

RESOLUTION NO. 29894

A RESOLUTION ADOPTING THE WHITE OAK MOUNTAIN
AREA PLAN (AREA 12).

WHEREAS, the Chattanooga-Hamilton County Regional Planning Commission passed a resolution requesting the Chattanooga-Hamilton County Regional Planning Agency (RPA) to conduct land use and infrastructure studies countywide, integrate land use and transportation strategies, and provide for new land development policies and codes; and

WHEREAS, the RPA developed a three step process referred to as the Growing Forward Framework to meet the aforementioned request; and

WHEREAS, the Comprehensive Plan, being the first step of that process, was adopted in 2016; and

WHEREAS, the second step is to develop a series of twelve Area Plans covering all of Hamilton County; and

WHEREAS, a robust public planning process was conducted to gather input from across the entire White Oak Mountain Area; and

WHEREAS, the White Oak Mountain Area Plan is intended to guide growth, provide predictability, promote coordination between new development and public services, and provide decision makers with the policy tools to promote development that enhances the area's unique features; and

WHEREAS, this Plan provides policy options for the built environment, transportation, and natural resource systems that define this area; and

WHEREAS, this Plan uses a “placemaking” approach that organizes future development patterns around a palette of “Place Types” that reflect the suburban, rural and urban qualities that also define this area; and

WHEREAS, this Plan is advisory only, and as such, does not guarantee future land development changes or funding for projects or other recommendations contained therein.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, that the White Oak Mountain Area Plan (Area 12), a copy of which is accessible at <https://chcrpa.org/index.php/project/area-12-plan/> and also attached, is hereby adopted. Furthermore, all land use plans previously adopted by the Chattanooga City Council, and whose plan boundaries are located within the Area 12 boundary and also within the Chattanooga city limits, are hereby superseded by this White Oak Mountain Area Plan (Area 12).

ADOPTED: April 23, 2019

/mem



Area 12 Plan

12 | WHITE OAK MOUNTAIN AREA PLAN



Common Links

- [Agendas & Case Information](#)
- [GreenTrips](#)
- [Frequently Asked Questions](#)
- [Request for Proposals & Qualifications](#)
- [Meetings & News](#)
- [TCC/Board Meeting Information](#)

Upcoming Events

- | | |
|-------|---|
| WED | RPA Preapplication Meetings
April 24 @ 8:00 am - 12:00 pm |
| <hr/> | |
| MAY | RPA Preapplication Meetings
May 1 @ 8:00 am - 12:00 pm |
| <hr/> | |
| MAY | RPA Preapplication Meetings
May 8 @ 8:00 am - 12:00 pm |
| <hr/> | |
| MAY | Chattanooga-Hamilton County
Regional Planning Commission
May 13 @ 1:00 pm - 4:00 pm
Hamilton County Courthouse |

[View More...](#)

White Oak Mountain Area Plan Adopted

The White Oak Mountain Area Plan (Area 12) was adopted by the Chattanooga Hamilton County Regional Planning Commission on February 11, 2019.






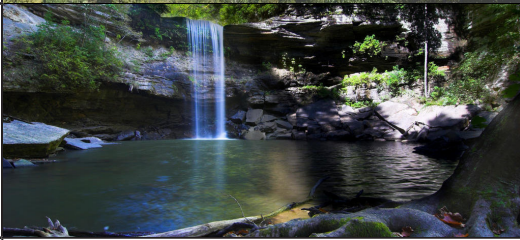
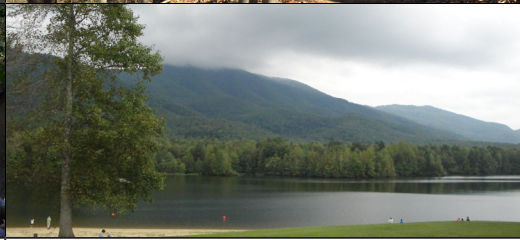



Adopted Plans are typically used as guides for decision-making by the government about rezoning requests and future infrastructure improvements. Area Plans do not automatically result in the rezoning of property, nor do they guarantee funding for capital projects, but they do reflect the community's general vision for future growth and conservation. Private developers can also refer to adopted Area Plans when looking for sites for new projects.











Community members should stay involved as new rezoning requests are made to help ensure that such changes reflect their adopted Area Plan.











The adopted White Oak Mountain Area Plan is available [HERE](#).







Additional background information is available at the links below.

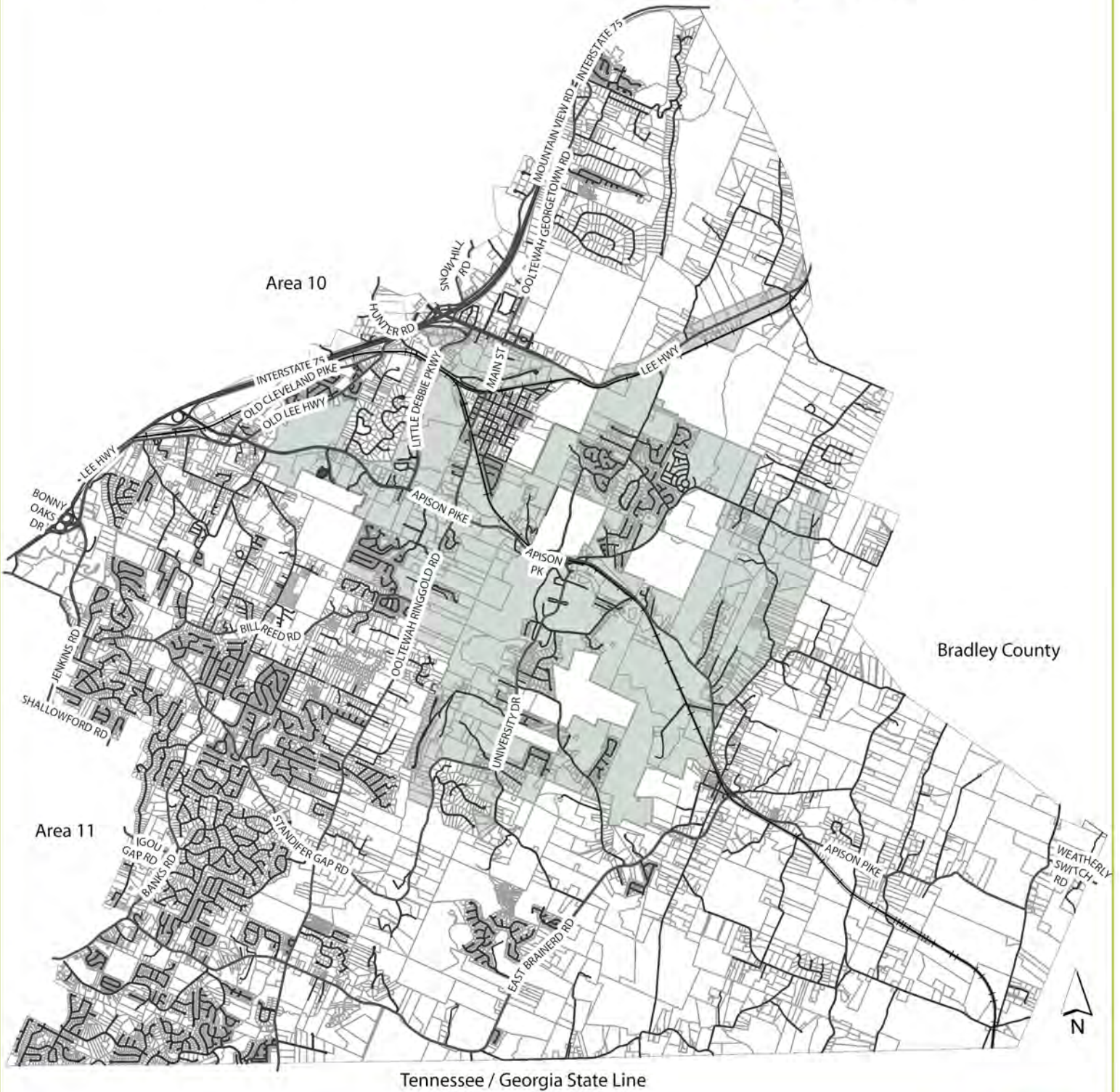
[Translate »](#)

