

APPLICATION NO: 2005-027

JURISDICTION: Hamilton County Dist. #1

APPLICANT: Tim McClure

DATE OF PLANNING COMMISSION MEETING: March 14, 2005

LOCATION: 460 Lee Pike

PRESENT ZONING: A-1 Agricultural District

REQUEST FOR: R-1 Single-Family Residential District

PROPOSED DEVELOPMENT: Subdivision
49 Single Family; 65 Townhomes; 114 Total DU's

SIZE OF TRACT: 40.4 Acres

ACCESS TO TRACT: Good

SITE CHARACTERISTICS: Commercial

SURROUNDING DEVELOPMENT: Residential

EXTENSION OF EXISTING ZONE: Yes

IN ACCORDANCE WITH LAND USE PLAN: Yes

STAFF RECOMMENDATION: Approve **PLANNING COMMISSION RECOMMENDATION: Approve**

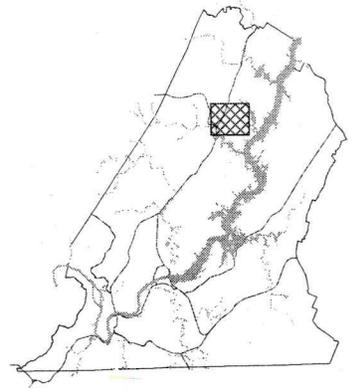
REASONS FOR RECOMMENDATION:

This is a reasonable extension of existing zoning.

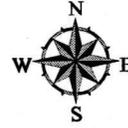
There is already development of this type in this area.

The proposed use would be compatible with adjacent development.

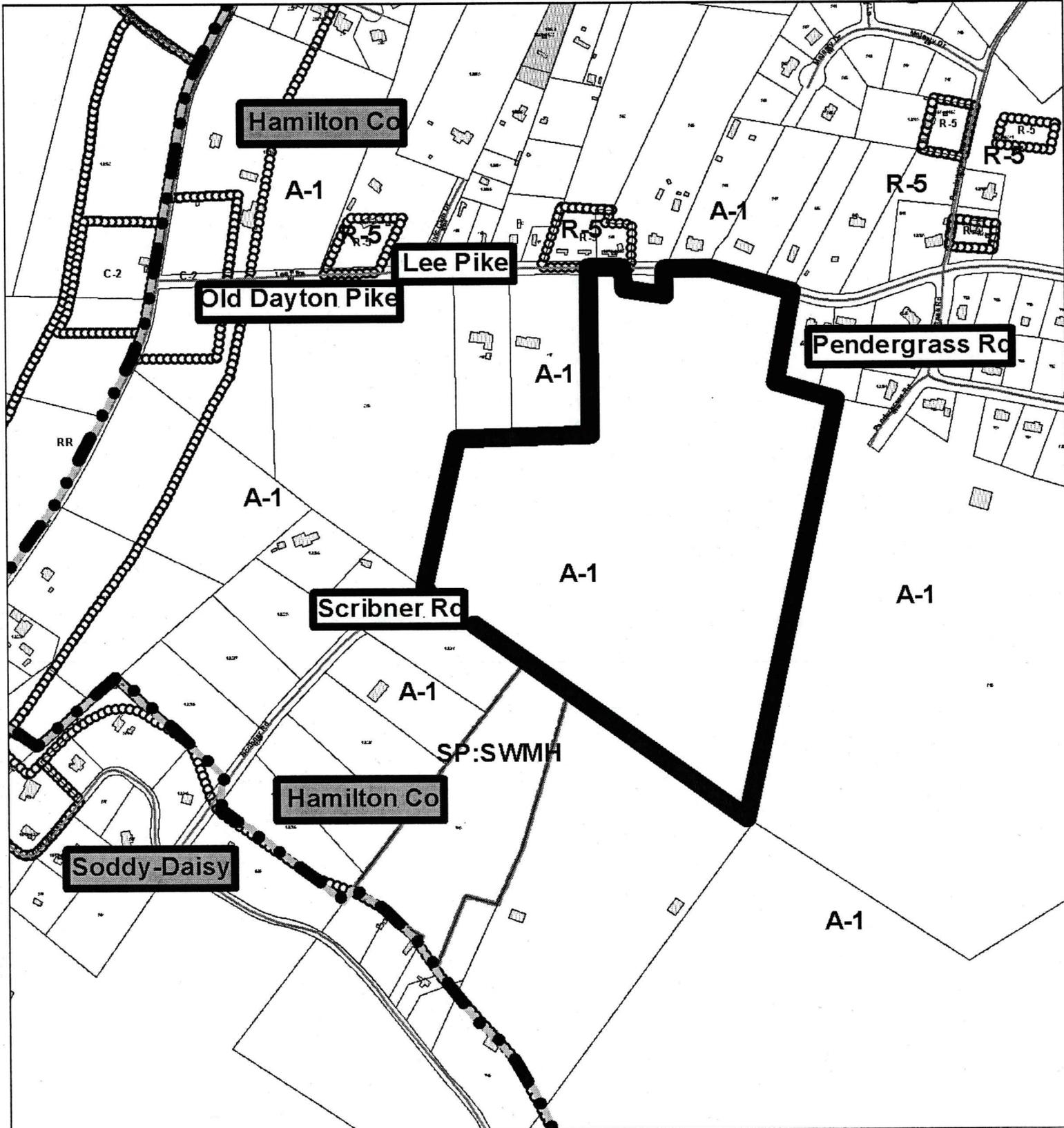
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



HAMILTON COUNTY
CASE NO: 2005-0027
PC MEETING DATE: 3/14/2005
FROM: A-1
TO: R-1



1 in. = 500.0 feet



2005-023/027
Residential PUD

Lee Pike LEE PIKE

RECEIVED
 Revised
 FEB 10 2005
 ZONED A-1 LOT 1
 CHATTANOOGA-HAMILTON COUNTY
 REGIONAL PLANNING AGENCY
 DEVELOPMENT SERVICES

ZONED A-1
 UNION FORK BAPTIST CHURCH
 D.B. 5194 PG. 598

CONC. MONUM.
 N-356893.5474
 E-2228156.4798

ZONED A-1
 SETTLES
 D.B. 1138 PG. 348

CONC. MONUM.
 N-357062.20...
 E-2229808.87...

ZONED A-1
 HAWKINS
 D.B. 4492 PG. 252

BOWATER, INC.
 D.B. 1138 PG. 152
 ZONED A-1

TOTAL OF 49 SINGLE FAMIL
 TOTAL OF 65 TOWNHOMES
 TOTAL OF 114 LOTS
 TOTAL OF 40.4 ACRES
 DENSITY 2.8 UNITS/ACRE

TYPICAL TOWNHOME

TYPICAL SINGLE FAMILY

