

Greater Chattanooga TN Areas

From your realtor: Nathan Walldorf

Downtown Chattanooga Area

"Take a walk down Chattanooga's Riverfront to meet a city that dared to dream big. Fountains meander around buildings like streams. Outdoor art enlivens every step from the aquarium to the art museum...Unveiled in May 2005, Chattanooga's Riverfront has been heralded as a model of urban renewal."

[Southern Living July, 2007](#)

Chattanooga has become a beautiful city over the past 10+ years. **Chattanooga** was once a bustling industrial center. The city has taken an environmental focus and raised the air quality during its restoration. Now the city is very environmental friendly, and it embraces its natural resources like the **TN River** and the many **lakes** in the area. There is much outdoor fun to be had in Chattanooga including the "**North Shore**" and river front areas that feature shopping, dining, the **TN Aquarium**, museums, bike and walking paths/bridge, and **Coolidge Park** with a carousel and a place for the kids to run. Chattanooga proper has around 168,293 residents, while the metro area has a population of 496,704 residents. For endless natural beauty, city fun, and 4 season but mild weather, and home price at 1/2 of the national average Chattanooga is the place.



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Riverfront Area

Downtown Chattanooga is full of restored **historic homes** like in the **Fort Wood** area near the University of Tennessee at Chattanooga (UTC). There is also a charming inn in that area called the Mayor's Mansion if you ever want a romantic night in a grand historic home. The streets surround the UTC campus are full of many restored homes as well as **newly constructed condos**. One "new" condo was an old brick School building that has been turned into luxury condos. Home prices range from \$200,000 and up in Fort Wood (MLS Area 2).



Historic Fort Wood Home

The "**South Side**" of Chattanooga is not far from UTC either but is closer to the famous **Chattanooga Choo-Choo Hotel**, where you can even spend the night in an old train car if you'd like. The "South Side" has boomed with **gourmet restaurants** (like St. John's) and even **casual dining** like Blue Orleans. The catalyst for the "South Side" rebirth came from an Atlanta developer who purchased an entire neighborhood and rebuilt it with cottage-style homes in the heart of downtown (see the picture below). Many **condos** have been constructed in the area since the refurbishing of the "South Side." More condos are scheduled to be built as the Lyndhurst foundation has given money to beautify Main St. Grants are being given to artists who will relocate to the "South Side" or at least put their shop in the "South Side." It should become an even more attractive area as more galleries and restaurants open up there soon. Of the downtown condos, you can find your best condo prices here. **Battle Academy** is a new public elementary school in the "South Side" area that is well liked by its residence. There are all ranges of home prices in this area but most fall in the upper \$100,000 to the \$500,000 (MLS Area 2).



South Side Cottage and Condos

If you like downtown living, then **North Chattanooga** could be the area for you also. It **neighbors** many **restaurants, art galleries, Coolidge Park, and is full of new condos.** Many of these homes are **restored 1930's bungalows.** North Chattanooga has an excellent new elementary school called **Normal Park Elementary** that has won national accolades for its creative approach to education. Within downtown Chattanooga

there is a great satellite school called **Arts and Sciences** that offers and excellent education, but you have to get on the waiting list early to get in or camp out in the fall to get your spot for the next year. Home prices in this area range from \$100,000 and up (MLS Area 6).



Picture of the "North Shore" Area from the Walking Bridge

Just beyond North Chattanooga is **Riverview**. It is an area full of **luxury homes** as it has earned a prestigious name during Chattanooga's history. Riverview is on the **TN River**, and it is minutes to downtown commerce. At the heart of Riverview is the **Chattanooga Golf and Country Club**. It is a private club where you can play golf and look at beautiful river views. Many of the residence of Riverview send their children to the **Bright School**, a private elementary school located in Riverview. From there kids go on to one of Chattanooga's many private middle and high schools. Home prices range from \$300,000 to the 2 & 3,000,000 dollar range (MLS Area 6).



Riverview with Chattanooga Golf & Country Club on the Top of the Hill

On the eastern side on Chattanooga is **Missionary Ridge**. It is also an exclusive area with many **luxurious homes** that **date back to the late 1800's**. Despite Missionary Ridge's proximity to downtown, it is a very tranquil location set above the city with **views to eastern and western sides** of Chattanooga. It is also a **historic civil war destination** that marked the fall of the confederate army in Chattanooga to the union army. At the base of the ridge is **McCallie High School**, where many Missionary Ridge families send their

children for a private middle and high school education. The homes range in price from \$200,000 to \$1,000,000+ (MLS Area 6).