	Preserve PR	Reserve RE	Campus CA	Industrial IN	Regional Facilities RF
Description	Preserve applies to the least developed areas within Hamilton County. Preserves are generally large expanses of water and land resources already protected by legal means from development through ownership by government, nonprofits, land trusts, conservation groups, and private companies. These areas may be preserved for their natural beauty or significance to the greater region, but they may also be used for active and passive recreation. Preserves may also include privately-owned land that is permanently protected by conservation easements and remains in a natural, undeveloped state.	The Reserve designation is an overlay that identifies areas that are culturally, environmentally, or aesthetically significant but are not protected from development by law. These areas contain steep slopes (30% or greater) or 100-year floodplains, and typically have limited transportation facilities or road networks. These areas are ideal for parks, greenways and open space. Where feasible, these areas are encouraged, but not required, to be set aside as open space. As an incentive for protecting these sensitive resources, projects which set aside Reserve areas as open space should receive credit for the conserved land. These credits can be applied to the portion of the site outside of the Reserve allowing the developer to have the same number of units outside of the Reserve area as would be allowed for the entire site, based on the density allowed in the current zoning, or 3 dwelling units per acre, whichever is greater. The appropriate land uses and development intensity are established by the underlying Place Type.	Campus districts are dominated by one or more major activities such as educational, office, medical, or religious with a unified design theme on sites that preserve a maximum amount of open space. Typically large, often multi-story buildings are surrounded by green space and parking. Campus settings may be organized by a connected street grid, but may include pedestrian only corridors. They may also include residential and small scale convenience services supported mainly by the primary activity.	Industrial areas provide opportunities to concentrate employment in the region. This Place Type generally supports manufacturing and production uses, including warehousing, light manufacturing, and assembly operations. These areas are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. Mitigating conditions and criteria must be met when industrial activities may have a significant, adverse impact on other uses. Impacts include, but are not limited to, noxious odors, loud noises, and heavy truck traffic.	These types of developments have a substantial impact on the region as a whole. They include major transportation systems such as airports and railyards that serve people from within and outside the region, as well as major utilities necessary to provide infrastructure and services throughout the region. Large scale tourism and entertainment facilities may also be included when large enough to draw from the whole region. The actual amount and types of land uses in RF's will likely vary according to different circumstances such as physical constraints of the site and the use.
Primary Uses	undisturbed open space; visitor's centers/nature centers and support structures; public parks; greenways, cemeteries	See the underlying Place Type for primary uses and suggested densities.	offices; institutions; research facilities; hospitals; religious facilities; single-unit living detached & attached; clubhouse/meeting hall; academic buildings; athletic facilities; other ancillary uses	light manufacturing; retail; offices; distribution & warehousing	airports; wastewater treatment facilities; landfills; jails; transit hubs; distribution centers; maintenance & repair facilities; other ancillary uses; large scale tourism or entertainment facilities such as the zoo, the aquarium, stadiums, and arboretums,
Conditional Uses		See the underlying Place Type for primary uses and suggested densities	multi-unit living (residence halls, assisted living facilities); manufactured home	heavy manufacturing; single family and two family dwellings; mixed-use residential	hotels
Example Image - for display purposes only as an illustration of Place Type.					
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Development Pattern Example- the following locations serve as a general representation of the Place Types as found in Hamilton County or across the southeast region.	<ul style="list-style-type: none"> Prentice Cooper State Park Moccasin Bend National Archaeological District Tennessee Riverpark Chester Frost County Park 	<ul style="list-style-type: none"> Floodplains Slopes over 30% Stream Corridors 	<ul style="list-style-type: none"> Erlanger Hospital Memorial Hospital Chattanooga State University of Tennessee - Chattanooga 	<ul style="list-style-type: none"> Volkswagen Plant Amazon Bonny Oaks Industrial Park 	<ul style="list-style-type: none"> Chattanooga Airport Moccasin Bend Wastewater Treatment Plant DeButts Railyard; Norfolk Southern Ships Railyard; CSX's Wauhatchie Railyard Chattanooga Zoo

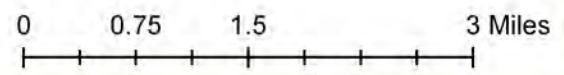
	Agricultural AG	Countryside Residential CR	Conservation-Based Residential CBR	Suburban Residential SR	Urban Residential UR																				
Description	Agricultural areas are lands devoted primarily to the production of crops or livestock, forestry processes, and agriculture service businesses. Land tracts are typically 20 acres or greater for the purposes of maintaining farm operations. For the purposes of development review in these areas, residential development should be low intensity (up to 2 dwelling units per acre). Properties within this designation will move to the Suburban Residential designation when public sewers, or a package treatment plant approved by the WWTA, are extended onto a property.	Countryside residential consists of areas where single-family residences are typically on lots 1 acre or larger. Residences in this Place Type are typically on septic systems and have large setbacks from roadways and neighbors. Residences may be individually placed or part of a subdivision. For the purposes of development review in these areas, residential development should be low intensity (up to 2 du per acre). Properties within this designation move to Suburban Residential designation when public sewers or a package treatment plant approved by the WWTA are extended onto a property.	Conservation-Based Residential is ideally suited in areas transitioning from agricultural, environmentally sensitive areas, or large undeveloped parcels. The use of Conservation Subdivisions is encouraged, but not required to promote a clustered development pattern where houses are sited on smaller lots in order to preserve large portions of open space. Overall density does not necessarily increase over that allowed by-right in a Countryside Residential or Suburban Residential Place Type. Conservation Subdivisions reduce the percentage of impervious surface and reduce the amount of needed infrastructure, while preserving at least 50% of the natural/common open space. For the purposes of development review in these areas, residential development should be low intensity (up to 2 du/ac). Properties within this designation will move to Suburban Residential designation when public sewers or a package treatment plant approved by the WWTA are extended onto a property.	Suburban residential neighborhoods are created through the subdivision process and consist primarily of single-family detached housing with similar house and lot sizes in each neighborhood. For the purposes of development review in these areas, residential development should be low to moderate intensity (up to 5 du/ac). Residences in this Place Type are on sewer systems, but can be on septic systems in older neighborhoods. There may be opportunities for two-unit attached housing, patio homes, accessory dwelling units, and townhomes (limited massing), but the predominant character of the neighborhood is single-family detached housing. Developments are encouraged, but not required, to provide pedestrian pathways and accessible green space for the benefit of residents.	Urban residential neighborhoods are connected to sewer systems and typically feature a mix of residential housing styles including cottage courts, multi-unit housing, and other Missing Middle housing types. Some opportunities exist for small scale businesses on a case by case basis. These communities are very walkable/bikeable and lots are generally accessed from local streets, but garages typically have alley access. Lots generally follow a rectilinear grid street system and allow for multi-modal connections. For the purposes of development review in these areas, residential development is recommended to be moderate intensity (up to 7 du/ac).																				
Primary Uses	agriculture; farm stands; tree farms; single-unit living detached (up to 2 du/ac); horticulture; clustered residential hatcheries; kennels	single-unit living detached (up to 2 du/ac); accessory buildings (barn, outdoor storage, greenhouse)	single-unit living detached; clubhouse/meeting hall two-unit attached housing, patio homes, accessory dwelling units, and townhomes (limited massing),	single-unit living detached; clubhouse/meeting hall two-unit attached housing, patio homes, accessory dwelling units, and townhomes (limited massing),	single-unit living detached; accessory dwelling unit; clubhouse/meeting hall																				
Conditional Uses	manufactured home park; bed & breakfast/short term vacation rental; special event space; animal care; outdoor storage; contractor equipment yard; equestrian facilities	multiple single-unit living detached units on one lot (shared driveways); accessory dwelling unit; single-unit living attached; manufactured home; event facilities; short-term vacation rentals; bed and breakfast	multiple single-unit living detached units on one lot (shared driveways); accessory dwelling unit; single-unit living attached; manufactured home; event facilities; bed and breakfast; short-term vacation rental	multiple single-unit living detached units on one lot (shared driveways); single-unit living attached (shared driveways); accessory dwelling unit; manufactured home; manufactured home park; bed and breakfast; short-term vacation rental	2 to 8 unit residential structures; cottage court; bed and breakfast; small scale retail; short-term vacation rentals																				
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Development Pattern Example- the following locations serve as a general representation of the Place Types as found in Hamilton County or across the southeast region.	<table border="1"> <tr><td>Crabtree Farms, Chattanooga, TN</td></tr> <tr><td>Hughes Farms - Flattop Mtn, Soddy-Daisy TN</td></tr> <tr><td>Sweetwater Valley Farm, Philadelphia, TN</td></tr> <tr><td>Holly Hill Farm, Calhoun, TN</td></tr> </table>	Crabtree Farms, Chattanooga, TN	Hughes Farms - Flattop Mtn, Soddy-Daisy TN	Sweetwater Valley Farm, Philadelphia, TN	Holly Hill Farm, Calhoun, TN	<table border="1"> <tr><td>Apison, TN (Alabama Rd.)</td></tr> <tr><td>Walden's Ridge, TN (Sawyer Rd.)</td></tr> <tr><td>Hiawatha Estates, Ooltewah, TN</td></tr> <tr><td>Hope Ranch, Ooltewah, TN</td></tr> </table>	Apison, TN (Alabama Rd.)	Walden's Ridge, TN (Sawyer Rd.)	Hiawatha Estates, Ooltewah, TN	Hope Ranch, Ooltewah, TN	<table border="1"> <tr><td>The Farm at Clovercraft, Nolensville, TN (50% open space)</td></tr> <tr><td>Glen Abbey, Brentwood, TN (50% open space)</td></tr> <tr><td>Waterhaven, Chattanooga, TN</td></tr> <tr><td>The Traditions, Chattanooga, TN (Browntown Rd.)</td></tr> </table>	The Farm at Clovercraft, Nolensville, TN (50% open space)	Glen Abbey, Brentwood, TN (50% open space)	Waterhaven, Chattanooga, TN	The Traditions, Chattanooga, TN (Browntown Rd.)	<table border="1"> <tr><td>Old Stage Run, Hixson, TN</td></tr> <tr><td>Amber Brook, Hixson, TN</td></tr> <tr><td>Hidden Brook, Signal Mountain, TN</td></tr> <tr><td>Mountain Shadows, Chattanooga, TN</td></tr> </table>	Old Stage Run, Hixson, TN	Amber Brook, Hixson, TN	Hidden Brook, Signal Mountain, TN	Mountain Shadows, Chattanooga, TN	<table border="1"> <tr><td>Highland Park Neighborhood</td></tr> <tr><td>St. Elmo Neighborhood</td></tr> <tr><td>Avondale Neighborhood</td></tr> <tr><td>North Chattanooga Neighborhood @ Tremont St.</td></tr> </table>	Highland Park Neighborhood	St. Elmo Neighborhood	Avondale Neighborhood	North Chattanooga Neighborhood @ Tremont St.
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	Mixed Residential MR	Crossroads XR	Neighborhood Center NC	Suburban Commercial SC	Mixed-Use Corridor MC
Description	Consists of a variety of residential housing types. A mixed residential neighborhood may have single-family detached housing adjacent to low-intensity multi-family residences (accessory dwelling units, two-unit, three-unit townhouses, etc.) clustered around community destinations, schools, Town Centers, Villages, and other commercial centers. Mixed Residential neighborhoods provide limited opportunities for corner stores or other neighborhood oriented businesses. A Mixed Residential neighborhood is intended to integrate housing varieties rather than separate grouped housing varieties. These communities are very walkable and lots are generally accessed from local streets, but may have alley access. For the purposes of development review in these areas, residential development should be high intensity (over 7 du/ac).	Crossroads are the smallest scale retail/commercial Place Types in Hamilton County. They are generally located at the intersection of prominent roads and may, or may not, have access to sewer infrastructure. Crossroads can also serve as gateways to communities. Small-scale businesses (typically 2,500 - 4,500 sf), such as gas stations, convenience stores, or restaurants, serve some daily needs of the surrounding rural population and people traveling through.	Neighborhood Centers are small-scale retail areas serving the local neighborhood or a group of neighborhoods. They typically have a supermarket or a drugstore (up to 45,000 sf) as an anchor, and are commonly arranged as a mass complex of retail stores with collective entrances/exits. There may be a few ancillary retail buildings within the parking area in suburban locations. Neighborhood Centers should have the intensity, scale and design elements to be compatible with nearby residential developments. Sidewalks/shared-use paths are encouraged, but not required, to connect the Neighborhood Center to surrounding communities and should also facilitate pedestrian connectivity within the site. Neighborhood Centers cater to a wide array of transportation options including pedestrians, bicyclists, and motorists.	Suburban Commercial areas offer residents access to a variety of goods and services. Suburban Commercial Place Types include large shopping centers with "big box" stores and smaller retail "strip" centers, both typically featuring several tenants. When considering new Suburban Commercial Place Types, they should be focused at intersections (consistent with the Comprehensive Plan Development Policy) as opposed to corridor strip development. Buffer zones and heavy landscaped screening should be used to separate Suburban Commercial development from Suburban Residential and other less-intensive uses. Underutilized developments are encouraged to be redeveloped as Town Centers or Village Centers that support walking between complementary land uses.	Mixed-Use Corridors are characterized as pedestrian-friendly developments that blend two or more uses: residential, commercial, cultural, institutional, or industrial. The predominant use is high-intensity residential. Mixed-Use Corridors are intended to provide transitional uses between commercial Centers or between residential Place Types and commercial Place Types. They have a greater mix of higher density residential with retail, offices, and restaurants along a corridor that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and transit.
Primary Uses	single-unit living (detached and attached); 2 to 8 unit residential; accessory dwelling unit; cottage court (multiple single detached units on a single lot); bed and breakfast	restaurants; small convenience stores; personal services; offices; small markets; and auto service/repair; auto-oriented commercial; retail/services	retail shops; grocery store; restaurants; offices; residential (preferably multi-unit residential); personal services; public and non-profit services	retail shops; entertainment (movie theaters) grocery store; restaurants; offices; residential (preferably multi-unit residential); personal services; public and non-profit services; auto services/repair; hotels; motels; plant nurseries; auto sales	multi-unit residential; retail shops; entertainment (movie theaters); grocery store; restaurants; offices; personal services; public and non-profit services
Conditional Uses	9 to 12 unit residential structures; apartment buildings (over 12 units); small scale retail (corner store; coffee shop, etc.); short-term vacation rental	commercial structures (5,000 - 10,000 sf) should be in character with the surrounding size and scale of buildings	auto service/repair; auto-oriented commercial	self-storage facilities; outdoor storage; entertainment (conference centers; sports arenas etc.); contractor equipment yards	institutional; warehousing/light industrial; self-storage facilities; hotels; motels; auto services/repair; short-term vacation rental
Example Image - for display purposes only as an illustration of Place Type.					
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Development Pattern Example- the following locations serve as a general representation of the Place Types as found in Hamilton County or across the southeast region.	Gardens at Heritage Green, Chattanooga, TN Greenbriar Cove, Ooltewah, TN Black Creek Mountain, Lookout Valley, TN Cameron Harbor, Chattanooga, TN	Ooltewah-Georgetown Rd. and Mahan Gap Rd. Highway 58 and Highway 60	Cassandra Smith Rd. and Hixson Pike Ashland Terrace and Hixson Pike	Northgate Mall, Chattanooga, TN Hamilton Place Mall, Chattanooga, TN Oak Park Town Center - Highway 153, Hixson, TN Brainerd Road, Chattanooga, TN	West End Avenue, Nashville, TN Gallatin Pike, Nashville, TN Nolensville Pike, Nashville, TN Roswell Road NE, Atlanta, GA

