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## MEMORANDUM

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**To:** Members of the Walden Planning Commission

**Cc:** Mariah Prescott, Town Administrator

**From:** Ashley Gates, Senior Planner

**Date:** March 13, 2026

**Subject:** Totten Property Acquisition Review

### Background

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An approximately 42-acre property, known as the “Totten property” has been listed for sale. The property is located within the Town Center boundary. The Board of Mayor and Aldermen is exploring the potential acquisition of the property by the Town. The Board has requested Planning Commission with respect to potential municipal use of the property and its consistency with the adopted land use plan.

### Current Status

The seller’s representatives have tendered a proposed Purchase and Sale Agreement for the property. The agreement contemplates that the Town would obtain all necessary governmental approvals on or before April 15, 2026, and that closing would occur following the expiration of the feasibility period but no later than May 31, 2026. The agreement includes the customary contingencies for a transaction of this nature, including due diligence, title and survey review, and governmental approval.

### Property Summary

**Address:** 2101 Taft Highway

**Parcel Number:** 098 057.00 and 058.00

**Owner:** Ardian Totten, et. al.

**Zoning:** A-1 Agricultural, within Town Center

**Property Size:** 42 acres

**Road Access:** Taft Highway

**Current Use:** Single-family residence built in 1950; remainder of property is undeveloped

**Land Use Plan Place Types:** Town Center (Mixed Use), Town Center Neighborhood, Preserve, and Countryside Residential

### Property Data Review

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Staff reviewed publicly available documentation of this property. This preliminary review is not meant to substitute for a Phase I Environmental Site Assessment. Copies of the documents are attached.

| Document / Source                                                                             | Findings                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Deed                                                                                 | Survey completed in 2007. No easements mentioned.                                                                                                                                                                                                                                                                                                         |
| TDEC Records Search<br>*Limited to online database. Database may not include older documents. | Land disturbance permit: None<br>Remediation Sites: None<br>Mineral and Geologic: None<br>Underground Storage Tanks: None<br>Water Wells: None<br>Hydrologic Determinations: None                                                                                                                                                                         |
| TDEC Water Quality Assessment                                                                 | Middle Creek considered not supporting.<br>“2020 SQSH at RM 3.5 below regional biocriteria goals. %NuTol low, moderate algae growths noted. 2019-2020 monthly chemical and pathogen data from RM 0.1 and RM 3.5 : NO2/NO3 moderately elevated at both stations. All E. coli samples from both locations below criteria<br>- Recreation use is supported.” |
| Web Soil Survey (USDA)                                                                        | See attached soil report.                                                                                                                                                                                                                                                                                                                                 |
| TDEC abandoned mine maps                                                                      | Site appears to have abandoned mines in the Sewanee Seam.                                                                                                                                                                                                                                                                                                 |
| USGS National Map                                                                             | Moderate to Steep slopes, up to 25%;<br>named stream, Middle Creek                                                                                                                                                                                                                                                                                        |
| Historic Topographic Maps                                                                     | Maps from the 1930's and 1940's showed mines in the vicinity and unimproved roads (cart tracks) on the site.                                                                                                                                                                                                                                              |

## **Analysis**

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### **Consistency with the Land Use Plan**

The subject property is located within the core of the Town Center area. The adopted Land Use Plan designates a portion of the site for mixed-use Town Center development and medium-density Town Center Neighborhood uses. The remaining portions of the property are identified as Preserve and Low-Density (Countryside) Residential.

A central objective of the Land Use Plan is the creation of community gathering spaces within the Town Center boundary. Civic or municipal uses such as a park, school, town hall, or community center can serve as anchor institutions that support community activity and identity within the Town Center. These types of uses would be consistent with the intent of the Land Use Plan.

However, the adopted Land Use Plan does not envision the site being used exclusively for recreational or governmental purposes. Small-scale commercial development and medium-density residential uses are also identified as key components of the Town Center area, intended to create a vibrant mixed-use environment.

### **Development Considerations**

Municipal ownership of the property could provide the Town with an opportunity to guide development in a manner consistent with the Land Use Plan. Many communities utilize a Request for Proposals (RFP) process to identify a qualified development partner and negotiate a development agreement to ensure the project meets community standards and expectations. This approach can provide the Town with greater influence over the character and quality of development beyond the requirements of the Zoning Ordinance.

However, municipal ownership also carries potential risks. In some cases, communities retain publicly owned development sites longer than anticipated while waiting for proposals that meet community expectations for quality and feasibility.

