

2003-028

APPLICATION NO: 20 -028

JURISDICTION: Hamilton County Dist. #3

APPLICANT: Bobby Keyes

DATE OF PLANNING COMMISSION MEETING: March 10, 2003

LOCATION: 8290, 8304 & 8330 Ellie Plaza Place

PRESENT ZONING: C-2 Local Business Commercial District

REQUEST FOR: R-3 Apartment-Townhouse District

PROPOSED DEVELOPMENT: Townhomes

SIZE OF TRACT: 1.59 Acres

ACCESS TO TRACT: Good

SITE CHARACTERISTICS: Vacant

SURROUNDING DEVELOPMENT: Townhomes, Single-Family, & Commercial

EXTENSION OF EXISTING ZONE: Yes

IN ACCORDANCE WITH LAND USE PLAN: Yes

STAFF RECOMMENDATION: Approve, subject to the County Engineer's review of their backout parking.

PLANNING COMMISSION RECOMMENDATION
Approve subject to the following.

REASONS FOR RECOMMENDATION:

The subject parcels are located outside the boundary of the Hixson-North River Community Plan.

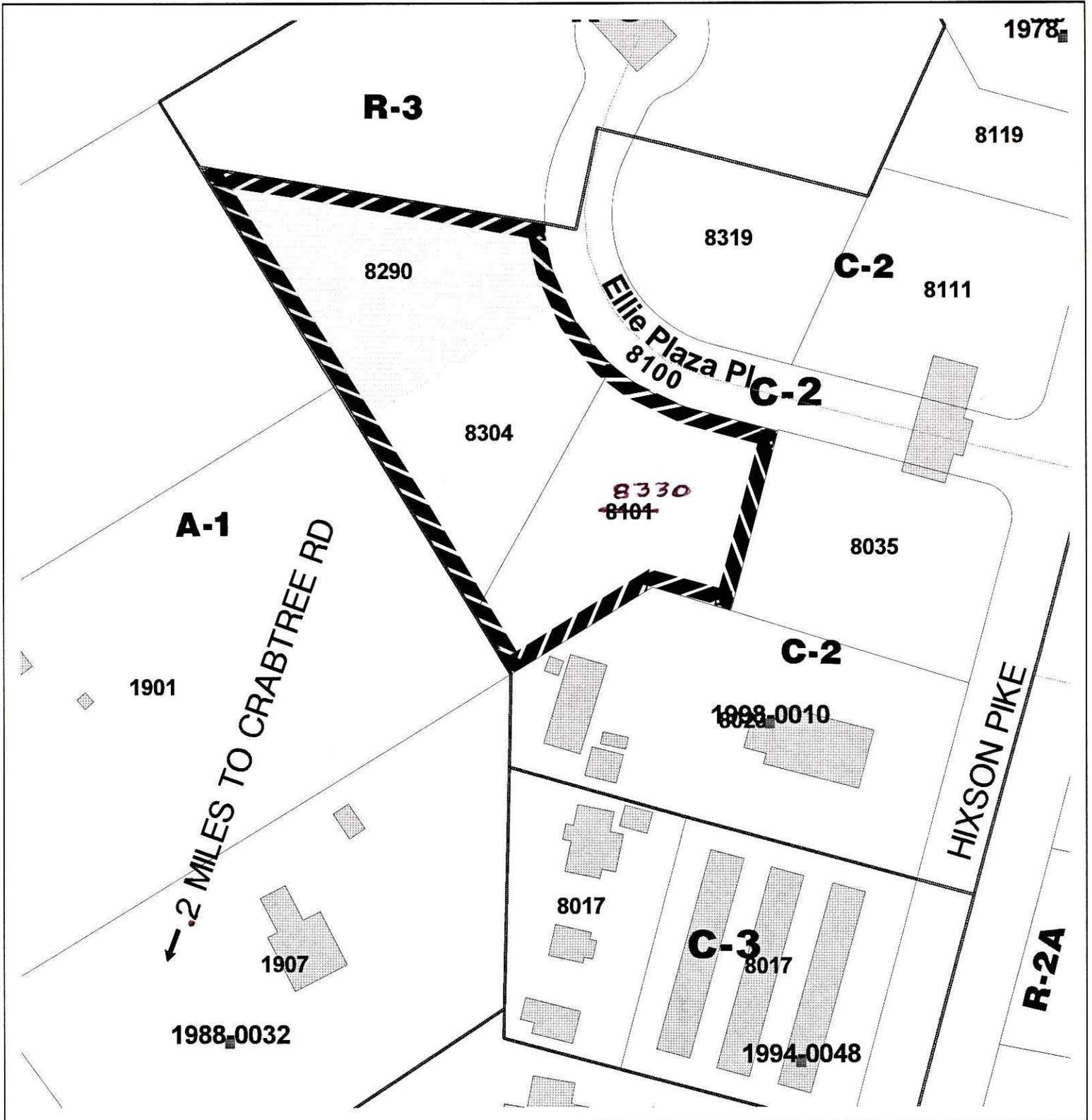
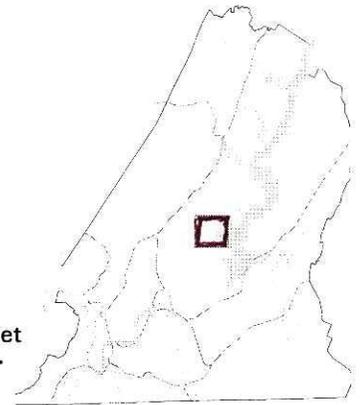
The proposed use is compatible with surrounding townhome and commercial land uses. An existing privacy fence screens the property from adjacent single-family residences.