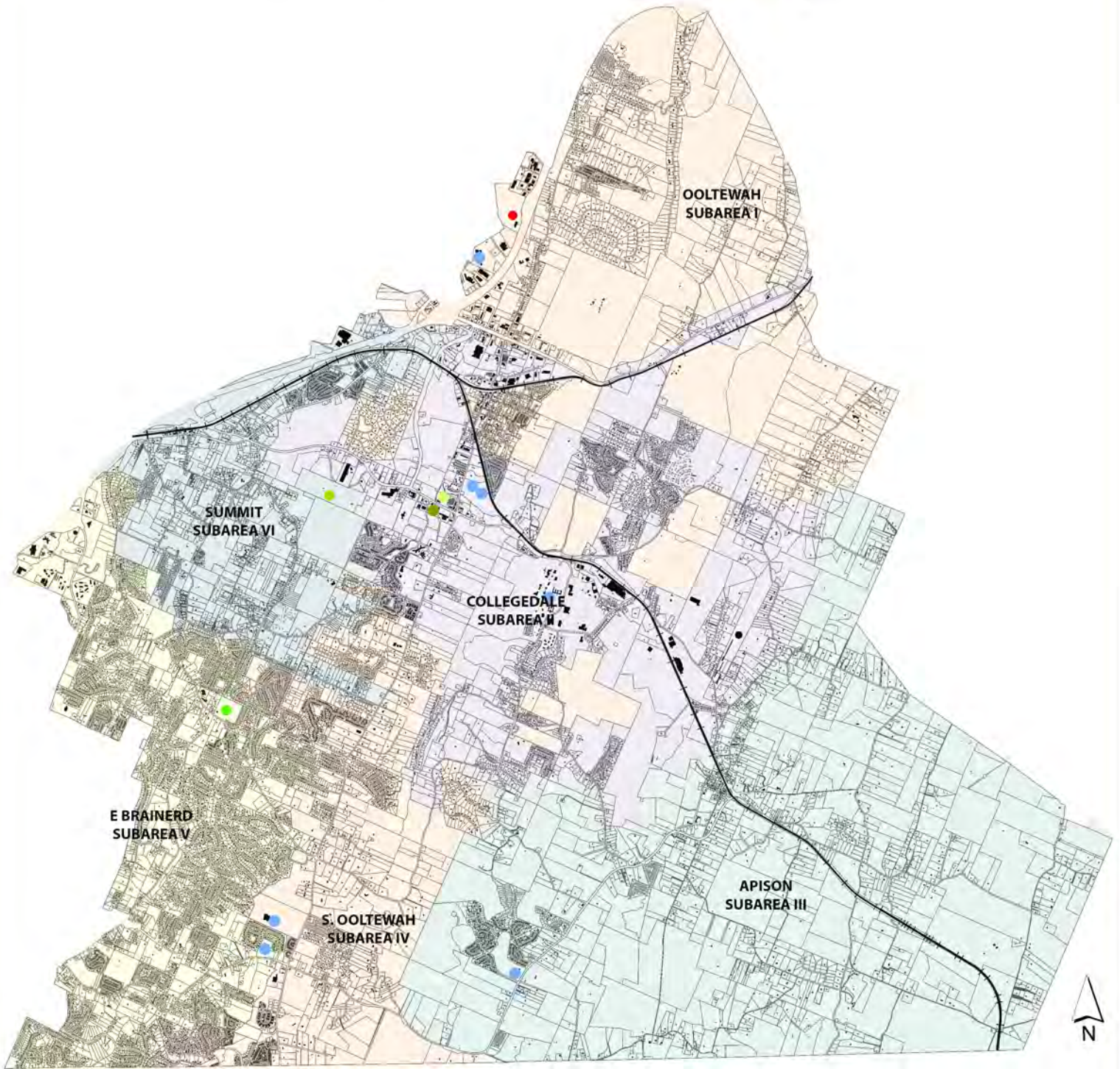
	Village Center VC	Town Center TC	Urban Commercial UC	Downtown/Urban Core DTC															
Description	The Village Center is a small, clustered, commercial center surrounded by residential uses and typically supporting rural communities within a 10-min drive. The Village Center is pedestrian-friendly and supports a mix of uses including retail, restaurants (typically less than 5,000 sf), residential, places of worship, and civic. Buildings are typically smaller with a grocery store being the largest. Village Centers should be focused around a civic space and may offer a place for social gathering as well as a centralized place for future public transportation connections to other areas in Hamilton County.	A Town Center is a walkable and integrated mixed-use development that is organized around a connected street grid with sidewalks. A Town Center should feature a plaza, park, or other civic space. It is anchored by retail, dining, leisure, and vertically or horizontally integrated residential or office uses. These are typically combined with at least one other type of development, including hospitality, civic, or cultural uses. The Town Center should evolve into the densest, most compact, and most diverse part of a community, with strong connections to the surrounding residential areas. Streets within, and surrounding the Town Center, should be complete streets that accommodate multi-modal transportation options.	Urban Commercial areas are dense, walkable communities that have a strong residential component and include a combination of retail, dining, leisure, and commercial uses. (Urban Commercial areas are distinguished from Town Centers by having a greater balance of residential, office and retail uses.) Urban Commercial retail footprints are diverse, have 70% - 100% lot coverage, and serve a primary area of a 3-mile to 6-mile radius. Urban Commercial Place Types contain both linear corridor development and concentric centers. Urban corridors connect the downtown core to urban neighborhoods. Urban Commercial Place Types have a connected street grid with sidewalks, buildings built to the sidewalk, and structured parking or surface lots in the rear of buildings. It is less densely developed than the urban core, but still has multi-story, mixed use buildings, including residential.	The Downtown/Urban Core serves as the key economic hub of the region and operates at the highest intensity in the city. Office, employment, entertainment and tourism are predominant, with opportunities for multi-family residences and retail. Vertical mixed-use with upper-story multi-family or office is encouraged. In the Downtown Core priority is given to pedestrians and bicyclists while offering the most variety of transportation choices. It also serves as an important gathering place for celebration and special community events. Building footprints range from small independently owned shops to large multi-story, mixed-use complexes. Parking is generally on-street, in pay lots, or parking garages, and building placement is close to the street with wide sidewalks.															
Primary Uses	retail shops; restaurants; offices; residential (1 to 8 unit residential structures); accessory dwelling units; personal services; bed & breakfast; inns; short term vacation rentals	retail shops; grocery store; restaurants; offices; residential (preferably multi-unit residential); personal services; public and non-profit services; hotels; motels; short term vacation rentals; nurseries; entertainment (movie theaters, conference centers, etc.)	retail shops; grocery store; restaurants; offices; residential (preferably multi-unit residential); personal services; public and non-profit services; plant nurseries; inns	retail shops; grocery store; restaurants; offices; residential (preferably multi-unit residential); personal services; public and non-profit services; hotels; entertainment (movie theaters, conference centers, etc.)															
Conditional Uses	multi-unit residential over 8 units/structure; small scale artisanal; auto service/repair; commercial structures (5,000+ sf)	artisanal; single-family detached	auto services/repair; artisanal manufacturing; self-storage facilities; hotels; motels; outdoor retail sales (car lots, other rec vehicle lots, etc.); short-term vacation rental	plant nurseries; outdoor retail sales (car lots, other rec vehicle lots, etc.); short-term vacation rental															
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Development Pattern Example- the following locations serve as a general representation of the Place Types as found in Hamilton County or across the southeast region.	<table border="1"> <tr><td>Leiper's Fork, TN</td></tr> <tr><td>Village at Mountain Brook, Birmingham, AL</td></tr> <tr><td>Old Soddy - Soddy-Daisy, TN</td></tr> <tr><td>Serenbe, Chattahoochee Hills, GA</td></tr> </table>	Leiper's Fork, TN	Village at Mountain Brook, Birmingham, AL	Old Soddy - Soddy-Daisy, TN	Serenbe, Chattahoochee Hills, GA	<table border="1"> <tr><td>Birkdale Village, Huntersville, NC</td></tr> <tr><td>Woodstock, GA</td></tr> <tr><td>Belmar, Lakewood, CO</td></tr> <tr><td>Cambridge Square, Ooltewah, TN</td></tr> </table>	Birkdale Village, Huntersville, NC	Woodstock, GA	Belmar, Lakewood, CO	Cambridge Square, Ooltewah, TN	<table border="1"> <tr><td>MLK Boulevard, Chattanooga, TN</td></tr> <tr><td>McCallie Avenue, Chattanooga, TN</td></tr> <tr><td>Glass Street, Chattanooga, TN</td></tr> <tr><td>Main Street, Chattanooga, TN</td></tr> </table>	MLK Boulevard, Chattanooga, TN	McCallie Avenue, Chattanooga, TN	Glass Street, Chattanooga, TN	Main Street, Chattanooga, TN	<table border="1"> <tr><td>Downtown Chattanooga</td></tr> <tr><td>Midtown - Atlanta, GA</td></tr> <tr><td>Asheville, NC</td></tr> </table>	Downtown Chattanooga	Midtown - Atlanta, GA	Asheville, NC
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Asheville, NC																			



