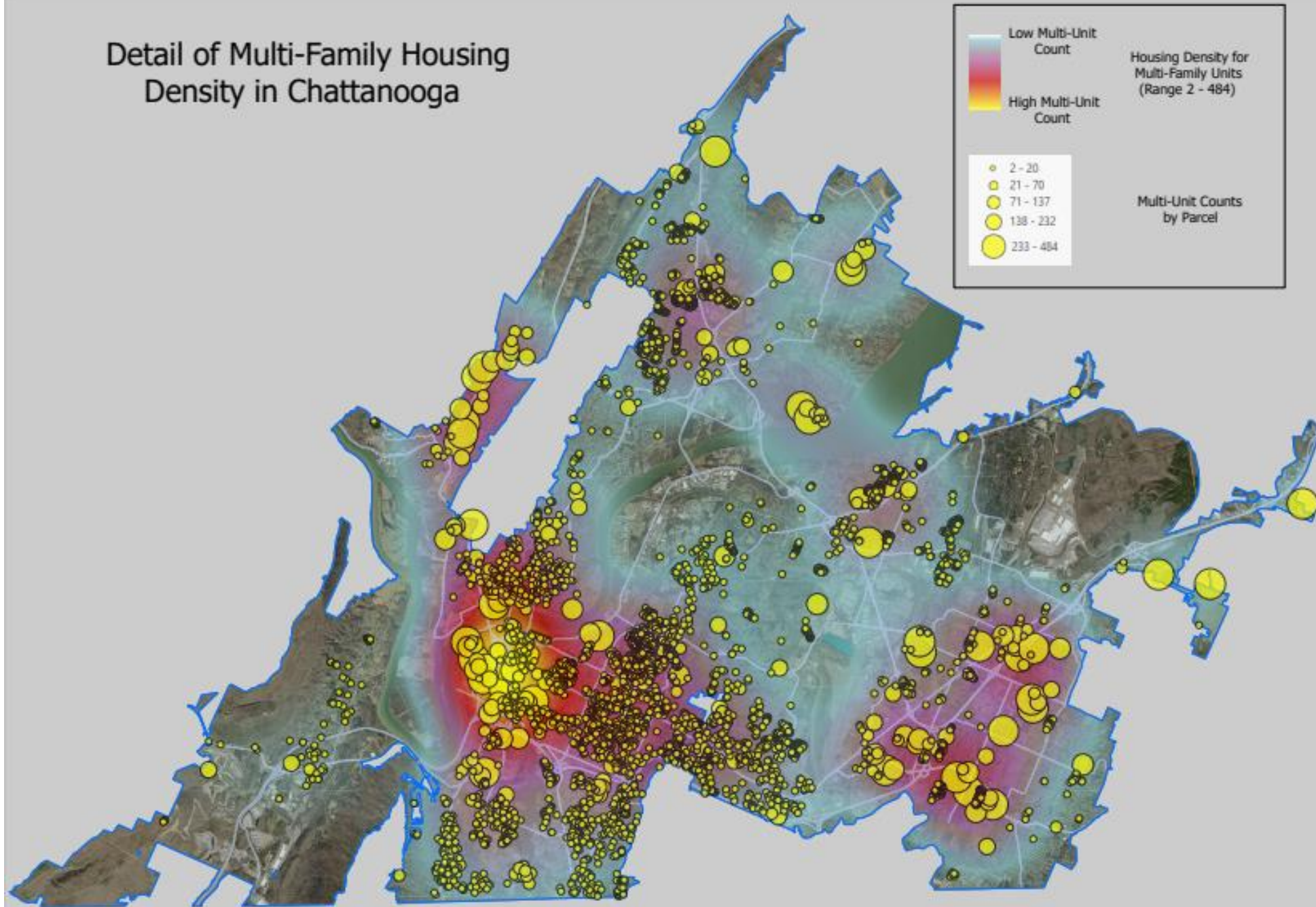
# Multi-Family Housing Density, Hamilton County



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.