### **Site Constraints**

The property may also present several development constraints that should be considered prior to acquisition or planning for development, including:

- Soil capacity for wastewater disposal
- Steep slopes
- Abandoned mine lands

These factors could influence the location, intensity, or feasibility of development on the site.

## **Staff Recommendation**

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Additional information regarding the intended use is needed.

Use of the site for only municipal or recreational uses would not be consistent with the land use plan. If this is the intent, a land use plan amendment would be necessary. Staff recommends undertaking a public input process prior to amending the land use plan.

If the intent is to develop the property through a public development process, staff recommends the following:

1. Consultation with a qualified engineer to better understand the site constraints and limitations on development. If the analysis indicates that development potential is significantly limited, the Town may wish to consider an amendment to the land use plan to better reflect the physical constraints of the property.
2. Consultation with legal, development and real estate professionals to better understand the risks, financial or otherwise, to public ownership of the property.

This Instrument Prepared By:  
Miller & Martin PLLC  
1000 Volunteer Building  
832 Georgia Avenue  
Chattanooga, TN 37402-2289

Instrument: 2008121200169  
Book and Page: GI 8815 117  
DEED RECORDING FEE \$15.00  
DATA PROCESSING FEE \$2.00  
Total Fees: \$17.00  
User: HCDC\TFreudenberg  
Date: 12/12/2008  
Time: 3:50:57 PM  
Contact: Pam Hurst, Register  
Hamilton County, Tennessee

| Name and Address<br>of New Owner:                                            | Name and Address of<br>Entity Responsible<br>for Payment of Real<br>Property Taxes | Tax Map &<br>Parcel No. |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------|
| Ardian A. Totten, Trustee<br>322 James Building<br>Signal Mountain, TN 37377 | Same                                                                               | 098-057                 |

### QUITCLAIM DEED OF GIFT

Ardian A. Totten (the "Grantor") hereby quitclaims to Ardian A. Totten, Trustee of the Ardian Totten Revocable Trust dated July 30, 2008 ("Grantee"), all of Grantor's right, title and interest in the following real estate:

IN THE THIRD CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE: Beginning at a rod/cap found in the West right of way of Taft Highway (U.S. Hwy. 127) at the Northeast corner of property of Ardian Ansel Rogers and James F. Ansel, III described in Book 4815, page 701, in the Register's Office of Hamilton County, Tennessee; thence with the Rogers and Ansel Northeast line, North 37 degrees West 1432.61 feet to a rod/cap found; thence North 53 degrees 41 minutes 19 seconds East 177.02 feet to a rod/cap found in the Southwest line of Cornelia Janey described in Book 6368, page 904 and Book 6903, page 597, in the Register's Office of Hamilton County, Tennessee; thence with the Janey Southwest line, South 36 degrees 58 minutes 34 seconds East 1040.61 feet to a rod/cap found and continuing with said Southwest or South line, South 57 degrees 42 minutes East 309.14 feet to a rod/cap found in the West right of way of said Taft Highway; thence with the West line thereof, South 33 degrees 35 minutes 46 seconds West 303.07 feet to the point of beginning.

Being shown on survey by Roger B. Riemer RLS No. 1804 of Riemer Land Surveying, LLC, being dated November 16, 2007, Drawing No. 07079-1.

Law Offices  
MILLER & MARTIN PLLC

Suite 1000  
Volunteer Building

Chattanooga,  
Tennessee 37402

5194658\_I.DOC

REFERENCE is made for prior title to deed of record in Book 8538, Page 442, in the Register's Office of Hamilton County, Tennessee.

Description taken from survey above referenced.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

WITNESS my hand at Chattanooga, Tennessee, this 3rd day of December, 2008.

GRANTOR

Ardian A. Totten  
Ardian A. Totten

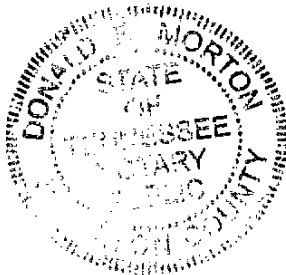
STATE OF TENNESSEE)  
COUNTY OF HAMILTON)

Before me personally appeared Ardian A. Totten, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that such person executed the same as her free act and deed.

WITNESS my hand, at office, this 3rd day of December, 2008.

