

RESOLUTION NO. 2025-48

A TOWN OF SIGNAL MOUNTAIN RESOLUTION EXPRESSING STRONG OPPOSITION TO THE DENSITY PROVISIONS OF PLAN HAMILTON AND CALLING FOR AREA-SPECIFIC LAND USE POLICIES FOR WALDEN PLATEAU THAT PRIORITIZE THE INTERESTS OF HAMILTON COUNTY CITIZENS, PROPERTY OWNERS, TAXPAYERS, AND THE ENVIRONMENT, AND ENSURE FAIRNESS, TRANSPARENCY, AND INFRASTRUCTURE READINESS IN THE AREA 7 PLAN.

WHEREAS, the Signal Mountain Town Council is elected to represent the citizens of the Town of Signal Mountain and work in the best interest of the Town; and

WHEREAS, Plan Hamilton is intended to guide development across the unincorporated areas of Hamilton County, Tennessee, and

WHEREAS, the density standards as proposed to the Regional Planning Commission and the Regional Planning Agency by the Hamilton County Board of Commissioners in Resolution 825-18, adopted on August 20, 2025, would directly negatively impact the residents of the incorporated towns of Signal Mountain and Walden by increasing population growth pressure on the limited infrastructure of Walden Plateau; and

WHEREAS, Town residents have a vested interest in educational infrastructure, as they voted in favor of a ballot measure in 2016 to raise the local sales tax and property tax increases, earmarking 100% of those funds specifically for education, particularly for the construction of a new public high school that is currently nearly at its maximum capacity, and

WHEREAS, there exist only three roadways within Hamilton County boundaries to access Walden Plateau, only one of which is considered reliable in various weather conditions, and existing transportation infrastructure limits the number of Walden Plateau residents that can be safely and quickly evacuated in the event of an emergency, and the Town's roadway system was designed for low-density residential traffic; and

WHEREAS, the Town of Signal Mountain is the only authority offering a 24/7 professional Fire Department and a robust 24/7 community Police Department that benefits all Walden Plateau residents; and

WHEREAS, the Town of Signal Mountain is committed to maintaining low-density residential zoning requirements to reduce risks and ensure the safety and well-being of all residents of Walden Plateau.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE, respectfully requests that the Hamilton County Board of Commissioners of Hamilton County, Tennessee, and the Chattanooga-Hamilton County Regional Planning Commission earnestly consider and adopt the following amendments to Plan Hamilton specific to Area 7:

- 1) The bullet point on Page 19 requiring Geotechnical, Environmental, Traffic, and Stormwater reports for new development in Area 7 shall be reinstated, as Plan Hamilton will serve as the overarching guide for regulations and requirements;
- 2) The first bulleted paragraph under Conservation Subdivisions on Page 82 in Area 7 shall be reinstated, which suggests rezoning to higher density only in incorporated areas with sewer and emergency services or at identified Center Place Types;
- 3) The first sentence of the first bulleted paragraph under Centers on Page 82 in Area 7, which states that the majority of future development should occur within the incorporated town boundaries of Signal Mountain and the Town of Walden, shall be reinstated;
- 4) A new Place Type shall be created, similar to Countryside Residential, but applicable only to properties above an elevation of 1,550 feet, to be established with density maximums of 0.5 DU/acre on septic systems, 1 DU/acre on centralized systems, and 2 DU/acre on sewer systems;
- 5) The entire section regarding the Plan Change Process and Updates shall be reinstated; and add, increase capacity of the Signal Mountain Middle High School.
- 6) All Appendices in Plan 7 shall be reinstated, as these Appendices contain citizen feedback, needed transportation infrastructure plans, and emergency readiness plans, all of which are of substantial value to the well-being and safety of residents.

Elizabeth Baker, Mayor

John Harr, Recorder

Date

Date