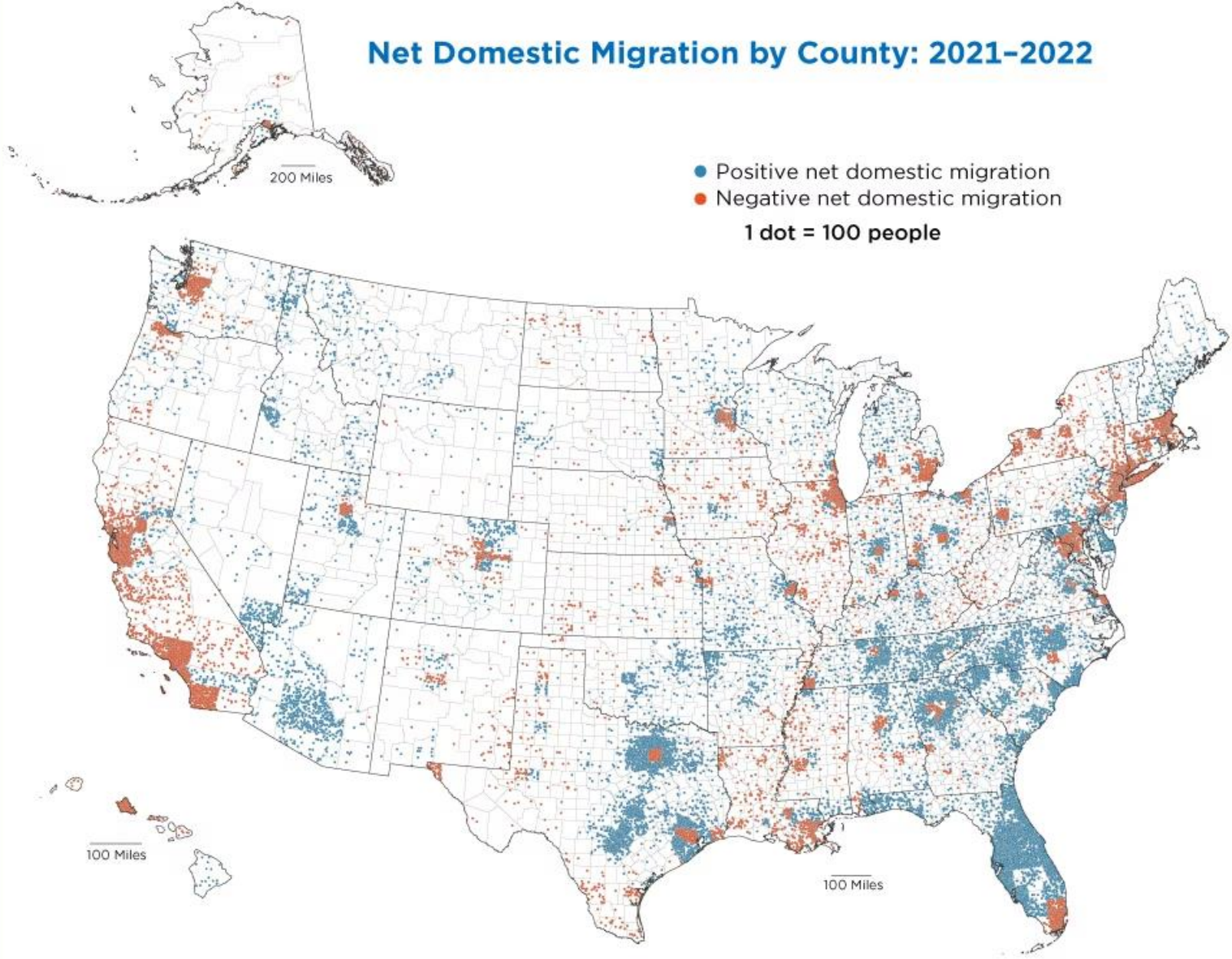


# Detail of Multi-Family Housing Density in Chattanooga



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

<b>Hamilton County</b>	<b>\$390,540</b>
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