[Signature]  
Notary Public

My Commission Expires: 8-5-10



Law Offices  
MILLER & MARTIN PLLC

Suite 1000  
Volunteer Building

Chattanooga,  
Tennessee 37402

5194658\_1.DOC

**QUITCLAIM AFFIDAVIT**

STATE OF TENNESSEE)  
COUNTY OF HAMILTON)

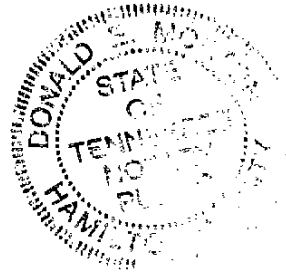
I hereby swear or affirm that the actual consideration for the foregoing transfer is \$-0-.

ARDIAN TOTTEN REVOCABLE TRUST  
DTD 7/30/2008, Grantee

By: Ardian A. Totten  
Ardian A. Totten, Trustee

Subscribed and sworn to before me  
this 3rd day of December, 2008.

[Signature]  
Notary Public  
My Commission Expires:



Law Offices  
MILLER & MARTIN PLLC

Suite 1000  
Volunteer Building

Chattanooga,  
Tennessee 37402

5194658\_1.DOC

# Hamilton County, Tennessee

## Unofficial Property Card

|               |                         |           |
|---------------|-------------------------|-----------|
| Location      | Property Account Number | Parcel ID |
| TAFT HWY      | 24576                   | 098 058   |
| Property Type | Land Use                | District  |
| 22            | 910                     | WALDEN    |

### Current Property Mailing Address

Owner TOTTEN ARDIAN A TR ETAL

City HERMITAGE

State TN

Address 1217 RIVERBIRCH WAY

Zip 37076

### Current Property Sales Information

Sale Date 12/2/2008

Legal Reference 8815-0117

Sale Price 0

Grantor(Seller) TOTTEN ARDIAN A ETAL

### Current Property Assessment

Building Value

Xtra Features Value \$0

Land Value \$851,000

Total Value \$851,000

Assessed Value \$212,750

### Narrative Description

This property is classified as RESIDENTIAL with a(n) N/A style structure on this card, built about 0 with 0 square feet.

### Land Description

The total land area of this property is (30 ACRES lots)

### Legal Description

OFF TAFT HWY

### Property Images

# Hamilton County, Tennessee

## Unofficial Property Card

| Location      | Property Account Number | Parcel ID |
|---------------|-------------------------|-----------|
| 2101 TAFT HWY | 24575                   | 098 057   |
| Property Type | Land Use                | District  |
| 22            | 111                     | WALDEN    |

### Current Property Mailing Address

Owner TOTTEN ARDIAN A TR ETAL

City HERMITAGE

State TN

Address 1217 RIVERBIRCH WAY

Zip 37076

### Current Property Sales Information

Sale Date 12/2/2008

Legal Reference 8815-0117

Sale Price 0

Grantor(Seller) TOTTEN ARDIAN ETAL

### Current Property Assessment

|                     |           |
|---------------------|-----------|
| Building Value      | \$126,300 |
| Xtra Features Value | \$1,600   |
| Land Value          | \$267,500 |
| Total Value         | \$395,400 |
| Assessed Value      | \$98,850  |

### Narrative Description

This property is classified as RESIDENTIAL with a(n) Single - Family Residence style structure on this card, built about 1950 with 1309 square feet.

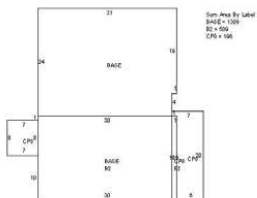
### Land Description

The total land area of this property is (6 ACRES lots)

