



---

**A RESOLUTION TO ADOPT PLAN HAMILTON AS THE REGIONAL PLAN FOR THE  
UNINCORPORATED AREA OF HAMILTON COUNTY, TN AND DOES HEREBY  
RECOMMEND ADOPTION OF PLAN HAMILTON TO THE HAMILTON COUNTY BOARD  
OF COMMISSIONERS**

**Whereas**, Hamilton County undertook a countywide planning effort called Plan Hamilton for the unincorporated areas of Hamilton County, TN; and

**Whereas**, Tenn. Code Ann. § 13-3-301, states that:

13-3-301. Regional plan — Municipality adopting.

(a) It is the function and duty of a regional planning commission to make and adopt a general regional plan for the physical development of the territory of the region. Any such plan shall include the planning of municipal territory to the extent which, in the commissioner's judgment, the same is related to the planning of the region as a whole; provided, that the plan shall not be deemed an official plan or part of the official plan of any municipality having a municipal planning commission unless adopted as such by the municipal planning commission. The board of aldermen or commissioners or other chief legislative body of any municipality may designate the regional planning commission of a region in which such municipality is located as the planning commission of such municipality, and, in the event of such designation, the regional planning commission shall have such powers regarding the planning of the municipality, and the plan of the municipality made and adopted by the regional planning commission shall have the same force and

**Whereas**, Plan Hamilton in its totality will function as the regional plan for the unincorporated area of Hamilton County, TN per Tenn. Code Ann. § 13-3-301; and

**Whereas**, Plan Hamilton is hereby adopted by the Chattanooga-Hamilton County Regional Planning Commission as a whole by this resolution with the direction per Tenn. Code Ann. §13-3-303. Procedure of commission in adopting plan; and

**Whereas**, this resolution addresses the requirement per Tenn. Code Ann. §13-3-303. Procedure of commission in adopting plan, that the resolution shall refer to the maps and descriptive matter intended by the commission to form the whole or part of the plan, and the action taken shall be recorded on the map or maps and descriptive matter by the identifying signature of the secretary of the commission; and

**Whereas**, the maps and text of Plan Hamilton in its totality are adopted by the Chattanooga-Hamilton County Regional Planning Commission and this resolution, with the identifying signature of the secretary of the commission, shall be included in Plan Hamilton; and

**Whereas**, Plan Hamilton may be accessed on [www.PlanHamilton.org](http://www.PlanHamilton.org) with the dates as shown below and attached in its entirety which includes the plan text (Area 7, Area 8, Area 9, Area 12 and Area 13) and corresponding place type maps, excluding the Regional Planning Commission resolution; and

Area Plan (Last posting date shown)	Place Type Map (Last posting date shown)
<a href="#">Area 7 Plan (8/29/25)</a>	<a href="#">Area 7 Place Type Map (8/25/25)</a>
<a href="#">Area 8 Plan (4/10/25)</a>	<a href="#">Area 8 Place Type Map (8/25/25)</a>
<a href="#">Area 9 Plan (4/1/25)</a>	<a href="#">Area 9 Place Type Map (8/25/25)</a>
<a href="#">Area 12 Plan (4/28/25)</a>	<a href="#">Area 12 Place Type Map (8/25/25)</a>
<a href="#">Area 13 Plan (4/24/25)</a>	<a href="#">Area 13 Place Type Map (8/25/25)</a>

Whereas, the Hamilton County Board of Commissioners on August 2, 2025, approved a resolution (Resolution No. 825-18) advising the Regional Planning Commission and the Regional Planning Agency that it is the will of the Hamilton County Commission to change Plan Hamilton in accordance with specified changes; and

Whereas, the County Commission resolution is attached and states that these changes are intended to ensure that Plan Hamilton aligns with the current and future needs of the community, promoting responsible land use, economic development, and quality of life for all residents; and

Whereas, the County Commission resolution also stated that it is the will of the Commission to incorporate these changes into Plan Hamilton to reflect the County's vision for sustainable and equitable development; and