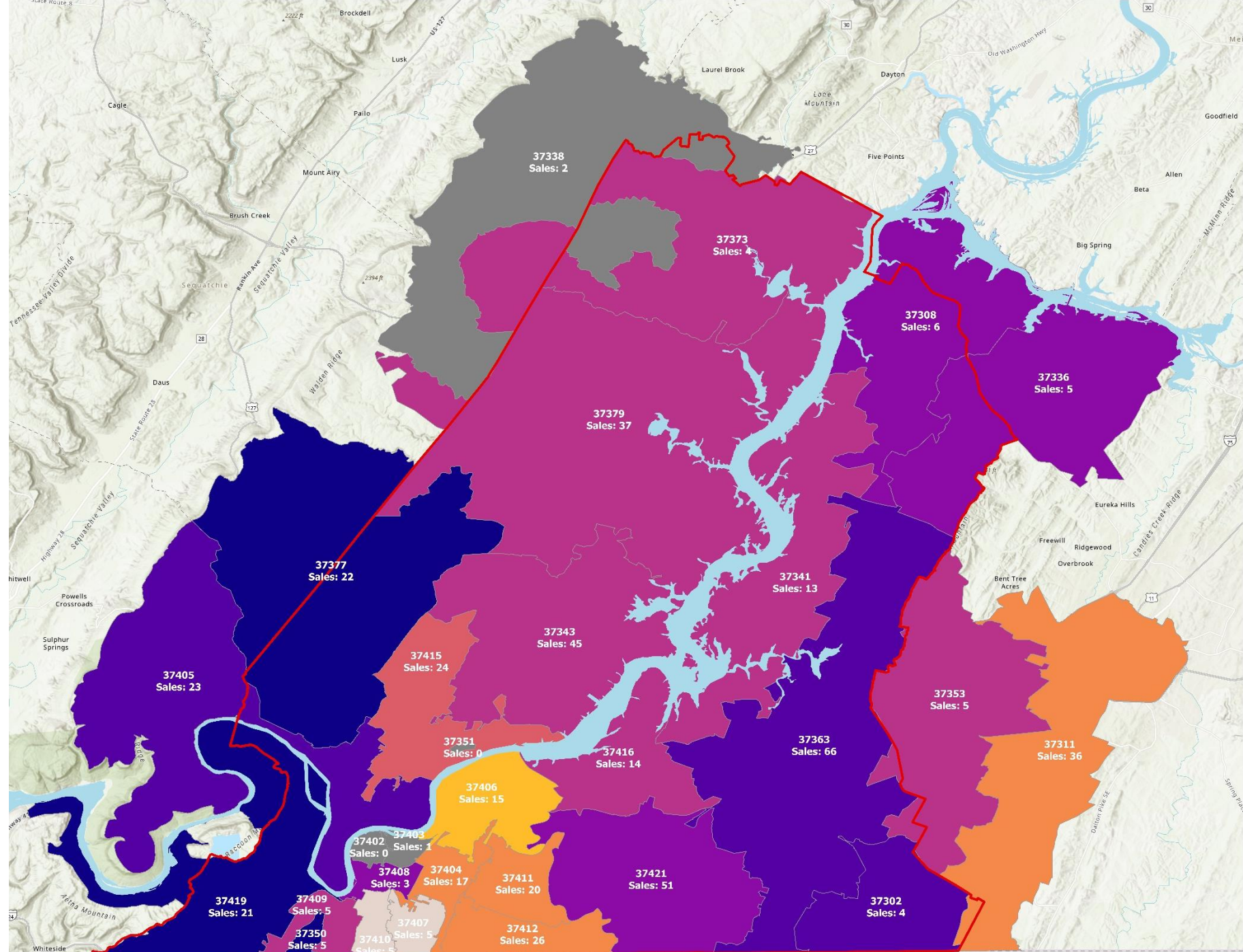
# June 2024 Median Home Sale Price

By Zip Codes

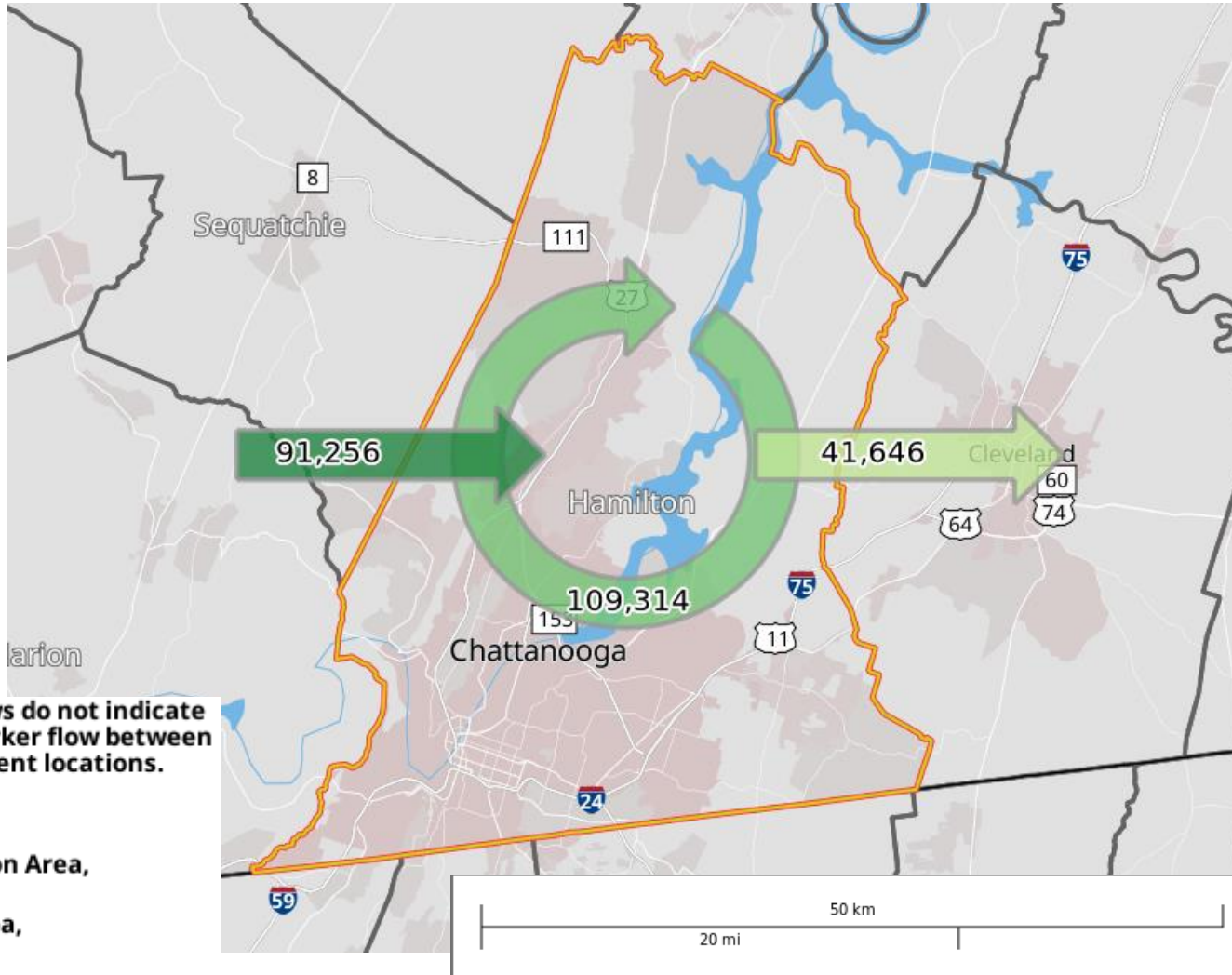
Source: Greater Chattanooga Realtors

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)



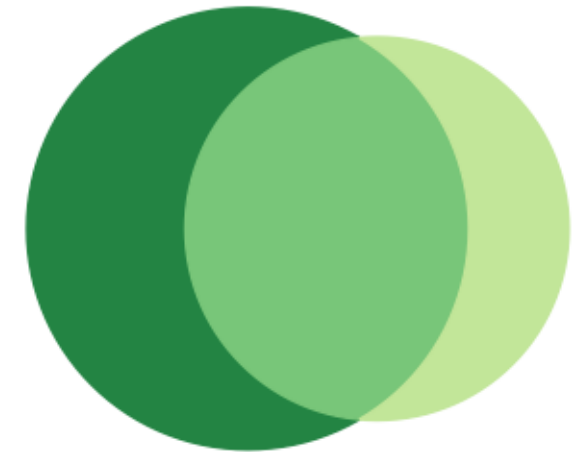
# 2021 Worker Inflows / Outflows - All Jobs



Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

- Employed and Live in Selection Area
- Employed in Selection Area, Live Outside
- Live in Selection Area, Employed Outside

Inflow/Outflow Job Counts in 2021  
All Workers



- 91,256 - Employed in Selection Area, Live Outside
- 41,646 - Live in Selection Area, Employed Outside
- 109,314 - Employed and Live in Selection Area