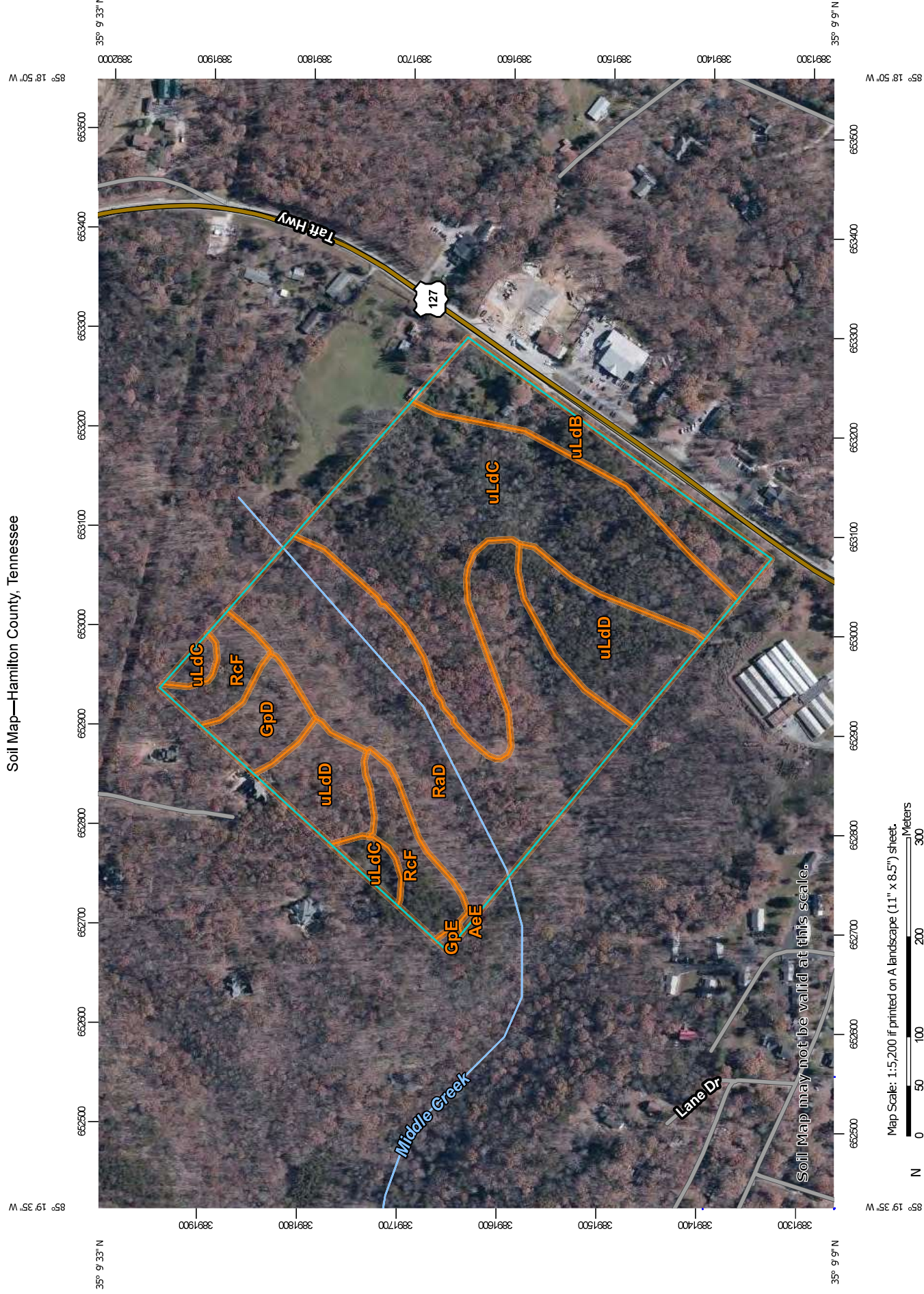
### Legal Description

OFF TAFT HWY

### Property Images



# Soil Map—Hamilton County, Tennessee



Map Scale: 1:5,200 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Spoil Area

Stony Spot

Stony Spot

Very Stony Spot

Very Stony Spot

Wet Spot

Wet Spot

Other

Other

Special Line Features

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hamilton County, Tennessee  
Survey Area Data: Version 22, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