Whereas, per Resolution No. 825-18, it is the Commission's desire that the Regional Planning Commission would adopt Plan Hamilton with these changes as the area plan for the unincorporated areas of Hamilton County with the intent of it being included as part of the adopted comprehensive area plan; and

Whereas, the resolution also requests that after the Regional Planning Commission adopts a plan, that it be transmitted for review and adoption by the Hamilton County Commission if it be the desire of the Hamilton County Commission at that time; and

Whereas, the following changes are recommended by the Regional Planning Commission in the following table with the changes designated as "Recommended Change":

Changes per Resolution No. 825-18	Plan	Current	Recommended Change
Delete Text			
<ul style="list-style-type: none"> <li>Remove the bullet point on Page 19 requiring Geo-technical, Environmental, Traffic, and Stormwater reports for new development in Area 7, as current regulations sufficiently address report requirements.</li> </ul>	Area 7	Bullet point under Resiliency reads: "Require Geo-technical, Environmental, Traffic, and Stormwater reports for new development."	Remove text
<ul style="list-style-type: none"> <li>Remove the first bulleted paragraph under Conservation Subdivisions on Page 82 in Area 7, which suggests rezoning to higher density only in incorporated areas with sewer and emergency services or at identified center Place Types, to avoid restricting development in unincorporated areas.</li> </ul>	Area 7	Tools & Strategies / Conservation Subdivisions: "Base density should remain low and rezoning to higher densities should only occur in incorporated areas where sewer capacity and emergency services are available or at identified center Place Types if infrastructure compatible with the recommended density can be provided."	Remove text
<ul style="list-style-type: none"> <li>Remove the first sentence of the first bulleted paragraph under Centers on Page 82 in Area 7, stating that the majority of future development should be located within the incorporated town boundaries of Signal Mountain and Town of Walden, to avoid restricting development in unincorporated areas.</li> </ul>	Area 7	Tools & Strategies / Centers: "The majority of future development in Area 7 should be located within the incorporated town boundaries of Signal Mountain and Town of Walden. This development should be focused in designated Neighborhood Nodes or Centers providing for the support commercial, medical/ professional office, and small format retail needs of existing residents and some diversity of housing near these services for young families and essential workers who serve the area."	Delete text
<ul style="list-style-type: none"> <li>Delete the sentence on Page 14 in Area 8 under Flood Plain &amp; Drainage stating, "Lower density</li> </ul>	Area 8	Primary Constraints / Flood Plan & Drainage: "(Lower density residential development patterns with	Delete text

residential development patterns with large, clustered lots, setbacks from flood plain and roadways, and significant open Areas are recommended in this Area," as density should be governed by Place Type and existing engineering requirements.		large, clustered lots, setbacks from flood plain and roadways, and significant open Areas are recommended in this Area)."	
<ul style="list-style-type: none"> <li>• Delete the entire section in the Plan Change Process and Updates Section beginning with "Hamilton County and RPA will develop criteria for plan changes using the following considerations," in all plans, to prevent additional requirements post-adoption.</li> </ul>	All		<p>Under Plan Amendment Process and Updates delete the following text: "Hamilton County and RPA will develop criteria for plan amendments using the following considerations:</p> <ul style="list-style-type: none"> <li>» Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/ disasters, etc.</li> <li>» New Utilities / Projects- Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible</li> <li>» New Data - New data regarding trends or projections, population, housing conditions, or track growth that warrant reconsideration of the original Plan</li> <li>» Proposed Changes Support Plan- The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan</li> <li>» A significant change in the development pattern, or the completion of a public improvement(road, park,sewer), which changes the basis on which the plan was developed for an area.</li> <li>» A change in public policy,</li> </ul>