Source: OnTheMap, US Census Bureau

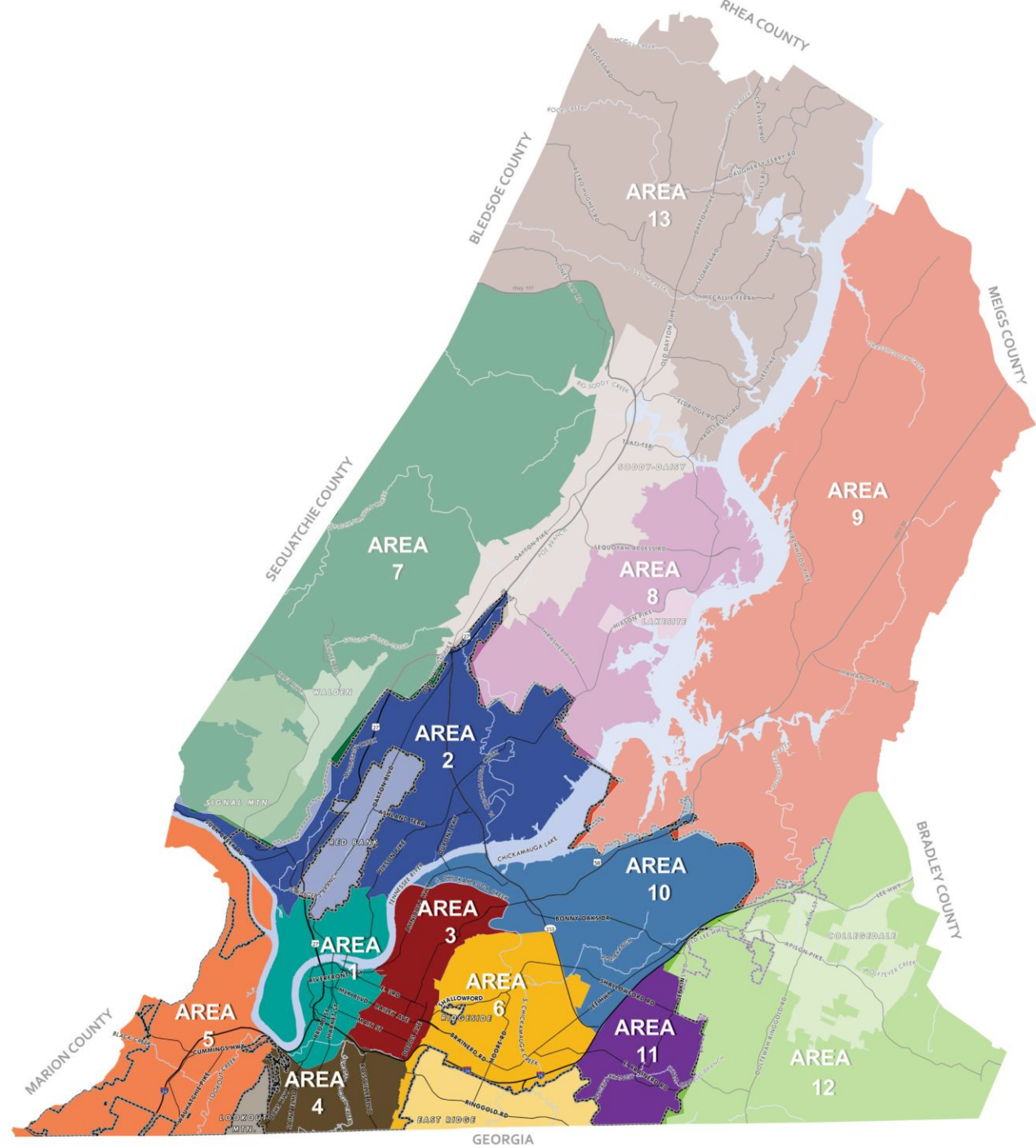


Plan Chattanooga is an effort to involve the community in creating a "Comprehensive Plan" for the city.



**PLAN  
CHATTANOOGA**



[PlanChattanooga.org](http://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)