- Legend**
- Major Streets
 - Rail
 - Parcels
 - Collegedale



COMMUNITY SUB-AREA MAP



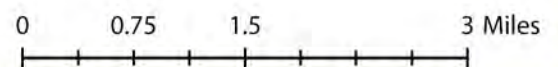
Tennessee / Georgia State Line

Legend

- | | | |
|----------------------------------|-----------|--------------------------------------|
| Ooltewah Community Subareas I | Schools | Collegedale Airport |
| Collegedale Community Subarea II | Parcels | Memorial Ooltewah Women's Center |
| Apison Community Subarea III | Rail | Imagination Station |
| Summit Community Subarea VI | Buildings | Summit Ball Park |
| E Brainerd Community Subarea V | | Veteran's Park |
| | | Standifer Gap Park Recreation Center |



January 2018





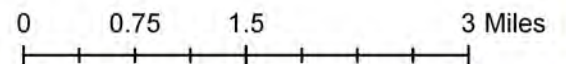
Tennessee / Georgia State Line

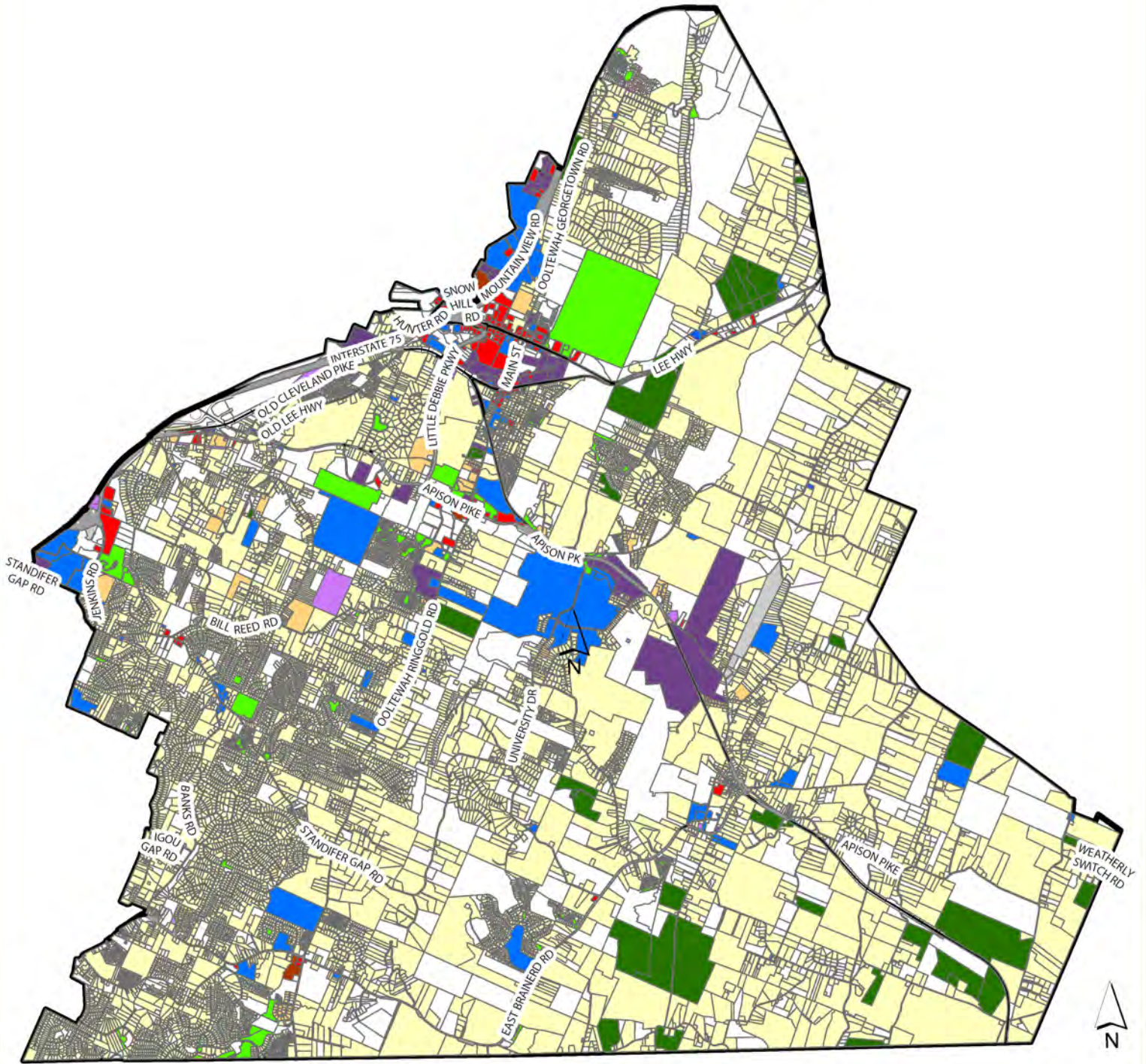
Legend

- COLLEGE
- PUBLIC SCHOOL
- Major Streets
- Rail
- Parcels
- Collegedale
- Buildings



January 2018





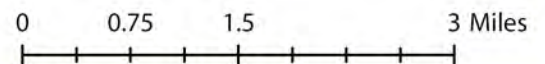
Tennessee / Georgia State Line

Legend

- | | | |
|---------------------------|---------------------------|---------------|
| Vacant | Utilities | Major Streets |
| Residential Single Family | Institutional | Rail |
| Residential Multi Family | Recreational | Buildings |
| Industrial | Mixed-Use | Parcels |
| Commercial | Natural Resources Related | |
| Transportation | | |



