

2003-039

APPLICATION NO: 2003 19

JURISDICTION: Clanooga Dist. #3
Hamilton County Dist. #3

APPLICANT: Gay & Maurice Layne

DATE OF PLANNING COMMISSION MEETING: March 10, 2003

LOCATION: 2309 Hamill Road

PRESENT ZONING: R-1 Residential Zone

REQUEST FOR: R-T/Z Residential Townhouse/Zero Lot Line Zone

PROPOSED DEVELOPMENT: Townhouse Development
61 Dwelling Units - 5.3 Dwelling Units Per Acre

SIZE OF TRACT: 11.56 Acres

ACCESS TO TRACT: Good

SITE CHARACTERISTICS: Horse Farm

SURROUNDING DEVELOPMENT: Residential

EXTENSION OF EXISTING ZONE: No

IN ACCORDANCE WITH LAND USE PLAN: No

STAFF RECOMMENDATION: Deny

REASONS FOR RECOMMENDATION:

The Hixson-North River Community Plan identifies the parcel as low density residential which is described as "intended for detached single-family dwellings, typically 1 to 4 units per acre."

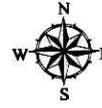
The proposed townhome use is not in conformance with the Hixson-North River Community Plan.

The property is surrounded by very modest, single-family residences. The northern portion of the property flooded during over the weekend of 2/15-2/16.

The site is located on a minor arterial as defined by the MPO.

Withdrawn
at meeting
3/10/03

PC MEETING DATE: MARCH 10, '03
CASE NO: 2003-039
FROM: R-1
TO: R-T/Z



1 in. = 400.0 feet