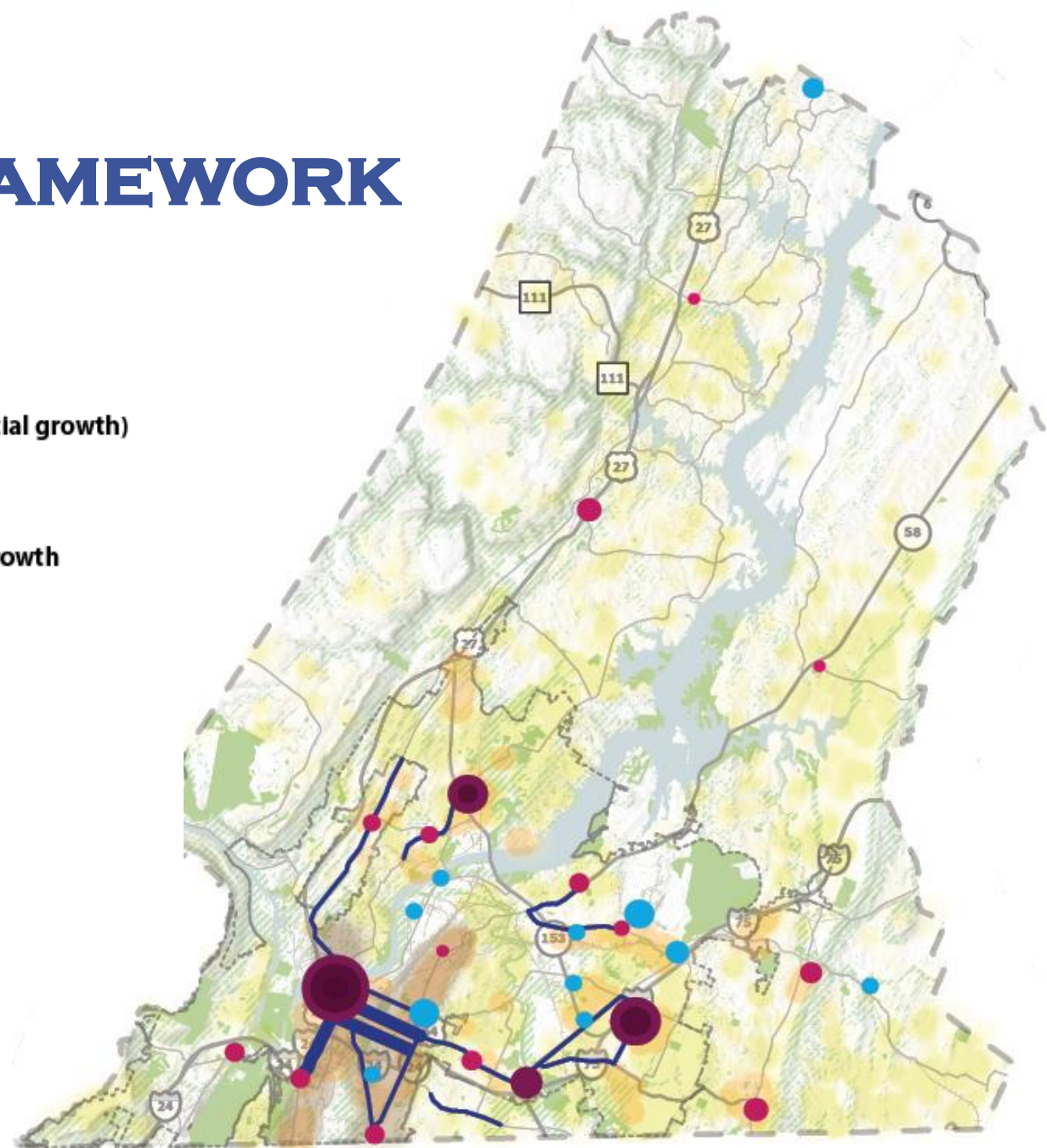
 Mixed residential growth

 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*

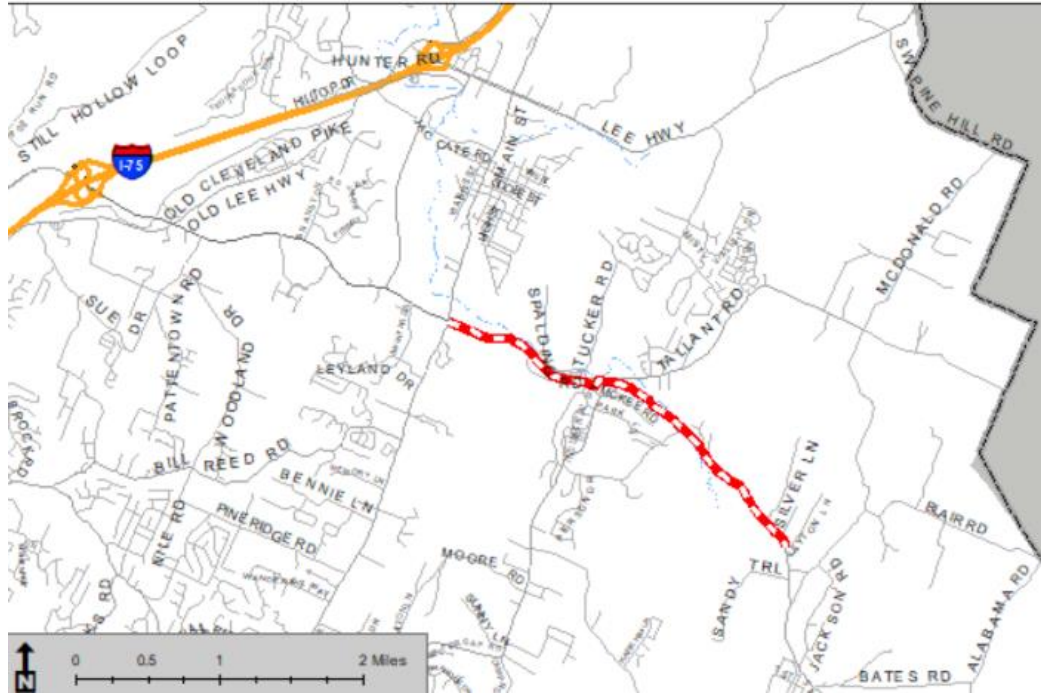


**Explore the 2050 RTP Fiscally-Constrained Project List in the dashboard below!**

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)