			unanticipated by the" plan.
• Delete the "Case Study/Example Ordinance Column" in the Implementation Matrix, in all plans, to avoid confusion from references to external rules without clear relevance.	All		Delete "Case Study/Example Ordinance" column
• Remove the second sentence on Page 31 in Area 9, stating, "These constraints dictate that residential and commercial density should remain low," to avoid requiring less density than permitted by Place Types.	Area 9	Emergency Services: "These constraints dictate that residential and commercial densities should remain low."	Delete text
• Delete the phrase in Item 2 on Page 35 in Area 9, "Further road congestion must be avoided and necessary infrastructure improvements will be required to support new development," to ensure developments are evaluated based on existing engineering studies.	Area 9	3. 5 Goals / 2. Match infrastructure with growth: "Further road congestion must be avoided and necessary infrastructure improvements will be required to support new development."	Delete text
• Delete the sentence in Item 3 on Page 35 in Area 9, "Prohibiting development in the floodplain ensures necessary storage of floodwaters," as development in floodplains is governed by current regulations.	Area 9	3.5 Goals / 3. Protect natural resources: "Prohibiting development in the floodplain ensures necessary storage of floodwaters."	Delete text
• Delete the sentence in Item 4 on Page 35 in Area 9, "The predominant development pattern of single family residential on larger lots will be maintained," to ensure development aligns with zoning and Place Type lot sizes.	Area 9	3.5 Goals / 4. Preserve the single-family residential character: "The predominant development pattern of single family residential on larger lots will be maintained. "	Delete text

<ul style="list-style-type: none"> <li>• Delete the first paragraph on Page 77 in Area 13, stating that larger-scale developments above base zoned A-1 density are not appropriate outside of Soddy-Daisy, to avoid restricting rezonings in unincorporated areas.</li> </ul>	Area 13	General: » Constraints to sewer access, emergency services, and water infrastructure dictate that larger scale commercial and residential developments above base zoned A-1 density are not appropriate in Area 13 outside of existing incorporated communities, i.e. Soddy Daisy	Delete text
<ul style="list-style-type: none"> <li>• Remove the words "subdivision plat approvals" from the first sentence of section 4.2 on Page 37 in Area 9, as plat approvals are governed by subdivision regulations.</li> </ul>	Area 9	4.2 HOW PLACE TYPES ARE USED The Place Types and corresponding Place Type Map will become essential tools for making informed land use decisions such as rezonings, special permits, and subdivision plat approvals.	4.2 HOW PLACE TYPES ARE USED The Place Types and corresponding Place Type Map will become essential tools for making informed land use decisions such as rezonings and special permits.
<ul style="list-style-type: none"> <li>• Remove all Appendices except for the Chamber of Commerce letter, in all plans, as the Appendices add no substantive value to the Plan.</li> </ul>	All		Only Appendix to be the Chamber of Commerce memo.
Map Change			
<ul style="list-style-type: none"> <li>• Remove the rural corridor overlay from Dolly Pond Rd, Grasshopper Rd, Cooley Rd, Shipley Hollow Rd, Turner Rd, Andy Thomas Rd, Providence Rd, Poole Rd, May Rd, Poe Rd, Corral Rd and McGhee Rd.</li> </ul>		Map change	As shown on the revised maps
<ul style="list-style-type: none"> <li>• Delete the CR 2.5 Place Type in Areas 8 and 9, converting these areas to Countryside Residential if sewer is not available or Suburban Residential if sewer is available, based on the density changes above.</li> </ul>	Area Plans 8 & 9	<p>Map change as shown: Based on the areas previously designated as Countryside Residential 2.5 in Areas 8 &amp; 9, mapping changes have been made:</p> <ul style="list-style-type: none"> <li>• Parcels previously designated Countryside Residential 2.5 within Areas 8 &amp; 9 that front existing sewer lines—identified through GIS files provided to the RPA and confirmed by discussion with Hamilton County—have been redesignated as Suburban Residential.</li> <li>• If sewer was deemed not available, the remaining areas</li> </ul>	As shown on the revised maps