View of Missionary Ridge from Lookout Mountain

In the south west corner of Chattanooga is the **Tiftonia** area. **Tiftonia** is at the foot of Lookout Mountain and Elder Mountain. As one could image, many homes have a mountain view. The area also boasts of a **golf community** and **lake-front living** that is very convenient to downtown. The area home prices range from the lower \$100,000 range to the million dollar range (MLS Area 1). Just beyond Tiftonia in Georgia is Rising Fawn and Trenton. Both areas have mountains above them and are beautiful areas. Both areas also have home prices in all price ranges (MLS Area 20).

Just Outside of Chattanooga

Lookout Mountain is a suburb of Chattanooga. It has a small town/community feel to it. It is a luxury home area, many with beautiful mountain views. The population of the mountain is only about 3,600 people (according to the 2000 census). **Lookout Mountain** crosses into 3 states (TN, AL, & GA). Most people live around the TN/GA state line. The elementary schools for both **Lookout TN & GA** are excellent schools. Most residents send their kids to one of the many private schools in Chattanooga for middle school and high school. The area is very safe. It is one of the few communities where you don't have to worry about your kids riding their bikes to a friend's house in a different neighborhood. Lookout Mountain has a common area with public tennis courts and baseball fields. It also has 2 private clubs that have tennis, golf and swimming. Feel free to run a community report on the area in the "Local Resources" section of the web-site (zip codes 37350 & 30750). Housing prices usually run from \$200,000 to the million dollar range. Further south on Lookout Mountain, you can find more homes in the \$100,000 range (MLS Area 10).



Lookout Mountain from the Tiftonia Valley

On the south western border of Chattanooga is **Elder Mountain**. **Elder Mountain** is a very exclusive area that is gated. The residential section of the mountain borders thousands of acres owned by TVA and used to produce hydroelectric power. The homes on the mountain are very private and wooded. Home prices start in the \$300,000 price range and go up into the millions of dollars (MLS Area 1).



View of Elder Mountain from Signal Point on Signal Mountain

Signal Mountain is located at the northwestern border of Chattanooga. **Signal Mountain** is larger than Lookout Mountain and Elder Mountain. Signal has 7,429 residences (according to the 2000 census). There is more housing on Signal, so home prices are lower (\$100,000 and up). Signal Mountain does have its share of luxury homes as well with all of the brow property and beautiful views of the valley. Signal also has a private golf club and public fields and swimming area. It has a great community feel, a very good elementary and middle school, and has a high school due to be completed in 2008. It promises to be one of the best public schools in the Hamilton County/Chattanooga area (MLS Area 9).

In the valley of Signal Mountain are the **Hixson** and **Soddy Daisy** areas. Both areas have good public education. Soddy Daisy has the second or third best schools in the county. Both areas have much new construction as well as existing homes. You can find homes of all price ranges in this area. The higher end homes are the homes on the lake. Even the **lake homes** are more reasonably priced than in other parts of the city/surrounding area. Soddy Daisy and Hixson are located 15 to 30 minutes from downtown Chattanooga (MLS Area 8 & 13).



Soddy Daisy from Mowbray Mountain

East of Hixson (on the northern border of Chattanooga) is **Harrison**. **Harrison** is also well known as a **lake home area** of the city. Again there are homes in all price ranges in Harrison, but most homes in the area are a very short distance to a boat ramp. The homes in the area are reasonably priced with some new construction here and there. Homes are priced in all price ranges but mostly from \$150,000 and up. The public schools in Harrison are relatively good (MLS Area 12 & parts of area 15). This area is very convenient to the new Volkswagen plant that will be built by 2011.