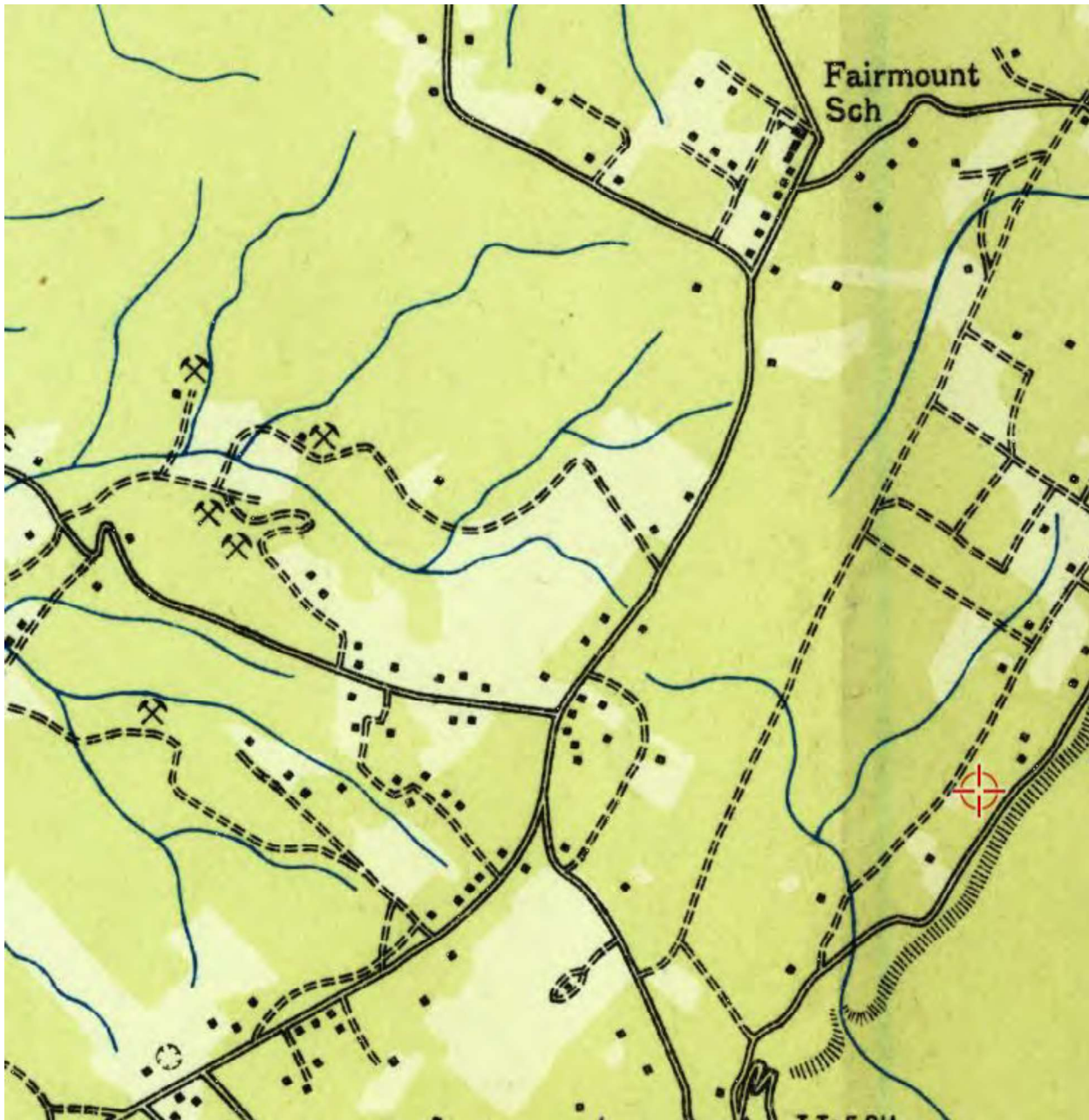
Date(s) aerial images were photographed: Nov 22, 2018—Dec 3, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