January 2018

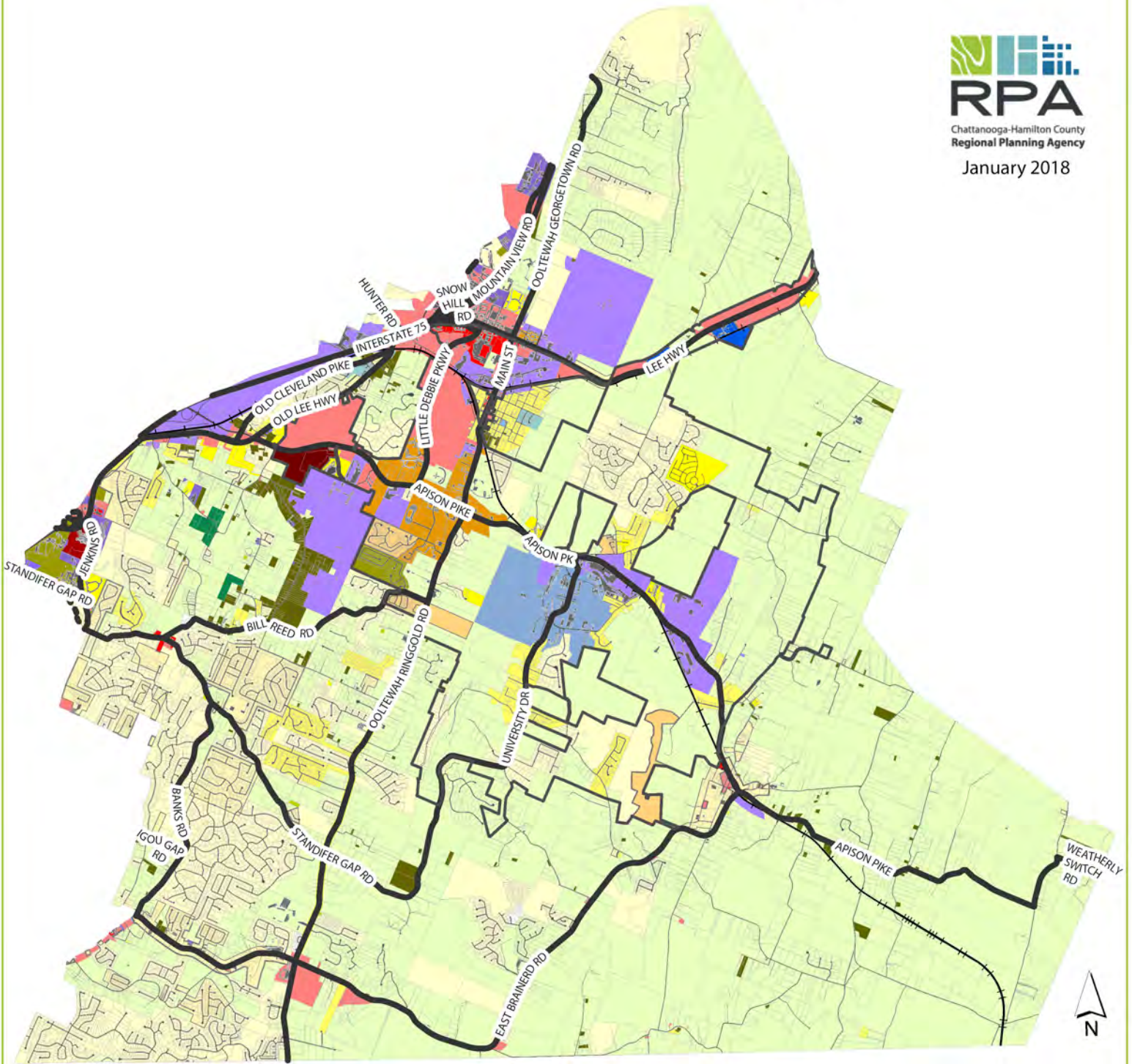


EXISTING ZONING



Chattanooga-Hamilton County
Regional Planning Agency

January 2018



Tennessee / Georgia State Line









Legend

Collegedale Boundary	C-2 Shopping Center Commercial	U-1 University	O-1 Office
Major Streets	C-3 Interchange Commercial	Hamilton County Zoning	R-1 LD Residential
Rail	I-1 Industrial	City and County Zoning	R-2 Two-Family Dwelling Units
Parking	MU-BC Mixed Use Business Center	A-1 Agricultural	R-2A Rural Residential
Roads	MU-TC Mixed Use Town Center	C-2 Local Business Commercial	R-3 HD Residential
Parcels	PCD Planned Commercial Development	C-3 General Business Commercial	R-3MD M-HD Residential
Collegedale Zoning	PRD Planned Residential Development	C-4 Planned Commerce Center	R-4 Office/Multi-Family Residential
Collegedale Zoning	R-1-H HD Single Family Residential	M-1 Manufacturing	R-5 Single-Wide Manufactured Home
AG Agricultural	R-1-L LD Single Family Residential	M-2 Light Industrial	R-TZ MD Residential ZLL
C-1 Neighborhood Commercial	R-2 Low Density Single and Two-Family Residential	M-3 Warehouse & Wholesale	RT-1 Townhomes/Single-Family Dwellings
	R-3 Multi-Family Residential	MH Manufactured Home Park	RZ-1 HD residential ZLL
			UGC Urban General Commercial



Tennessee / Georgia State Line

Legend

-  Major Streets
-  Rail
-  Buildings
-  Parcels
-  Collegedale
-  College
-  Private Schools
-  Public Schools

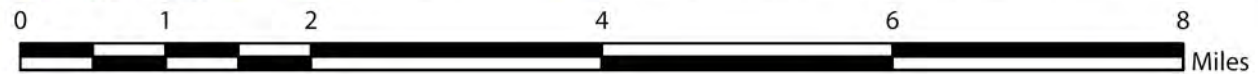
-  E1 Ooltewah Adventist School (PR)
-  E2 Ooltewah Middle School (PU)
-  E3 Ooltewah High School (PU)
-  E4 Wolftever Creek Elementary School (PU)
-  E5 AW Spalding Elementary School (PR)
-  E6 Collegedale Adventist Middle School (PR)
-  E7 Lestercoon Adventist School (PR)
-  E8 Apison Elementary School (PU)
-  E9 East Hamilton Middle-High School (PU)
-  E10 Westview Elementary School (PU)
-  E11 Standifer Gap SDA School (PR)
-  E12 Southern Adventist University (PR)

SUBDIVISION OPPORTUNITY



Legend

- | | | |
|--------------|----------------------|--|
| Parcels | Planned Subdivisions | Gravity Main |
| Buildings | Collegedale | Land Use |
| Major Roads | Sewer System | Vacant |
| Rail | Force Low | Low Density Residential |
| 25-35% Slope | Force Main | Farming, Logging, Open Field, & Woodland |



SEWER INFRASTRUCTURE



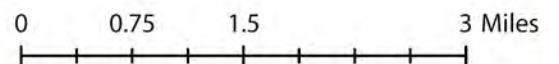
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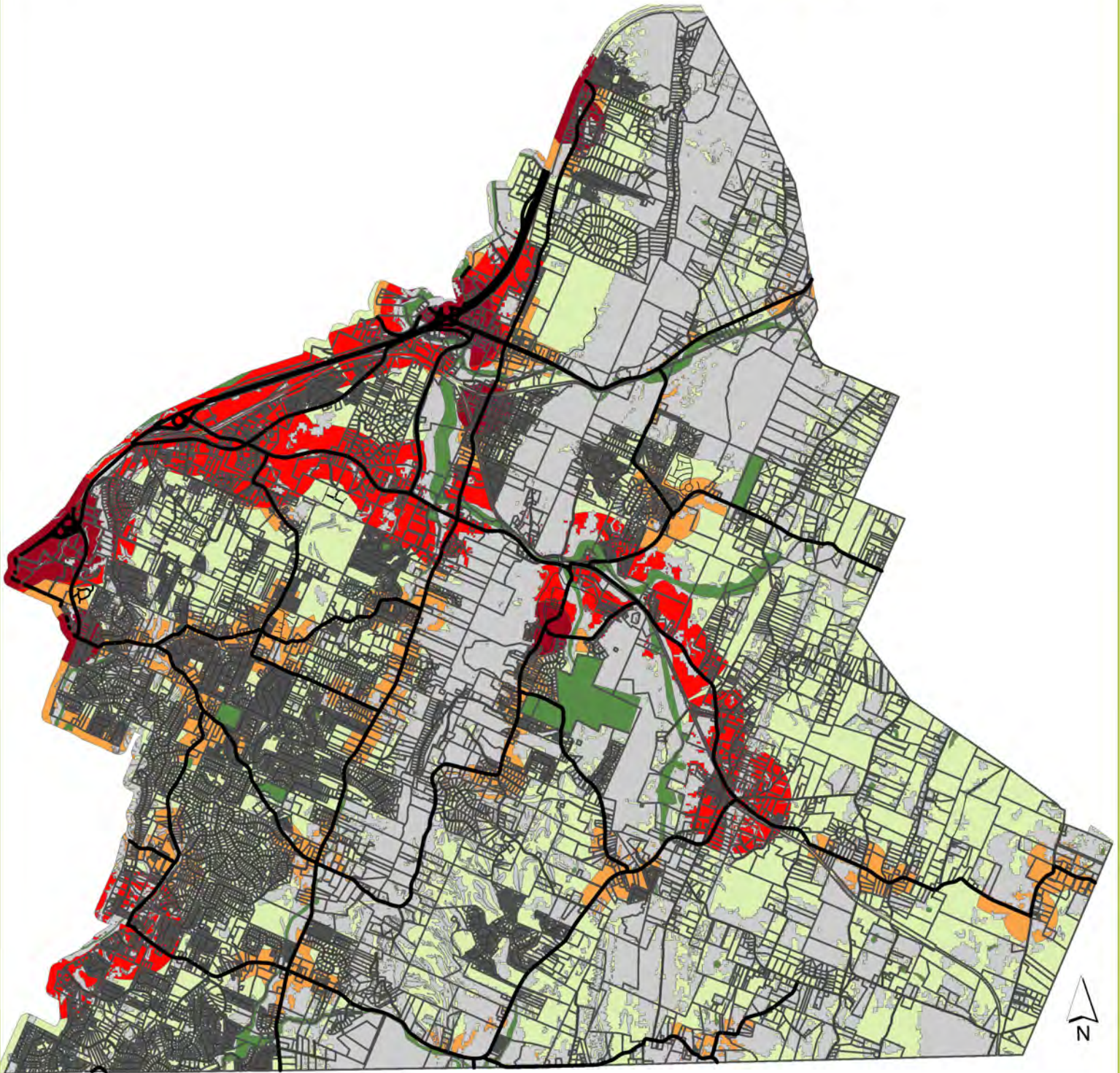
Legend

- | | | |
|---------------------------|--------------------------|---------------------------|
| Rail | Collegedale Gravity Main | County Sewer System |
| Major Streets | Chatt Pressure Main | Force Low |
| Parcels | Chatt Gravity Main | Force Main |
| Collegedale Pressure Main | | Gravity Main |
| | | Area_12_CombinedSewerType |