		<p>(those not moved to Suburban Residential) remained as Countryside Residential.</p> <p>Where these changes resulted in isolated pockets of Countryside Residential surrounded by Suburban Residential, the affected parcels within those pockets were also redesignated as Suburban Residential to maintain consistency in Place Type designation.</p> <p>Only properties previously shown as Countryside Residential 2.5 were changed to Suburban Residential if sewer is available based on this methodology.</p> <p>There are areas shown as having sewer infrastructure but capacity is very constrained or limited. In these areas, the Place Type designation remained Countryside Residential (Note: WWTa has issued existing capacity letters in these areas).</p>	
Place Type Change (Text)			
<p>(1 of 2) • Change Countryside Residential density to 1.5 dwelling units per acre if on septic, and 3 dwelling units per acre if on sewers, and 2.75 dwelling units per acre on decentralized sewer systems, or where new approved technology allows (subject to change if new information or technological improvements to the decentralized systems becomes available), in all appropriate areas of all plans, to reduce density where septic systems are used and allow for future growth where sewer infrastructure is available.</p>	All Plans	<p>Countryside Residential has two maximum densities as shown on Place Type maps:</p> <ul style="list-style-type: none"> <li>■ CR 2: Maximum density of 2 du/acre</li> <li>■ CR 2.5: Maximum density of 2.5 du/acre (applies only if designated on Place Type map)</li> </ul>	<p>Text Change: Countryside Residential maximum densities are as follows: 1.5 dwelling units per acre (development on septic), 3 dwelling units per acre (developed on sewer), and 2.75 dwelling units per acre (developed on decentralized sewer systems or where new approved technology allows*) * When new information or technological improvements to the decentralized systems becomes available, staff will present information to the County Commission for direction.</p>

<p>(1 of 2) • Change Countryside Residential density to 1.5 dwelling units per acre if on septic, and 3 dwelling units per acre if on sewers, and 2.75 dwelling units per acre on decentralized sewer systems, or where new approved technology allows (subject to change if new information or technological improvements to the decentralized systems becomes available), in all appropriate areas of all plans, to reduce density where septic systems are used and allow for future growth where sewer infrastructure is available.</p>	All Plans	<p>Table 6: Density PLACE TYPE MAXIMUM DENSITY GENERAL INTENSITY CR Countryside Residential Maximum Density Up to 2 du/acre</p>	<p>Table 6: Density PLACE TYPE MAXIMUM DENSITY GENERAL INTENSITY CR Countryside Residential Maximum Density See Place Type</p>
<p>• Change Rural Corridor to require a 50-foot setback from right of way of existing roadway for any structure including water quality features and require a 30-foot type A landscape buffer along the entire frontage. Adequate right of way as determined by the County Engineer should also be required as a condition to be given to accommodate an additional lane if a rezoning case is requested along the Rural Corridor overlay.</p>	All Plans	<p>Rural Corridor Development Standard: Development Standard: The following development standard will guide future development and will be codified in the Hamilton County Zoning Regulations and/or inform zoning conditions: • A 30' wide planted landscape buffer is required from right-of-way. • Buildings must be set back a minimum of 50' from pavement edge.</p>	<p>Rural Corridor Development Standard: The following development standard will guide future development and will be codified in the Hamilton County Zoning Regulations and/or inform zoning conditions: A 50-foot setback from right of way of existing roadway for any structure including water quality features; a 30-foot type A landscape buffer is required along the entire frontage; adequate right of way as determined by the County Engineer should also be required as a condition to be given to accommodate an additional lane if a rezoning case is requested along the Rural Corridor overlay.</p>
<p>• Change the Countryside Residential Development Standards bullet point paragraph "Floodplains" by changing "two thirds" to "three fourths" and the number "67" to "75" in all plans, to reduce development in floodplains by 25%.</p>	All Plans	<p>Floodplains may be filled up to two thirds the distance of the length of the floodplain on the property. For instance if a floodplain is 100' in length from a water body – one can fill up to 67 feet in length of that floodplain length.</p>	<p>Floodplains may be filled up to three fourths the distance of the length of the floodplain on the property. For instance if a floodplain is 100' in length from a water body – one can fill up to 75 feet in length of that floodplain length.</p>