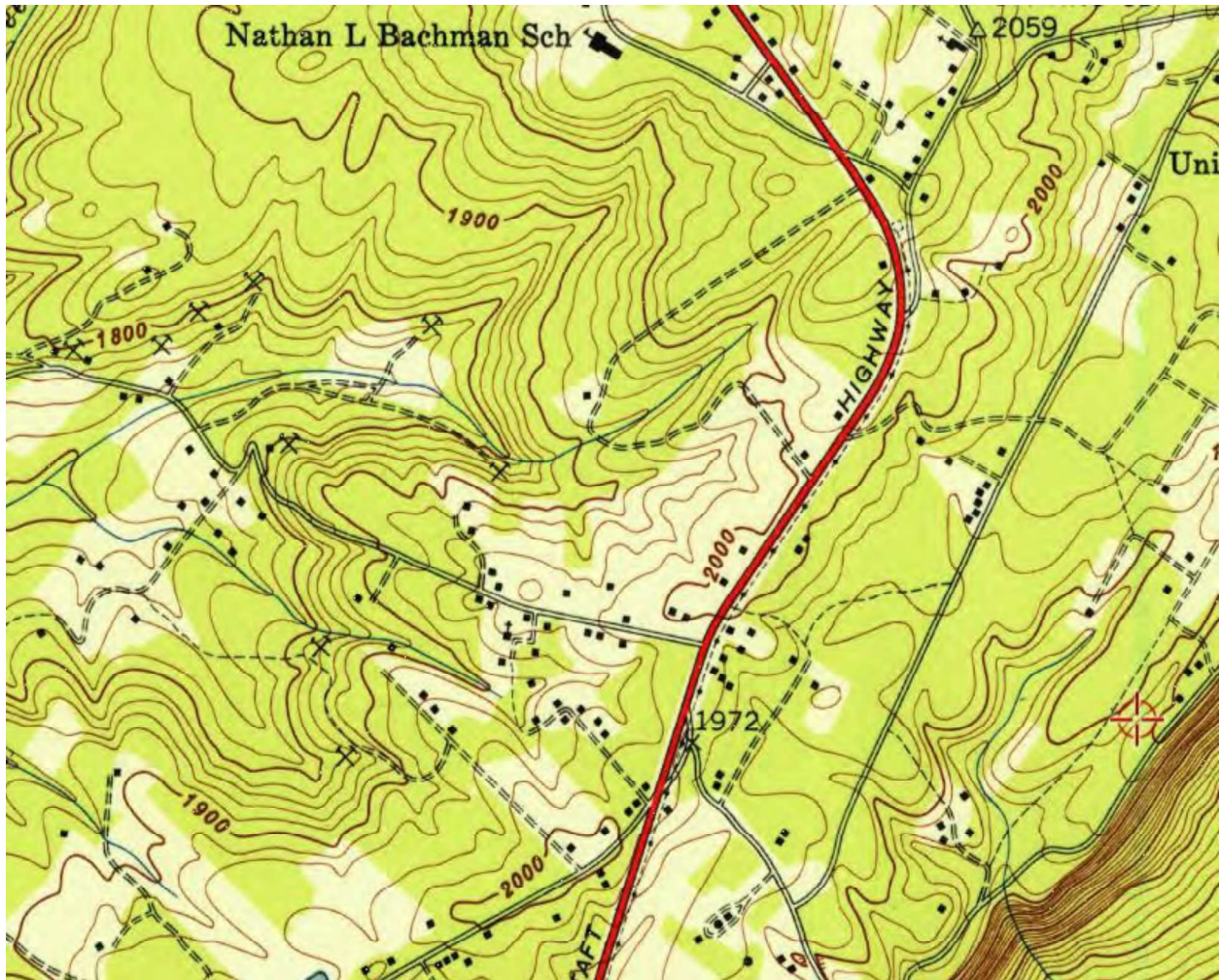
## Map Unit Legend

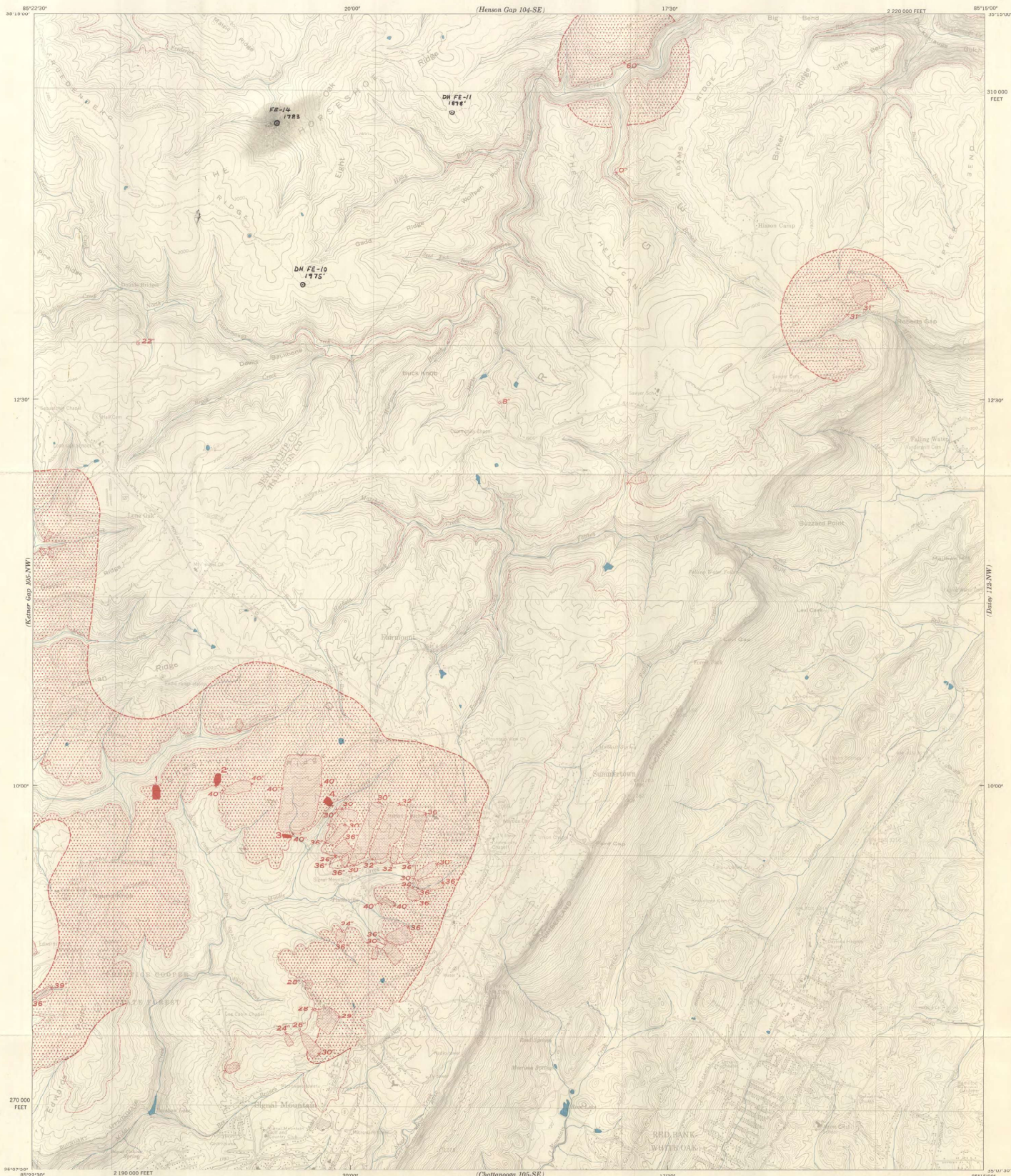
| Map Unit Symbol                    | Map Unit Name                                        | Acres in AOI | Percent of AOI |
|------------------------------------|------------------------------------------------------|--------------|----------------|
| AeE                                | Allen loam, 25 to 40 percent slopes                  | 0.0          | 0.1%           |
| GpD                                | Gilpin silt loam, 12 to 25 percent slopes            | 1.6          | 3.5%           |
| GpE                                | Gilpin silt loam, 25 to 40 percent slopes            | 0.1          | 0.2%           |
| RaD                                | Ramsey loam, 8 to 25 percent slopes                  | 15.5         | 33.2%          |
| RcF                                | Ramsey-Rock outcrop complex, 15 to 70 percent slopes | 3.2          | 6.8%           |
| uLdB                               | Lily loam, 2 to 6 percent slopes                     | 4.4          | 9.4%           |
| uLdC                               | Lily loam, 6 to 12 percent slopes                    | 15.9         | 34.1%          |
| uLdD                               | Lily loam, 12 to 20 percent slopes                   | 5.9          | 12.7%          |
| <b>Totals for Area of Interest</b> |                                                      | <b>46.6</b>  | <b>100.0%</b>  |