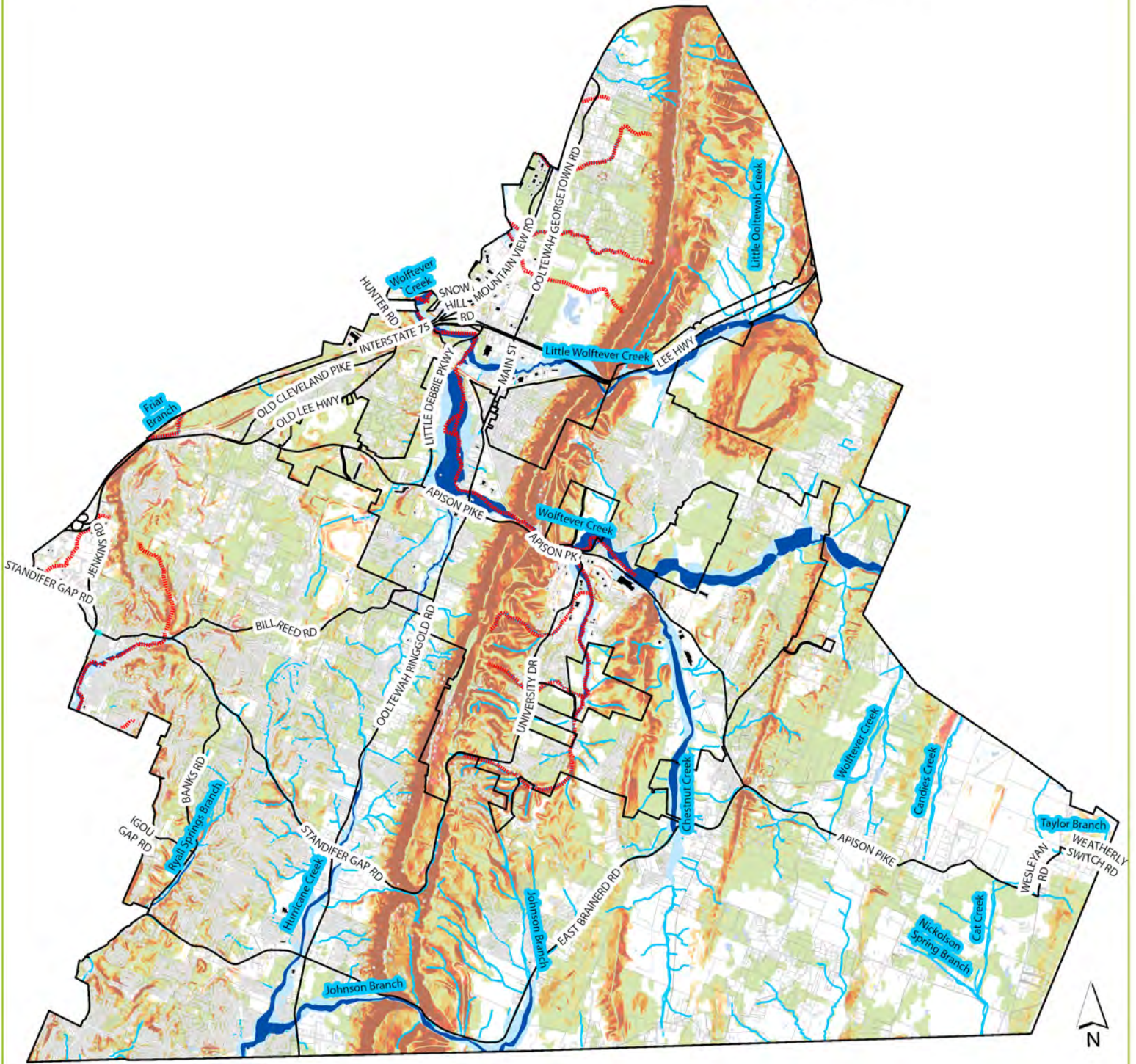
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Legend

- | | |
|-----------------|---------|
| Intensity Level | Level 3 |
| Protected | Level 4 |
| Level 1 | Level 5 |
| Level 2 | |



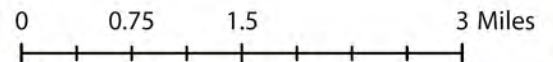
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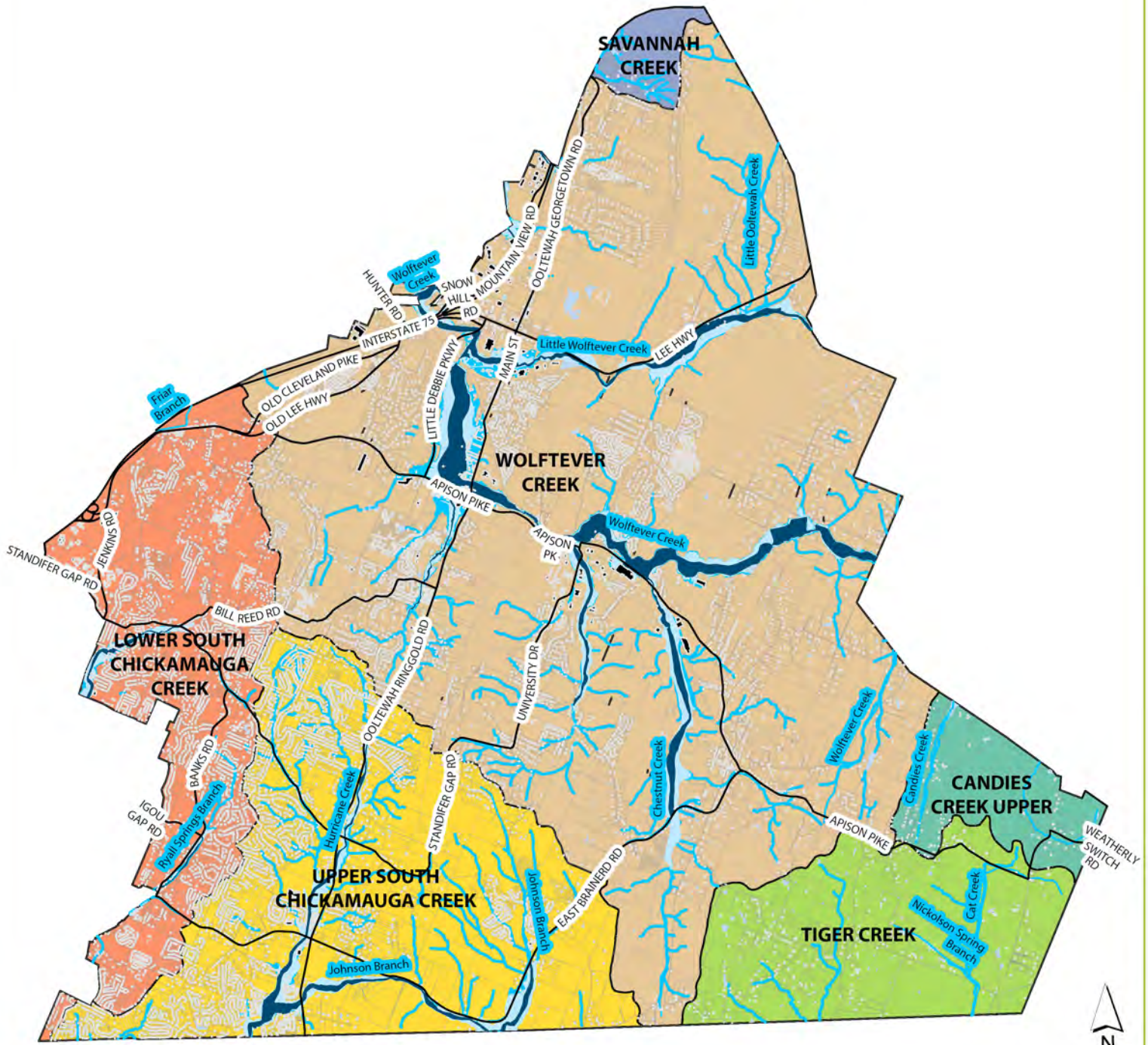
Legend

- | | | | |
|--------------------|----------------|-------------|----------------|
| — Major Streets | 100 Year Flood | Lakes/Ponds | 25% Slope |
| □ Boundary | 500 Year Flood | □ Parcels | 20% Slope |
| ■ Buildings | Floodway | ■ 35% Slope | 15% Slope |
| — Impaired Streams | Streams | ■ 30% Slope | ■ Forest Cover |
| | Rivers | | |



January 2018





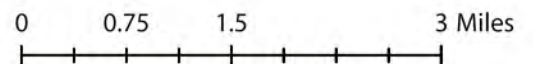
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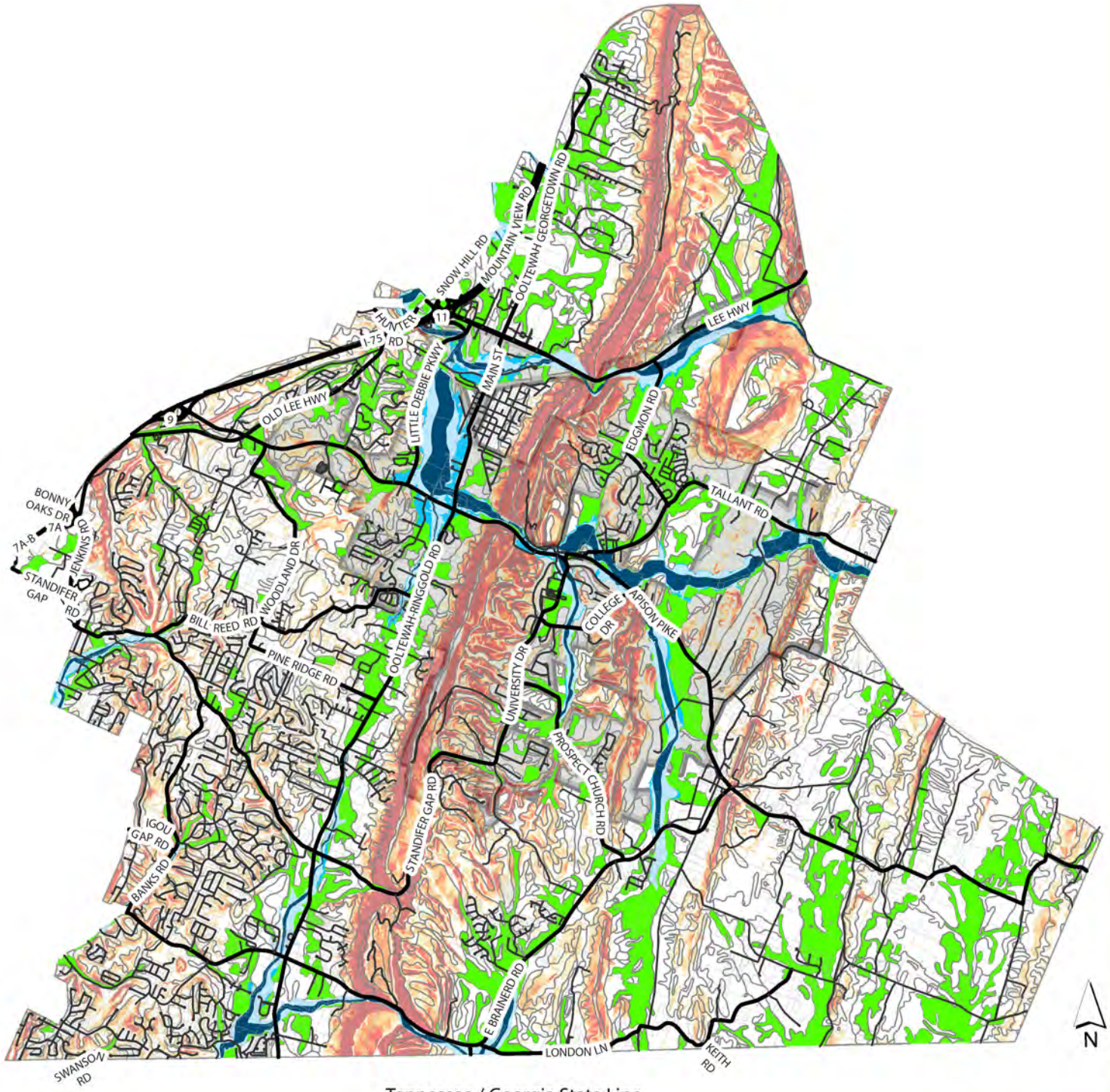
Legend