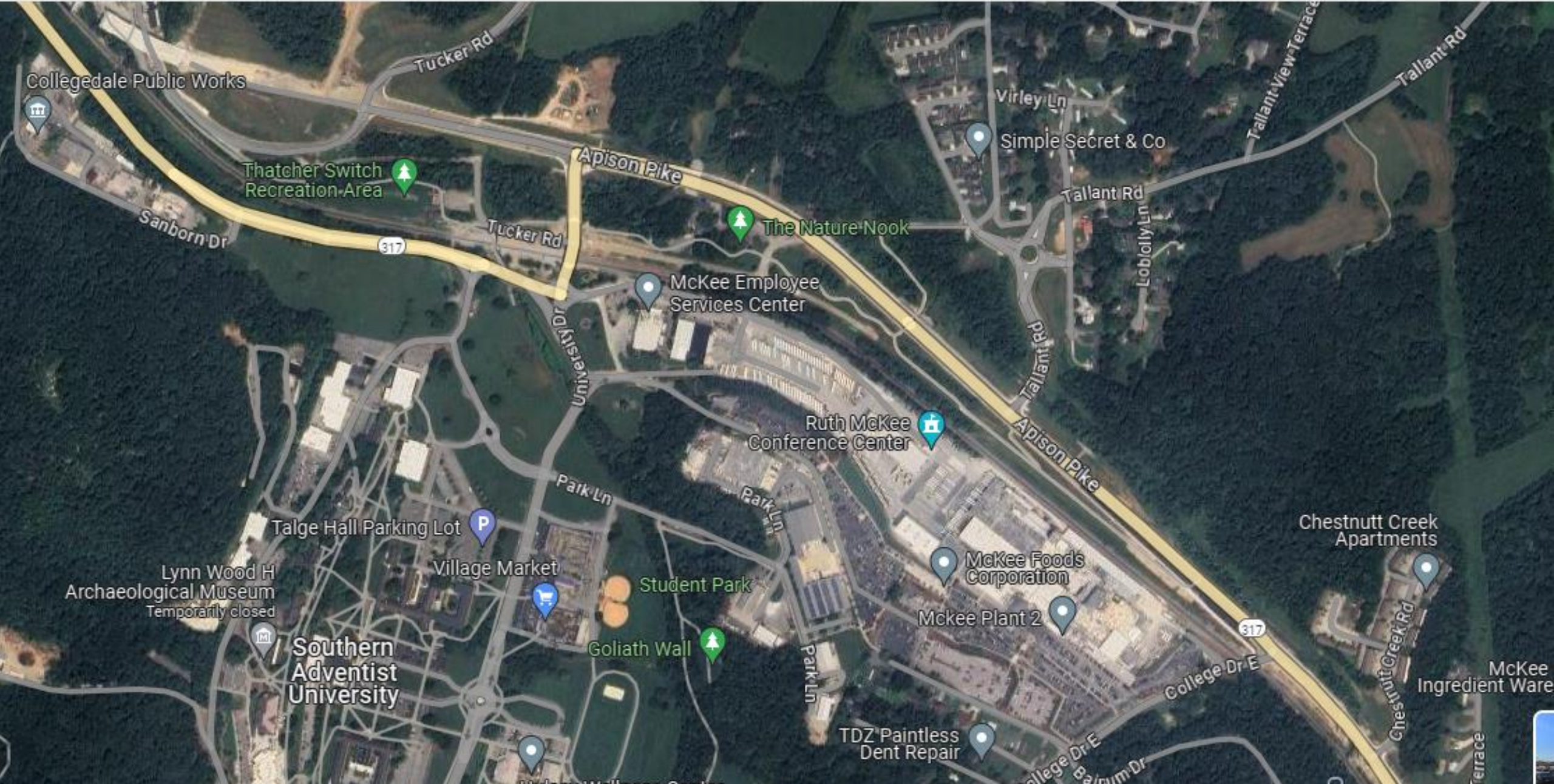
## Estimated Project Cost - \$105,089,000

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

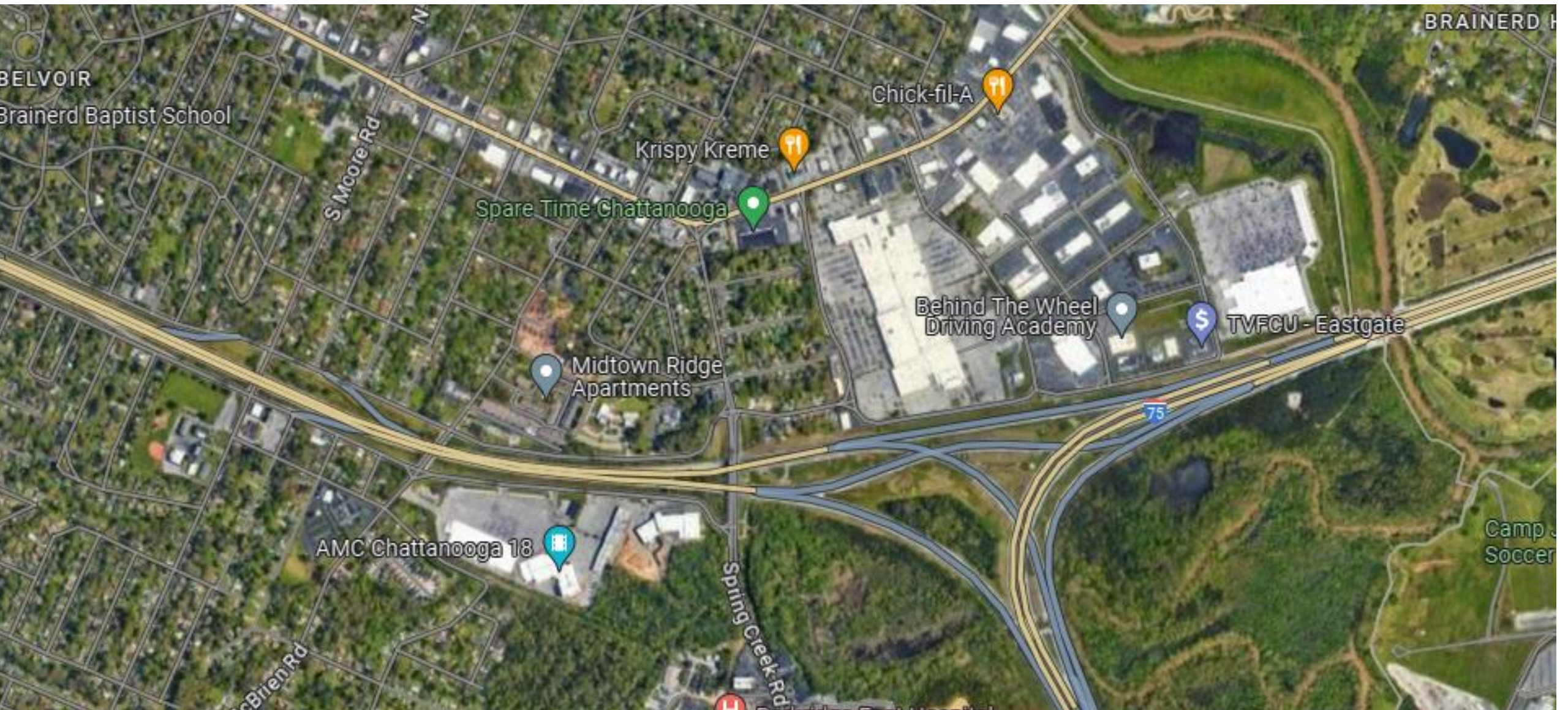
**Estimated Total Cost -  
\$88,650,000**

