

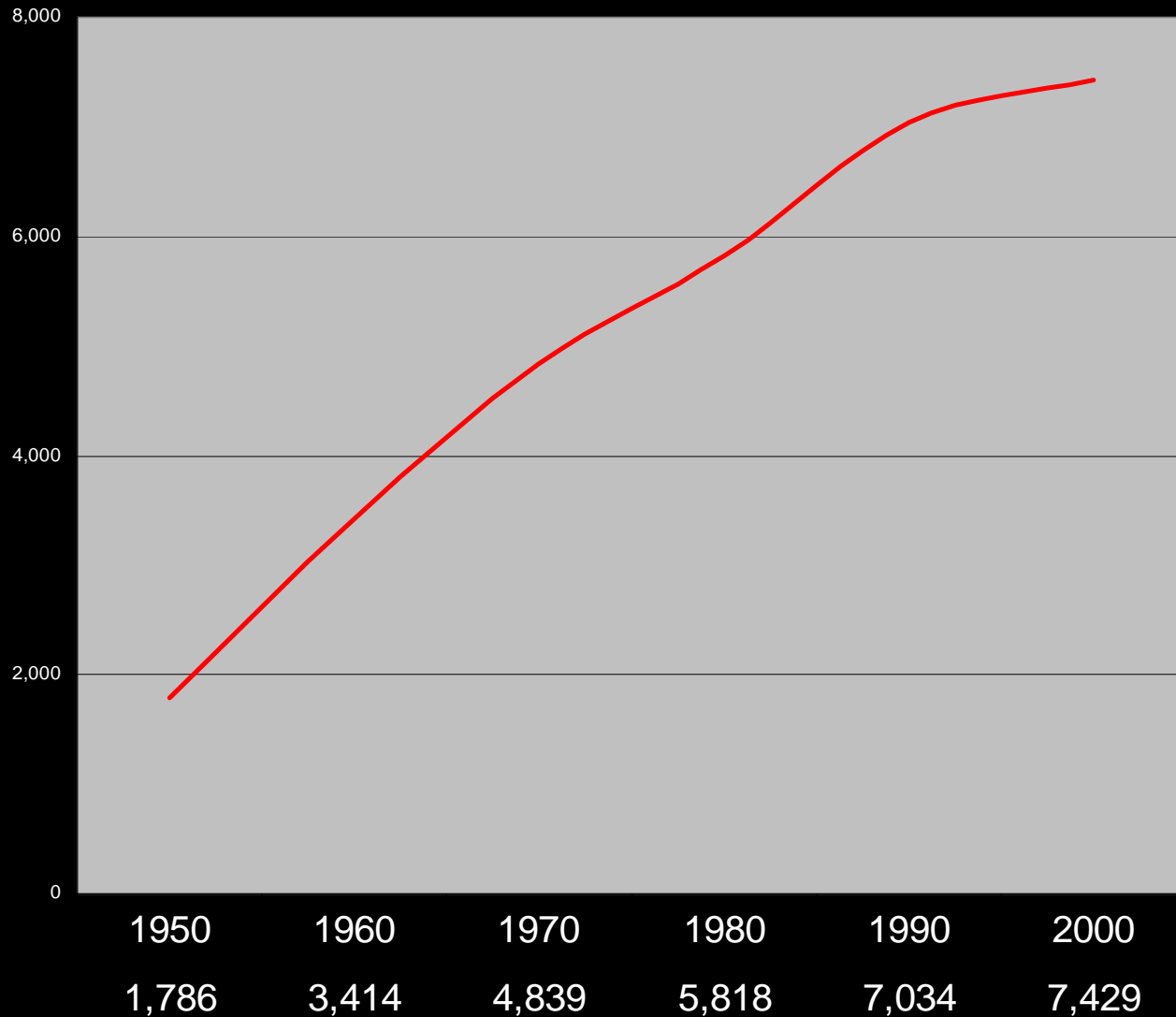


Town of Signal Mountain
TENNESSEE

Town Demographics

Why is the Town considering changes to the zoning ordinance for the Shackleford Ridge area?