<ul style="list-style-type: none"> <li>Require ADA compliant sidewalks in Suburban Residential Development Standards unless the average lot size is 1 acre or above, in all plans, to ensure pedestrian infrastructure in denser subdivisions.</li> </ul>	All Plans	<p>Development Standards</p> <p>The following development standards will guide future development and will be codified in the Hamilton County Zoning Regulations and/or inform zoning conditions:</p> <ul style="list-style-type: none"> <li>Sidewalks built to county standards on interior streets are required unless all lots are greater than 1 acre.</li> </ul>	<p>Development Standards</p> <p>The following development standards will guide future development and will be codified in the Hamilton County Zoning Regulations and/or inform zoning conditions:</p> <ul style="list-style-type: none"> <li>Require ADA compliant sidewalks in Suburban Residential Development Standards unless the average lot size is 1 acre or above, in all plans, to ensure pedestrian infrastructure in denser subdivisions.</li> </ul>
Amend/Change Text			
<ul style="list-style-type: none"> <li>Change the Plan Change Process to allow changes for one side of the river every other month, alternating sides, in all appropriate areas of all plans, to permit changes six times per year, per side of the river, as a reasonable compromise.</li> </ul>	All	<p>Current text: » Applicant Requested Plan Amendments - as necessary and when requested by rezoning applicant</p> <p>Zoning decisions are based primarily on area plans, which are components of the adopted general plan, in this case Plan Hamilton. The County's five different Area Plans were developed to include Place Type (land use) and capital improvement recommendations to inform rezoning requests.</p> <p>Although the Planning Commission meets monthly, it will consider requests to amend the Area Plan every six months with the first amendment occurring at least six months after the original plan adoption.</p> <p>Planning staff will consult with applicants to determine whether this type of amendment is necessary for a particular rezoning request.</p> <p>An Area Plan amendment and its companion rezoning case may be heard on the same agenda.</p>	<p>Proposed text: "» Applicant Requested Plan Amendments - as necessary and when requested by rezoning applicant</p> <p>Zoning decisions are based primarily on area plans, which are components of the adopted general plan, in this case Plan Hamilton. The County's five different Area Plans were developed to include Place Type (land use) and capital improvement recommendations to inform rezoning requests.</p> <p>Requested plan changes will alternate for one side of the Tennessee River every other month to the other side to permit changes six times per year, per side of the river.</p> <p>An Area Plan amendment and its companion rezoning case may be heard on the same agenda.</p>
<ul style="list-style-type: none"> <li>Delete the phrase "or be required to pay for regional</li> </ul>	Area 13	GOAL 5 PROVIDE ADEQUATE	GOAL 5 PROVIDE ADEQUATE