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



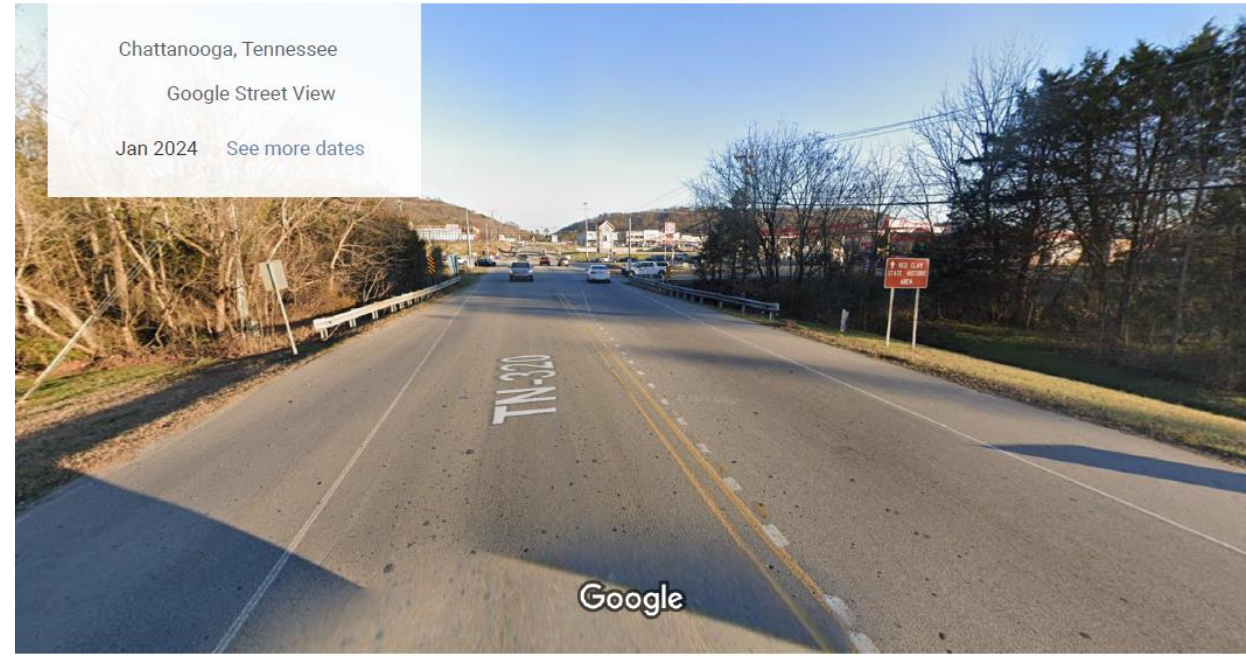
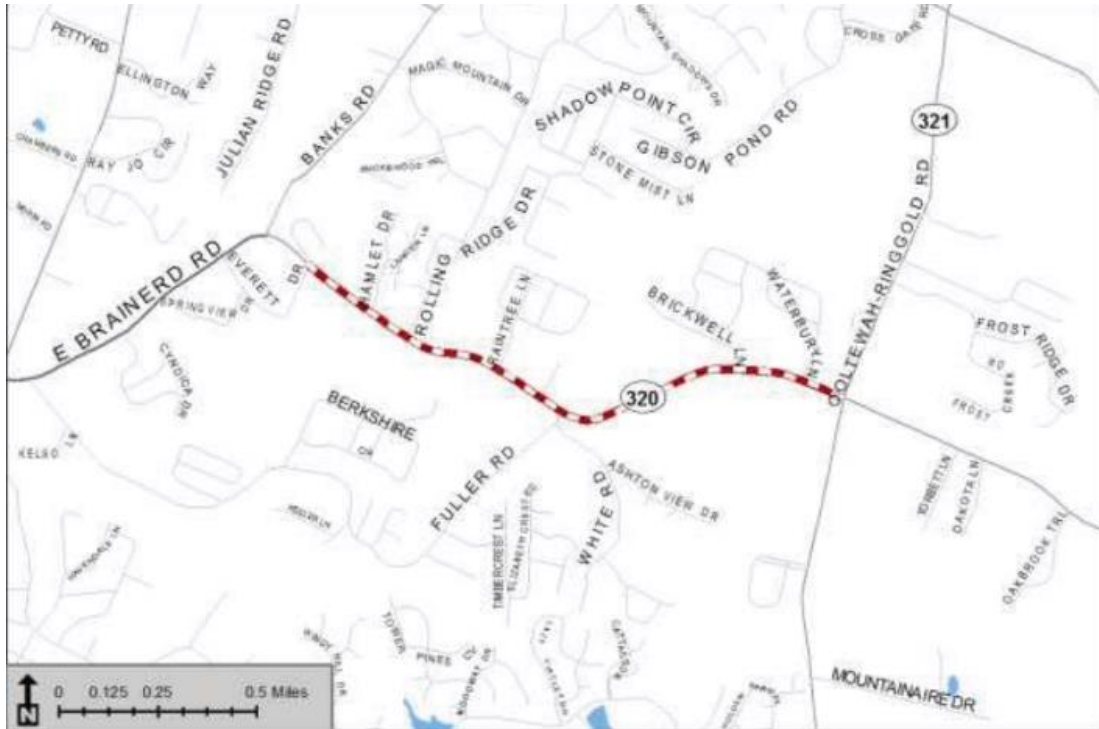