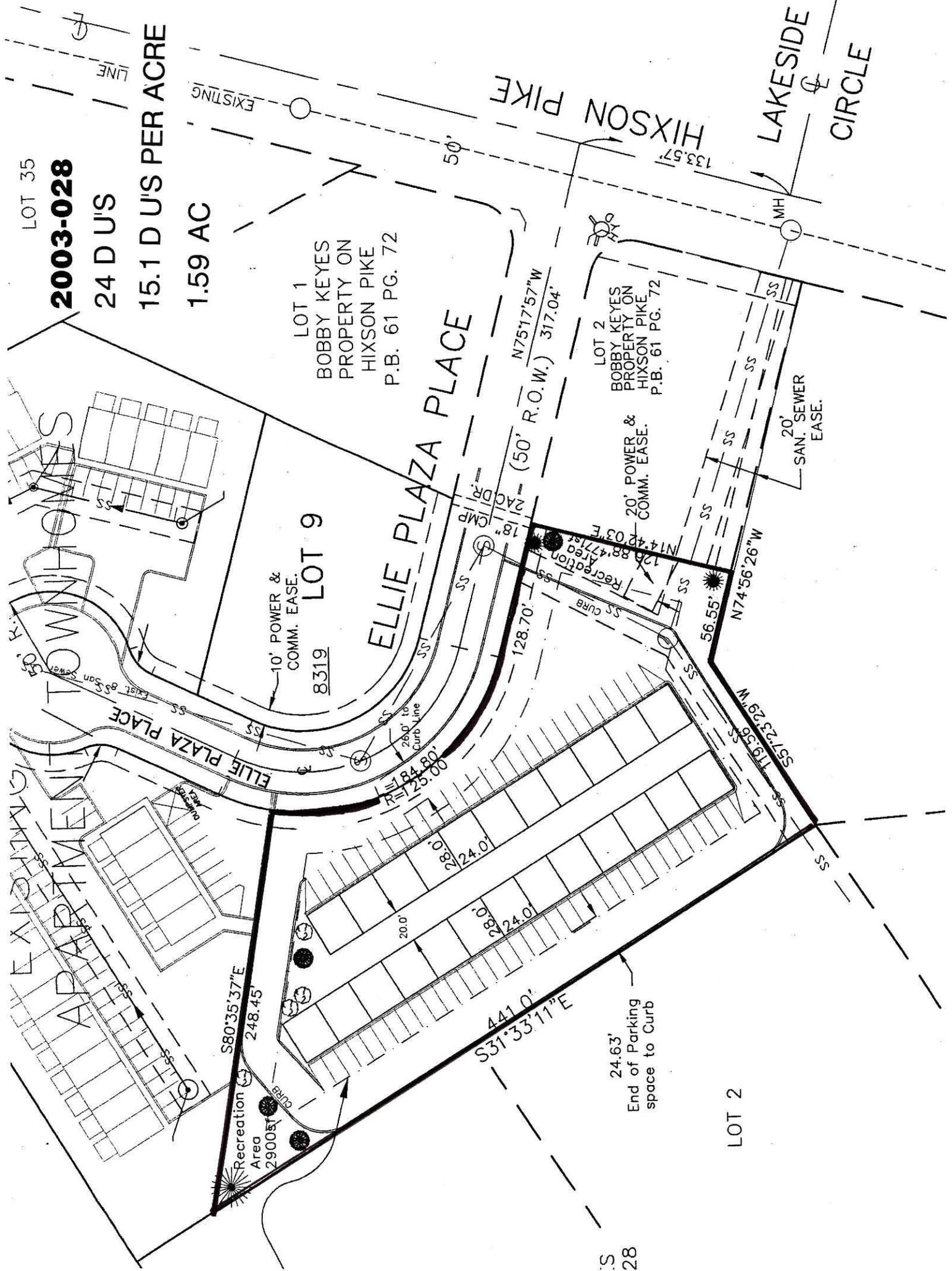
Ellie Plaza Place is accessed from Hixson Pike, which is a principal arterial as defined by the MPO.

PC MEETING DATE: MARCH 10, 2003
CASE NO: 2003-028
FROM: C-2
TO: R-3



1 in. = 100.0 feet





LOT 35
2003-028
 24 D U'S
 15.1 D U'S PER ACRE
 1.59 AC

LOT 1
 BOBBY KEYES
 PROPERTY ON
 HIXSON PIKE
 P.B. 61 PG. 72

LOT 2
 BOBBY KEYES
 PROPERTY ON
 HIXSON PIKE
 P.B. 61 PG. 72

LOT 9
 8319

APARTMENT TOWNHOMES

ELLIE PLAZA PLACE

ELLIE PLAZA PLACE

HIXSON PIKE

LAKESIDE CIRCLE

S80°35'37"E
 248.45'

S31°33'11"E
 441.0'

LOT 2

24.63'
 End of Parking
 space to Curb

10' POWER &
 COMM. EASE.

20' POWER &
 COMM. EASE.

20' SAN. SEWER
 EASE.

Recreation Area
 2900sq ft

Recreation Area
 126.88' x 47.71'

LINE

EXISTING

50'

133.57'

N75°17'57"W
 (50' R.O.W.) 317.04'

N128°03'E
 128.70'

N74°56'26"W
 56.55'

S57°23'29"W
 119.56'

20' R.O.W.

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