- | | | |
|-------------------------------|-----------------|-------------|
| Watershed | Wolftever Creek | Floodway |
| Candies Creek Upper | Major Streets | Streams |
| Lower South Chickamauga Creek | Buildings | Rivers |
| Savannah Creek | FLOODWAY | Lakes/Ponds |
| Tiger Creek | 100 Year Flood | Parcels |
| Upper South Chickamauga Creek | 500 Year Flood | |



January 2018



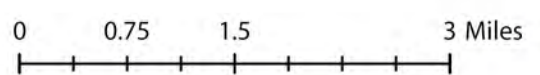


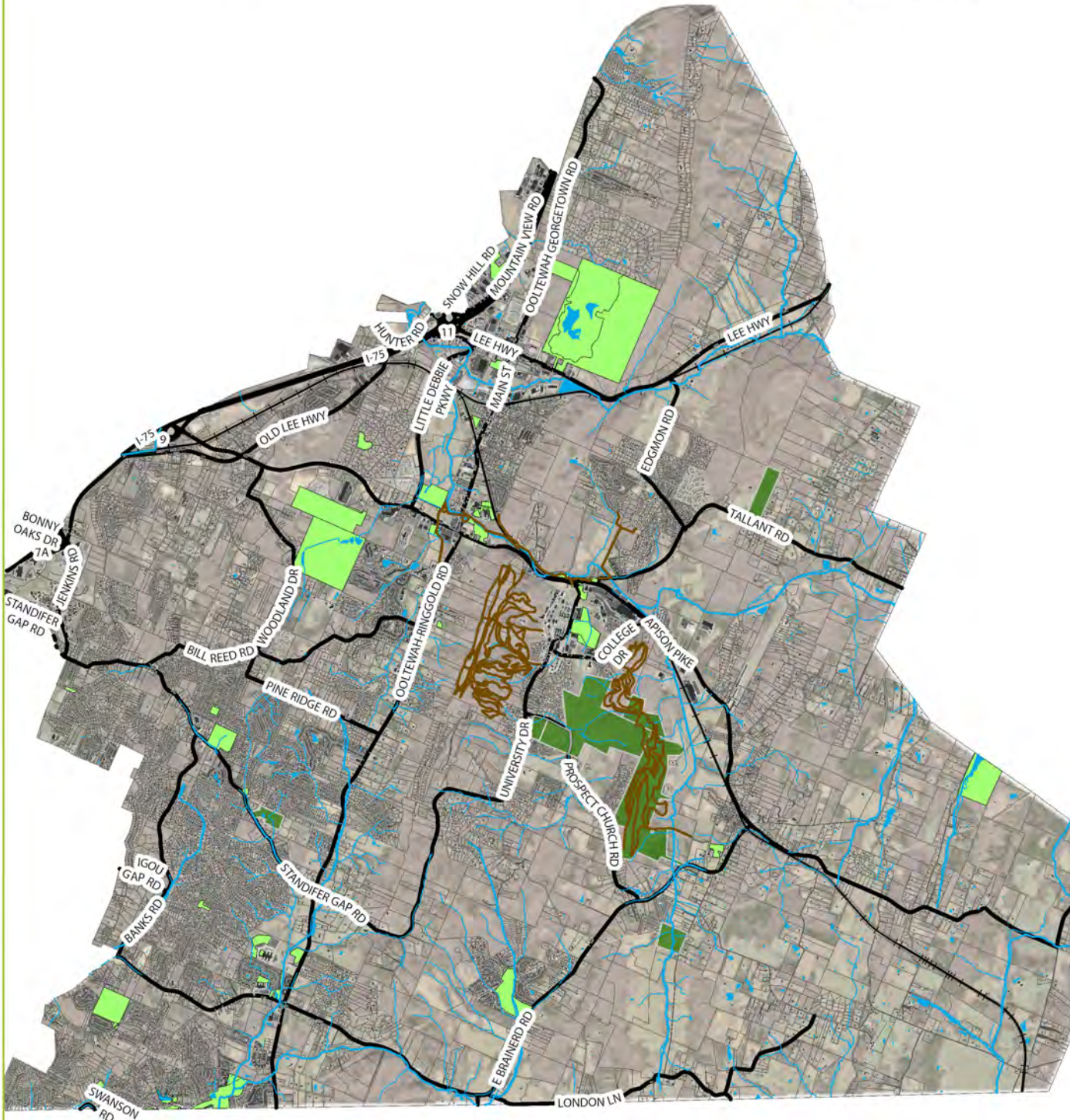
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Roads	Floodway	30% Slope
Parcels	Prime Farmland	25% Slope
FLOODWAY	All areas are prime farmland	20% Slope
100 Year Flood	Not prime farmland	15% Slope
500 Year Flood	35% Slope	Collegedale











RPA
Chattanooga-Hamilton County
Regional Planning Agency
January 2018





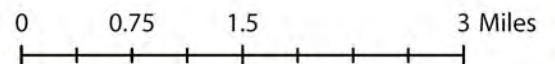
Tennessee / Georgia State Line

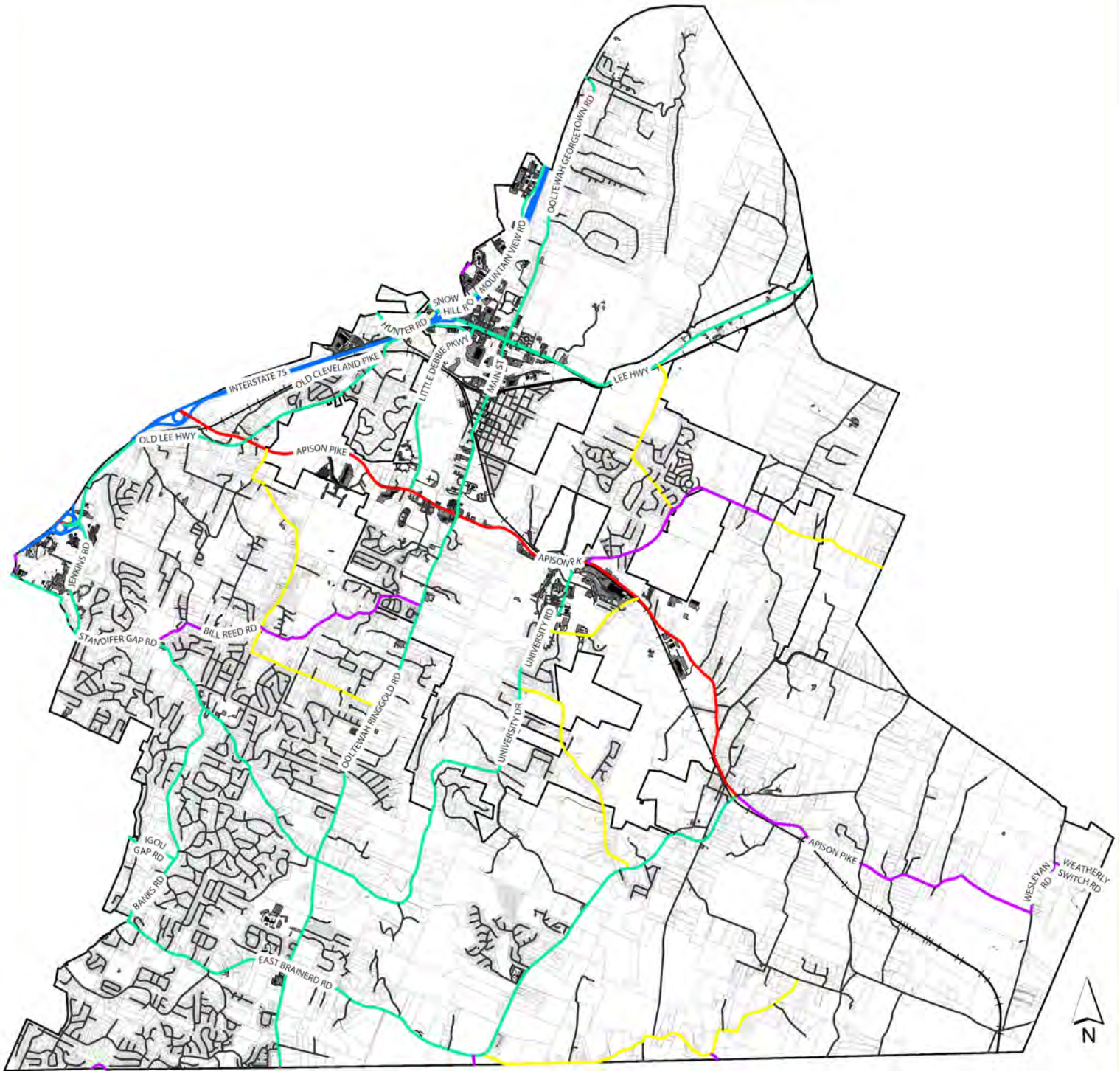
Legend

-  Trails
-  Hydrology
-  Rivers
-  Streams
-  Parks Open Space & Recreation Areas
-  Conservation & Protected Areas
-  Rail
-  Buildings
-  Parking
-  Roads