# SR-320 Widening

## 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.

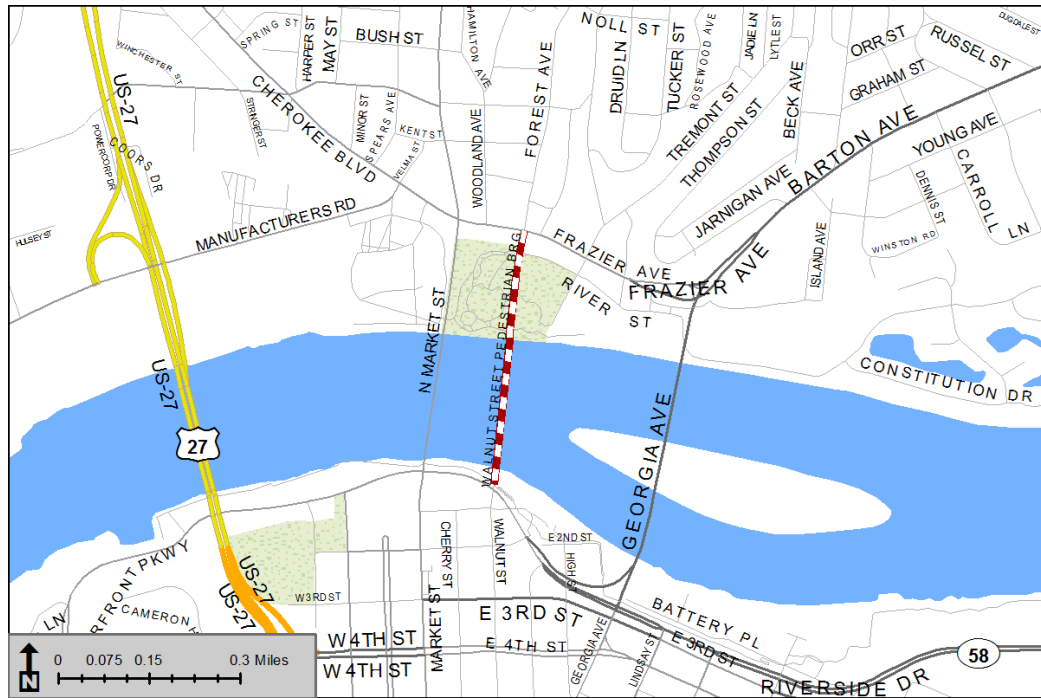
East Brainerd Road from Bel Air Road to Ooltewah-Ringgold Road



# Walnut Street Bridge - Phases 2,3,&4

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

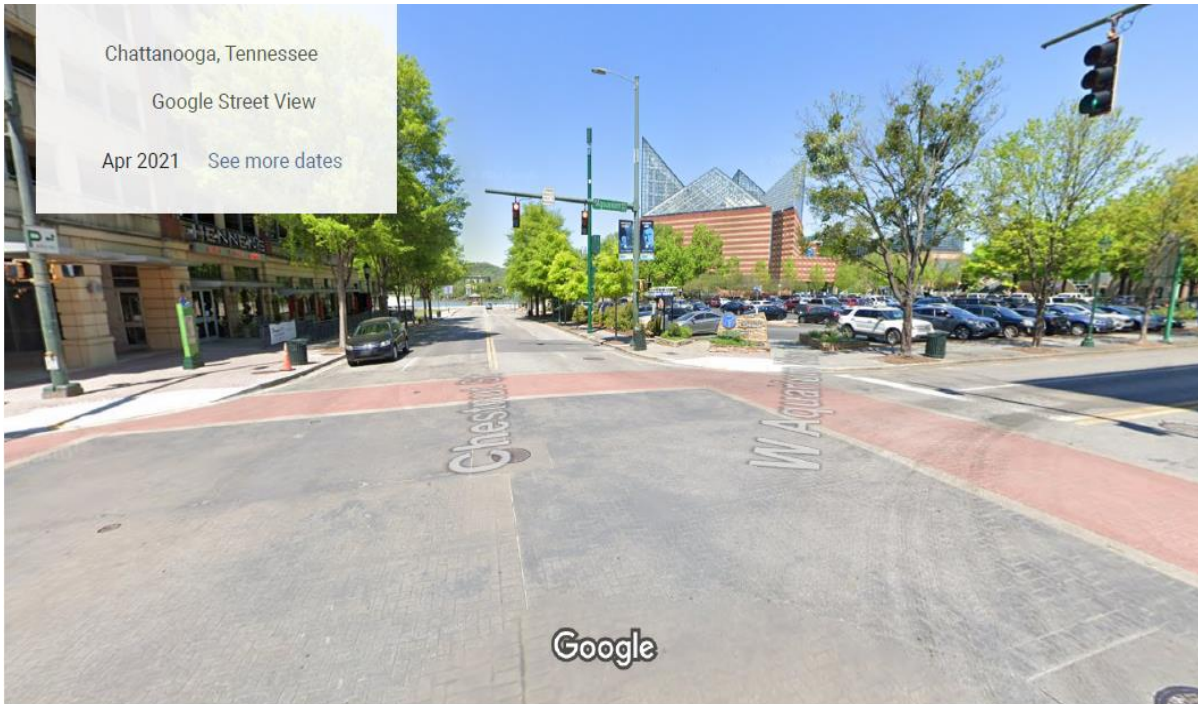
Rehabilitation of the Walnut Street Bridge including structural member repair, deck repair, blasting, and repainting.



# Resurfacing Programs FY23-26

## Estimated Total Cost - \$9,810,780

### Chestnut Street Resurfacing



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

Standifer Gap Road Bridge

## Bridge Maintenance Programs



# 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/>





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

[planhamilton.org](http://planhamilton.org)



**PLAN  
CHATTANOOGA**

[planchattanooga.org](http://planchattanooga.org)