1936 Historic Topographic Map



1946 Historic Topographic Map





Base topographic map by USGS TVA.  
Cartography and publication by Tennessee Valley Authority.  
10,000-foot grid based on Tennessee rectangular coordinate system.  
Coal map by Edward T. Luther and Robert E. Hershey.

TRUE NORTH  
MAGNETIC NORTH  
APPROXIMATE MEAN  
DECLINATION 1963

SCALE 1:24,000  
1 0 1000 2000 3000 4000 5000 6000 7000 FEET  
1 MILE

CONTOUR INTERVAL 20 FEET  
DATUM IS MEAN SEA LEVEL



- Coal outcrop, dashed where approximate
- Coal outcrop, inferred
- x 36' Coal thickness, in inches (outcrop or mine interior)
- 36' Coal thickness, in inches (mine entry)
- 22' Coal thickness, in inches (drill hole)
- Active mine
- Abandoned mine
- Strip mine (inactive)
- Coal reserve 28 inches and greater in thickness
- 1 Map numbers refer to descriptions in Mineral Resources Summary

COAL MAP OF THE SEWANEE SEAM, FAIRMOUNT QUADRANGLE, TENNESSEE



## Taft Highway Walden, TN

### Property Information

This offering is a once in a generation development opportunity on Signal Mountain in the affluent town of Walden, Tennessee. Available are nearly 42 acres which sit in the middle of the Town Center Illustrative Plan which was commissioned by elected officials of Walden.

While the development options are plentiful, following the land use plan as outlined on the town's website ([waldentn.gov](http://waldentn.gov)) should be considered for any future development's successful approval.