solutions" from Policy 15.3.1 on Page 74 in Area 13, to avoid introducing requirements for developers to fund regional flood solutions.		<p>INFRASTRUCTURE Policy 5.13.1 The lowlying nature of much of the terrain makes flooding a problem during storm events. New development should be required to provide engineered stormwater plans proving adequate detention area on property or be required to pay for regional solutions.</p>	<p>INFRASTRUCTURE Policy 5.13.1 The lowlying nature of much of the terrain makes flooding a problem during storm events. New development should be required to provide engineered stormwater plans proving adequate detention area on property.</p>
<ul style="list-style-type: none"> <li>• Replace the first sentence of Policy 7.13.1 on Page 74 in Area 13 with, "The lack of sewer and water infrastructure, constraints on emergency services, undulating terrain, and floodprone low lands in Area 13 make it important to ensure that developments are appropriately engineered and serviced," to align density with Place Type requirements and zoning.</li> </ul>	Area 13	<p>(Page 75) GOAL 7 PROVIDE A RANGE OF HOUSING OPTIONS</p> <p>Policy 7.13.1 The lack of sewer and water infrastructure, constraints on emergency services, undulating terrain, and flood prone low lands make Area 13 a place where development should remain at rural densities and only in the areas that can be appropriately engineered and serviced. Additional housing density and diversity of form, including options for older area residents, should occur in Sale Creek and Bakewell before extending outward. Infrastructure investments should also benefit these communities prior to extending further outward.</p>	<p>GOAL 7 PROVIDE A RANGE OF HOUSING OPTIONS Policy 7.13.1 The lack of sewer and water infrastructure, constraints on emergency services, undulating terrain, and floodprone low lands in Area 13 make it important to ensure that developments are appropriately engineered and serviced. Additional housing density and diversity of form, including options for older area residents, should occur in Sale Creek and Bakewell before extending outward. Infrastructure investments should also benefit these communities prior to extending further outward.</p>
<ul style="list-style-type: none"> <li>• Existing zoning density and conditions should not be overridden by Plan Hamilton for platting purposes in residential or commercial zones, but all setback and buffering language should apply to new preliminary plats (those not already accepted by RPA)</li> </ul>	All plans	Add new text	<p>Add new section to 4.2 Place Types, 4.2.1 How are they used?: The Area Plan recommendation and Place Types are not intended to limit development during the subdivision platting process for properties zoned R-1 Residential District or other residential zoning district or having a Special Exceptions Permit for a Planned Unit Development prior to plan adoption. Existing zoning density and conditions should not be overridden by Plan Hamilton for platting purposes in residential or commercial zones, but all setback</p>

			and buffering language should apply to new preliminary plats (those not already accepted by RPA at the time of plan adoption). The subdivision of such land shall follow the Hamilton County Subdivision Regulations standard procedures. [Note: For the Area 9 plan this will be in section 4.2.How Place Types Are Used.]
• Setback and buffering requirements should also apply to residential plats in agricultural zones.	All plans	Add new text	Add new policy to each plans' 4.3.1 GOAL 1 & POLICIES GOAL 1 / BALANCE GROWTH, ECONOMY & COMMUNITY CHARACTER: Policy: Setback and buffering requirements as detailed in Place Types should also apply to residential plats in agricultural zones. [Note: For the Area 9 plan this will be in a new section 4.2. GOALS & POLICIES with the following section renumbered accordingly.]
• A-1 Zoning should be amended to reflect the change to 1.5 per acre on traditional septic and should remain unchanged on sewer.	All plans	Add new text	Add new policy to each plans' 4.3.1 GOAL 1 & POLICIES GOAL 1 / BALANCE GROWTH, ECONOMY & COMMUNITY CHARACTER: Policy: Amend the A-1 Agricultural District to change to the Maximum Density to 1.5 dwelling unit per acre on traditional septic. [Note: For the Area 9 plan this will be in a new section 4.2. GOALS & POLICIES with the following section renumbered accordingly.]

Whereas, the updated Area Plan Place Type Maps are attached; and

Whereas, this action adopts Plan Hamilton which is the documents as follows, and attached, with the changes as shown under “Proposed Change” as shown on the attached table and the attached Place Type maps:

Area Plan (Last posting date shown)	Place Type Map (Last posting date shown)
Area 7 Plan (8/29/25)	Area 7 Place Type Map (8/25/25)
Area 8 Plan (4/10/25)	Area 8 Place Type Map (8/25/25)
Area 9 Plan (4/1/25)	Area 9 Place Type Map (8/25/25)
Area 12 Plan (4/28/25)	Area 12 Place Type Map (8/25/25)
Area 13 Plan (4/24/25)	Area 13 Place Type Map (8/25/25)

**NOW, THEREFORE IT BE RESOLVED,** that the Chattanooga-Hamilton County Regional Planning Commission on September does hereby adopt Plan Hamilton with the detailed changes as the regional plan for the unincorporated area of Hamilton County, TN and does hereby recommend adoption of Plan Hamilton to the Hamilton County Board of Commissioners.

Respectfully submitted

---

Karen Rennich, Secretary  
Interim Executive Director

Date of Adoption: September 9, 2025  
Plan Hamilton