Population



Town
estimate
2002
7,725

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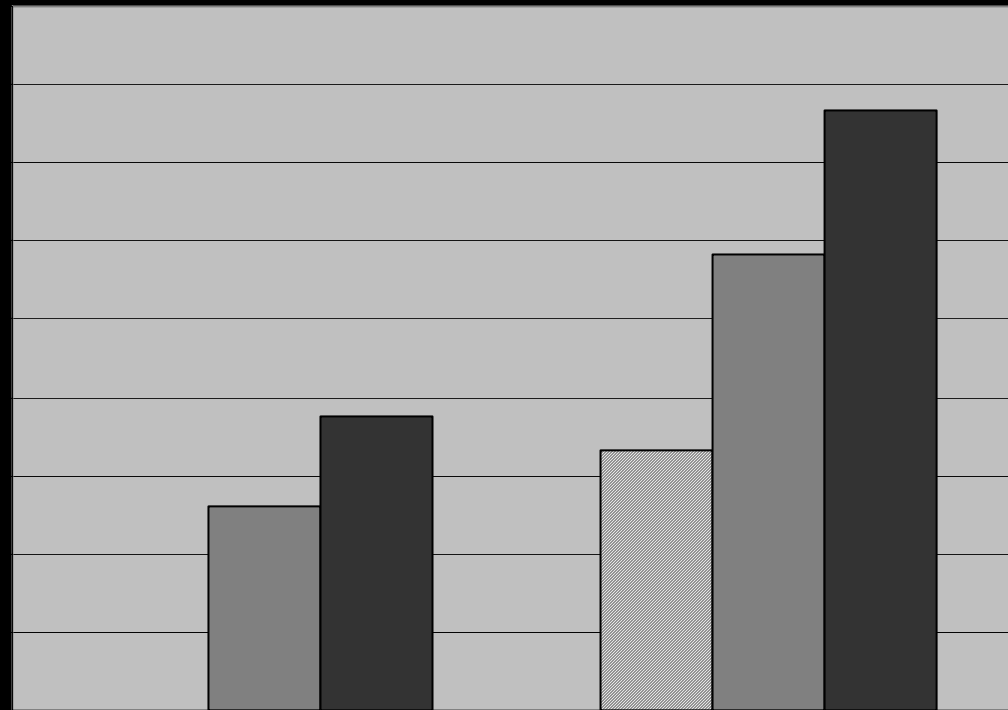
Median Age

Place	1950	1960	1970	1980	1990	2000
Signal Mountain	33.6	31.5	31.7	35.0	38.8	43.6
Hamilton County	28.9	29.0	29.2	30.5	34.7	37.4
Tennessee	27.3	28.0	28.1	30.1	33.5	35.9
USA	N/A	29.5	28.1	30.0	31.7	35.3

Data Source: US
Census Bureau

Why is the Town considering changes to the zoning ordinance for the Shackelford Ridge area?

Household and Population Trends



One-person households

Seniors (65+)

- 1980 Census
- 1990 Census
- 2000 Census

522
754

663
1165
1532

Why is the Town considering changes to the zoning ordinance for the Shackleford Ridge area?

The Town's population is growing and the number of school age children continues to increase, but overall the population is getting older and the number of one-person households is increasing.

Why is the Town considering changes to the zoning ordinance for the Shackleford Ridge area?

Owner-occupied housing values (Census 2000) in the Town of Signal Mountain continue to remain higher than Hamilton County.

Hamilton County: 11.6% of homes \$200,000 or higher

Signal Mountain: 40.6% of homes \$200,000 or higher

Why is the Town considering changes to the zoning ordinance for the Shackleford Ridge area?

Regional Planning Agency's analysis of single-family housing sales found that homes in the Town had a 2004 mean (average) sale price (\$236,077) higher than the county (\$130,598).