The Lake at Harrison, TN

On the north eastern edge and border of Chattanooga is the **East Brainerd/Ooltewah** area. Also neighboring these areas are **Collegedale**, **Apison**, and **Snow Hill** which all send their kids to the same schools in Ooltewah. The **Ooltewah area is known to have the**

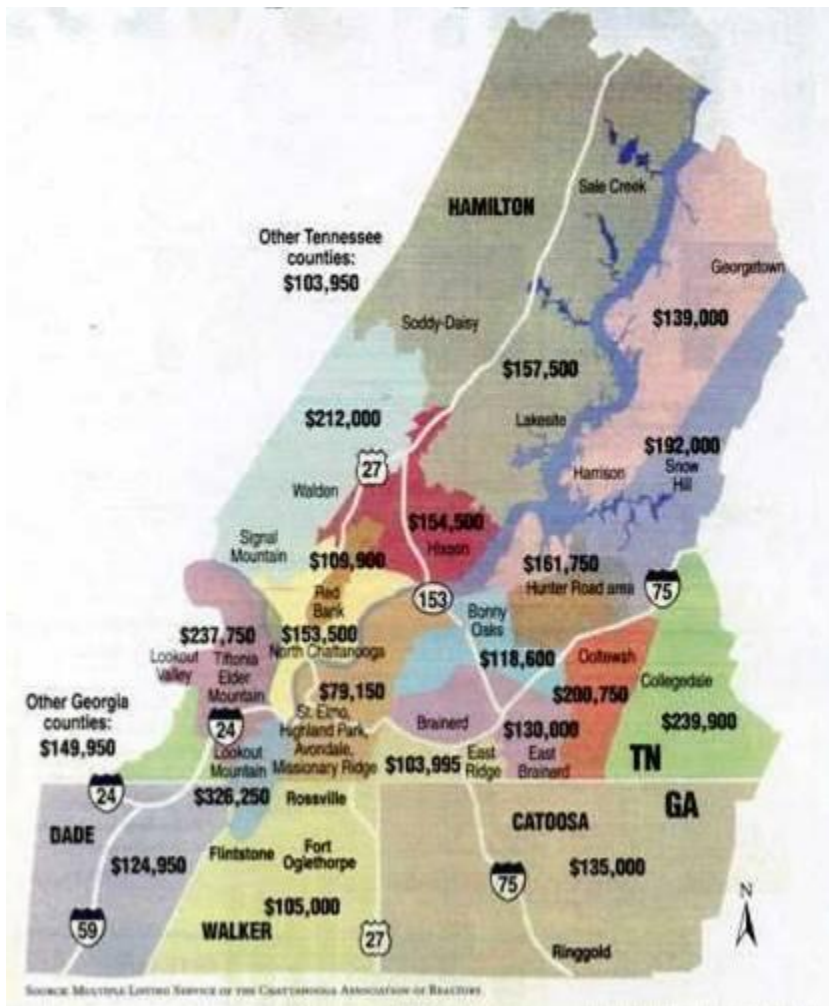
best schools in Hamilton County, so many people choose to relocate to the area. This area is also one of the most reasonably priced areas in and around Chattanooga. You can find much new construction and some existing/older homes as well. East Brainerd (out of the East Brainerd/Ooltewah/Collegedale area) is the closest to downtown with a 20 to 30 minute drive, while Apison, Collegedale, and Snow Hill are the farthest away from downtown (30+ minutes drive). **Snow Hill** has some **lake front property** and is a new home to a Golf **Community called Hampton Creek** that is on the lake. There are a wide variety of new communities in the area and home prices range from \$150,000 and up (MLS Area 15, 16, 17 & 18). These areas are also convenient to where Volkswagen's plant.



East Brainerd from Horizons Subdivision

As you keep going north east you cross into **North Georgia**. Closest to Interstate 75 is **Catoosa County** (containing the cities of **Ringgold & Fort Oglethorpe**). North Georgia tends to be even more affordable than the East Brainerd area. The Catoosa Co. schools are known to be good schools, but you do pay **GA state income tax**. **Tennessee has no state income tax, only federal income tax**. North Georgia has populated pockets, but tends to be more rural in nature. Fort Oglethorpe can take on 15 minutes to get to downtown, while other parts of Catoosa county can take up to 45 minutes to get to downtown. There are homes in all price ranges in North Georgia (MLS Area 11).

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Hamilton county Map with Average Home Prices by Area

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Have any questions about other areas of the city?

Email me at nwalldorf@walldorf.com.

I'm a native Chattanooga & an expert on the area.

I'd be happy to answer any of your questions. **Use the MLS map** at the begging to help you **as you search the MLS on my web-site**. Just **click** the link on left hand side of the page that says **"Search the MLS."** Any **contact info** that you give me **will not be shared** with anyone else. **I believe in your privacy.**