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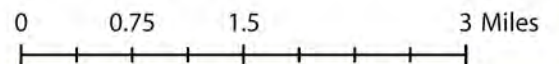
Tennessee / Georgia State Line

Legend

- | | | |
|-----------|---------------------|-----------------|
| Boundary | Rail | Minor Arterial |
| Parcels | TN Functional Class | Major Collector |
| Buildings | Interstate | Minor Collector |
| | Principal Arterial | Local |



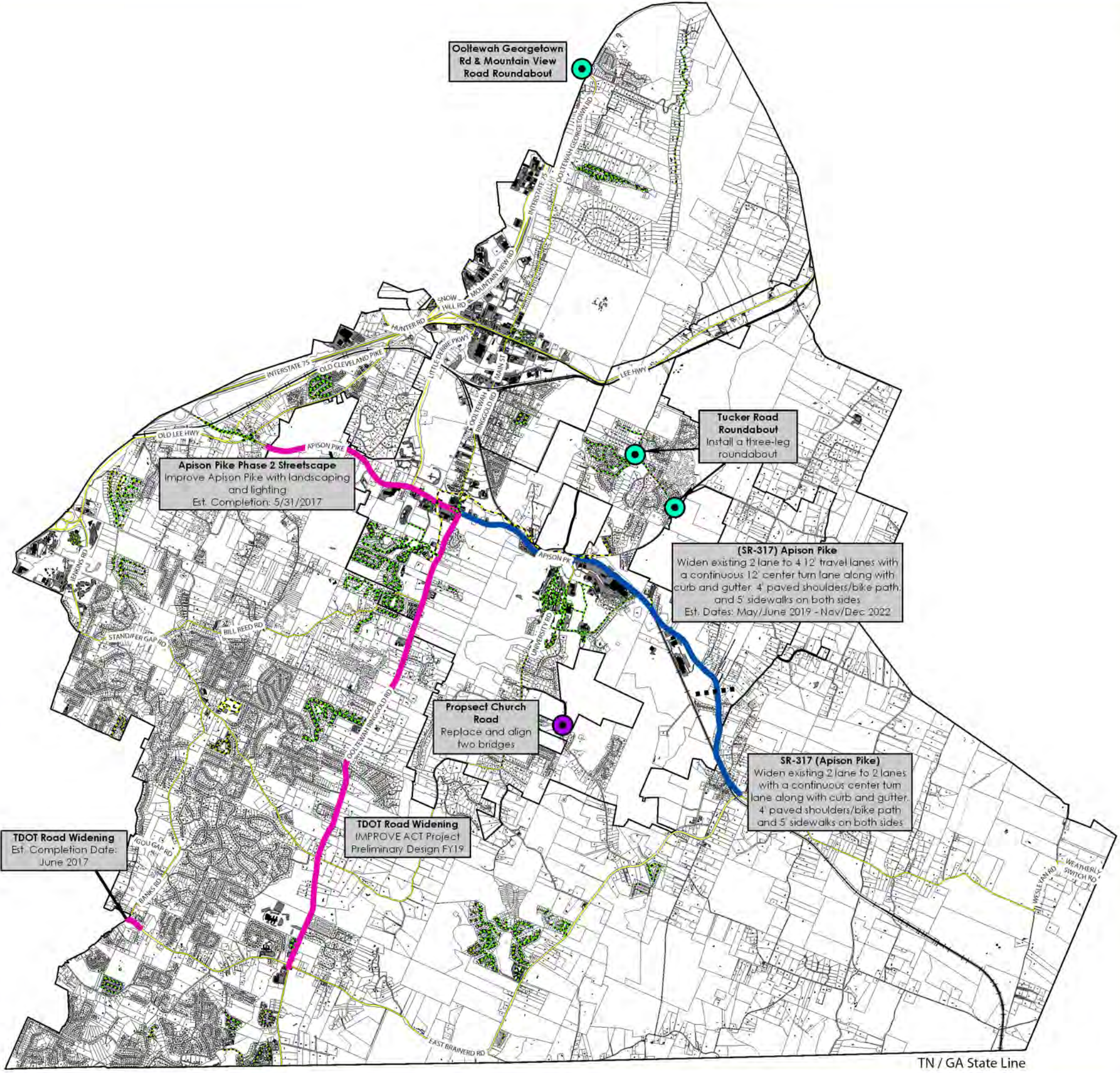
January 2018



TRANSPORTATION PROJECTS

Legend

- Buildings
- Parcels
- Parking
- Roads
- Rail
- Major Streets
- Existing Bike
- Bicycle Lane
- Shared Use Path
- Existing Pedestrian
- Sidewalks



Apison Pike Phase 2 Streetscape
Improve Apison Pike with landscaping and lighting
Est. Completion: 5/31/2017

Propsect Church Road
Replace and align two bridges

TDOT Road Widening
IMPROVE ACT Project
Preliminary Design FY19

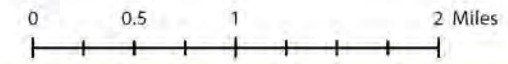
TDOT Road Widening
Est. Completion Date: June 2017

Tucker Road Roundabout
Install a three-leg roundabout

(SR-317) Apison Pike
Widen existing 2 lane to 4 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
Est. Dates: May/June 2019 - Nov/Dec 2022

SR-317 (Apison Pike)
Widen existing 2 lane to 2 lanes with a continuous center turn lane along with curb and gutter, 4' paved shoulders/bike path, and 5' sidewalks on both sides

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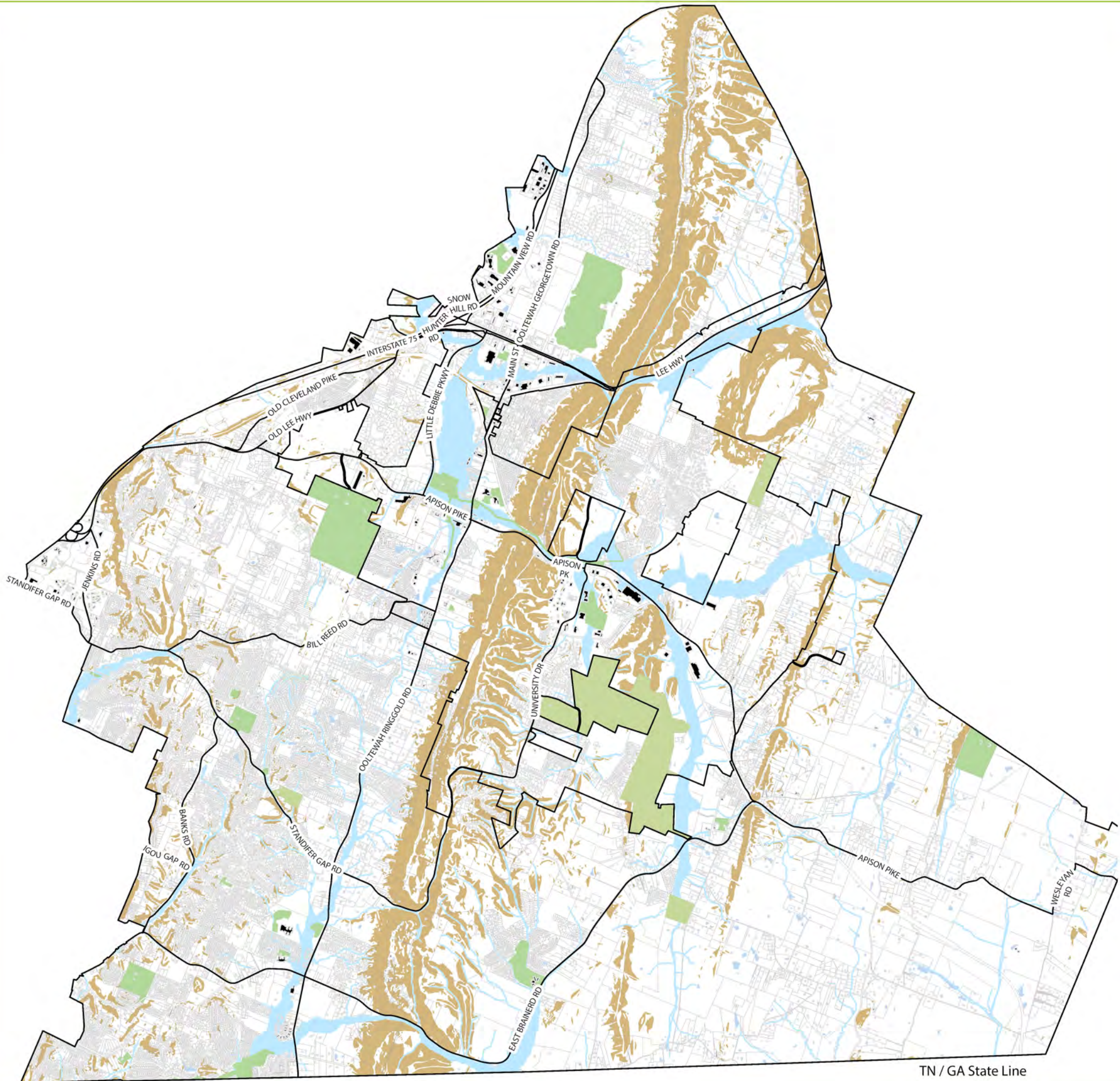


12 | WHITE OAK MOUNTAIN AREA PLAN

NATURAL RESOURCES

Legend

- Major Streets
- ▭ Parcels
- ▭ Buildings
- ▭ Parks and Rec
- ▭ Protected Lands by Easement
- ▭ Floodway and 100 year flood plain
- ▭ Streams
- ▭ 25% Slope



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