Walden's Ridge, where the subject property sits, is home to the towns of Walden and Signal Mountain. As written by Mary Scott Norris and Priscilla N. Shartle in Images of America, Signal Mountain, "The long plateau known as Walden's Ridge, near the tip end of the Appalachian Mountain range, has always beckoned travelers to stay a while and enjoy the quiet woods, rippling streams, and majestic, breathtaking views."

Walden is ripe for responsible development.

### Offering Summary

|                    |                     |
|--------------------|---------------------|
| SALE PRICE:        | \$2,400,000         |
| ACRES:             | 41.7±               |
| TAX ID:            | 098 058<br>098 057  |
| ZONING:            | A-1                 |
| 2024 TOTAL RE TAX: | \$4,153.20          |
| TRAFFIC COUNTS:    | 12,354 VPD Taft HWY |

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

🌐 [naicharter.com](http://naicharter.com)

**For more information,  
please contact:**



**Jeff Jennings, CCIM**  
o: 423 255 8555  
e: [jbj@charterre.com](mailto:jbj@charterre.com)

## Town Center Illustrative Plan

- A - Current Town Hall and Pumpkin Patch Play-ground
- B - Town Square framed by 1 to 2.5 story mixed use buildings with wide, tree-lined sidewalks
- C - Parking behind or tucked below buildings as topography permits
- D - New pedestrian-friendly street connecting center to roundabout and neighborhood
- E - Townhouses and similar housing types create a transition to less intense areas.
- F - Single-family detached and similar housing types create a transition to large lot areas.
- G - Trailhead connecting new trail network to the center
- H - Low-intensity commercial or residential infill along Taft and the frontage road.



## Town Center Illustration

- A - Current Town Hall and Pumpkin Patch Playground
- B - Square as focal point of the Town Center framed by buildings
- C - Low-rise commercial or mixed-use buildings built close to wide sidewalks
- D - Buildings vary in height and articulation to minimize massive uninterrupted facades
- E - Parking is located to the rear or below structures when topography allows
- F - Trails through natural areas connect to the Town Center at strategic points
- G - Town Center streets should feature wide sidewalks, street trees, and on-street parking
- H - Tree-lined median incorporated into Taft Highway along Town Center frontage
- I - Maintain natural buffer along edge of Taft Highway where possible
- J - Multi-purpose path on the east side of Taft Highway along the frontage road
- K - Transition from Town Center with mixture of housing types on pedestrian-friendly streets
- L - Preserve sensitive environmental features and substantial open space in natural state

### Town Center Neighborhood Illustrative Plan



- A - Neighborhood greens provide space for active and passive recreation
- B - A mixture of housing types in a compact village-like arrangement
- C - A mixture of lots and housing types fronting a network of pedestrian-friendly streets
- D - New pedestrian-friendly street connecting neighborhood to Town Center
- E - Rear lanes provide access to parking where topography permits
- F - Trail along utility easement with potential connection to greater Walden
- G - Trailhead connecting new trail network to the neighborhood
- H - Substantial amount of preserved open space provides transition and reduces footprint



### Town Center Neighborhood Illustration

- A - Triangular green beautifies, slows traffic, and provides opportunity for green infrastructure
- B - Streets are interconnected providing multiple paths for circulation
- C - Streets are designed to accommodate vehicular and bicycle traffic
- D - Planting strips create opportunities for street trees and/or green infrastructure
- E - Sidewalks encourage walking and provide a safe and alternative mode of transportation
- F - Trails through natural areas connect to the neighborhood at strategic points
- G - Shallow front yards can incorporate stone walls to work with topographic change
- H - Porches and stoops create semi-private space between sidewalk and building
- I - Streets, blocks, and buildings shift and undulate to work with the topography
- J - An integrated mixture of building types provides housing choice
- K - Changes in elevation and articulation create variety in the streetscape
- L - The Town Center Neighborhood connects directly with the Town Center



## Topography & Approximate Dimensions





KEY FACTS - 5 MILES

61,688

Population

39.8

Median Age



\$80,576

Median Household Income



\$50,042

Per Capita Income



\$248,286

Median Net Worth

| Population      | 1 mile | 3 mile |
|-----------------|--------|--------|
| 2024 Population | 2,290  | 22,168 |
| 2029 Population | 2,315  | 22,675 |
| Median Age      | 42     | 41.9   |

| Household                | 1 mile    | 3 mile    |
|--------------------------|-----------|-----------|
| 2024 Households          | 785       | 9,177     |
| Average Household Income | \$196,333 | \$131,032 |