

Hamilton County

Hamilton County, Chattanooga, TN
A CERTIFIED TRUE COPY
This 4 day of MAY, 2005
W. F. (BILL) KNOWLES, County Clerk
By *[Signature]*, Deputy Clerk

Hamilton County Board of Commissioners RESOLUTION

No. 405-23 (P. C. No. 2005-027)

A RESOLUTION TO REZONE FROM A-1 AGRICULTURAL DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, A TRACT OF LAND LOCATED AT 460 LEE PIKE

WHEREAS, Tim McClure petitioned the Chattanooga-Hamilton County Regional Planning Commission to rezone from A-1 Agricultural District to R-1 Single-Family Residential District, a tract of land located at 460 Lee Pike, and said Planning Commission after hearing recommended that this petition be approved; and

WHEREAS, Tim McClure requested that the County Commission consider said petition and notice has been published in a newspaper in general circulation in Hamilton County that the County Commission will hold a public hearing on April 20, 2005, concerning the passage of this Resolution as required by law, and such hearing having been held.

NOW, THEREFORE, BE IT RESOLVED, BY THIS COUNTY LEGISLATIVE BODY IN SESSION ASSEMBLED: That the zoning regulations of Hamilton County be amended to rezone from A-1 Agricultural District to R-1 Single-Family Residential District, a tract of land located at 460 Lee Pike. All that part of an unplatted tract of land located at 460 Lee Pike excepting Graham Cemetery located on the south line of the 400 block of Lee Pike 129.55 feet northeast of the northwest corner of said property, thence southeast some 54.03 feet, thence southeast 158.66 feet, thence northeast 74.32 feet to the south line of said pike, thence southeast along said south line some 160 feet to the point of beginning, being part of the property described in Deed Book 6929, Page 102, ROHC. Tax Map 041-041.04 (part) as shown on the attached map.

BE IT FURTHER RESOLVED, THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

Approved:

CERTIFICATION OF ACTION

[Signature]
County Clerk

Rejected:

Approved:

County Executive
April 20, 2005

Vetoed:

Date

BECAME LAW UNDER TEN (10) DAY PROVISION
CHAPTER 934, TENNESSEE PUBLIC ACTS OF 1978

ATTEST *[Signature]*
Deputy County Clerk

DATE 5-2-05



2005-027 Hamilton County
March 14, 2005

RESOLUTION

WHEREAS, Tim McClure petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission the rezoning from A-1 Agricultural District to R-1 Single-Family Residential District on a tract of land located at 460 Lee Pike.

All that part of an unplatted tract of land located at 460 Lee Pike excepting Graham Cemetery located on the south line of the 400 block of Lee Pike 129.55 feet northeast of the northwest corner of said property, thence southeast some 54.03 feet, thence southeast 158.66 feet, thence northeast 74.32 feet to the south line of said pike, thence southeast along said south line some 160 feet to the point of beginning, being part of the property described in Deed Book 6929, Page 102, ROHC. Tax Map 041-041.04 (part) as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on March 14, 2005.

AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on March 14, 2005, recommended to the County Mayor and Members of the County Commission that this petition be approved.

Respectfully submitted,

Barry M. Bennett
Barry M. Bennett
Secretary

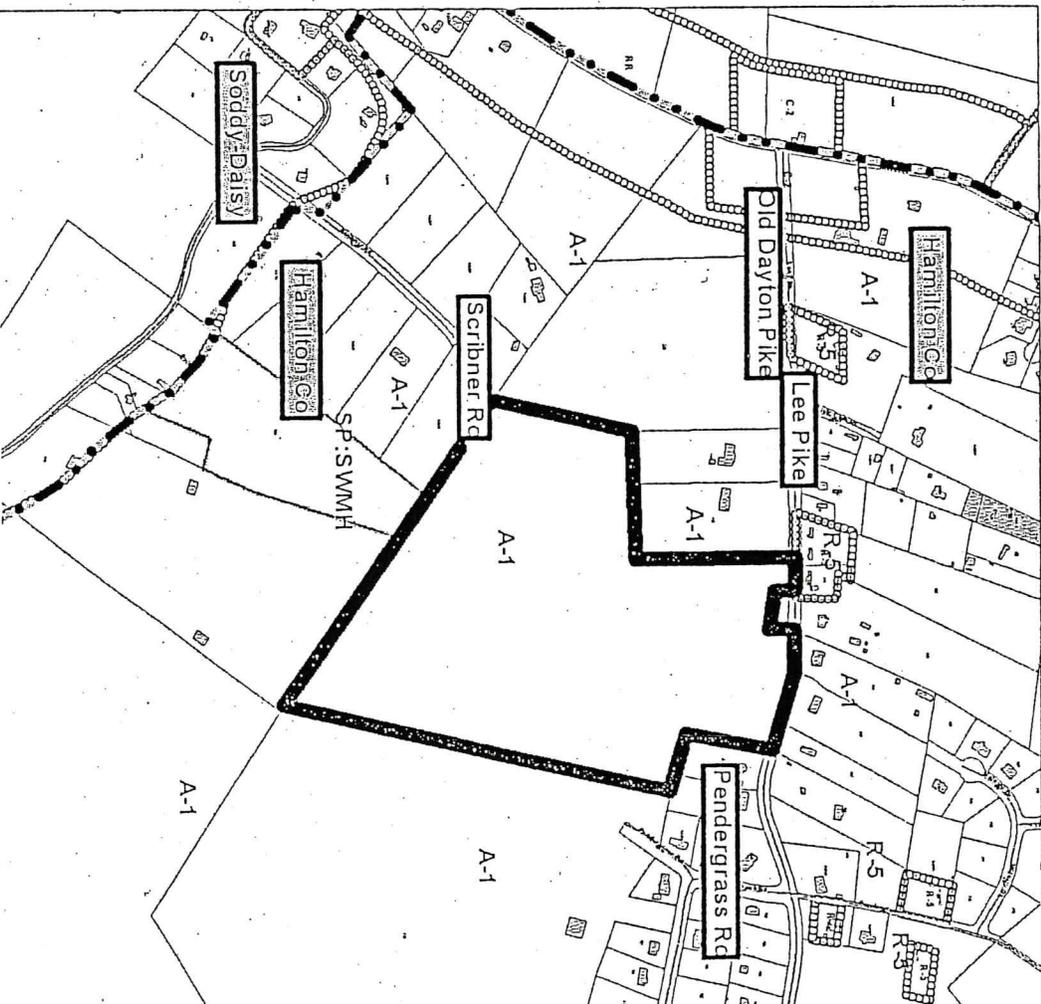
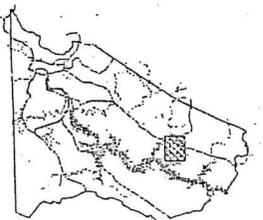
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



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



1 in. = 500.0 feet



APPLICATION NO: 2005-022

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

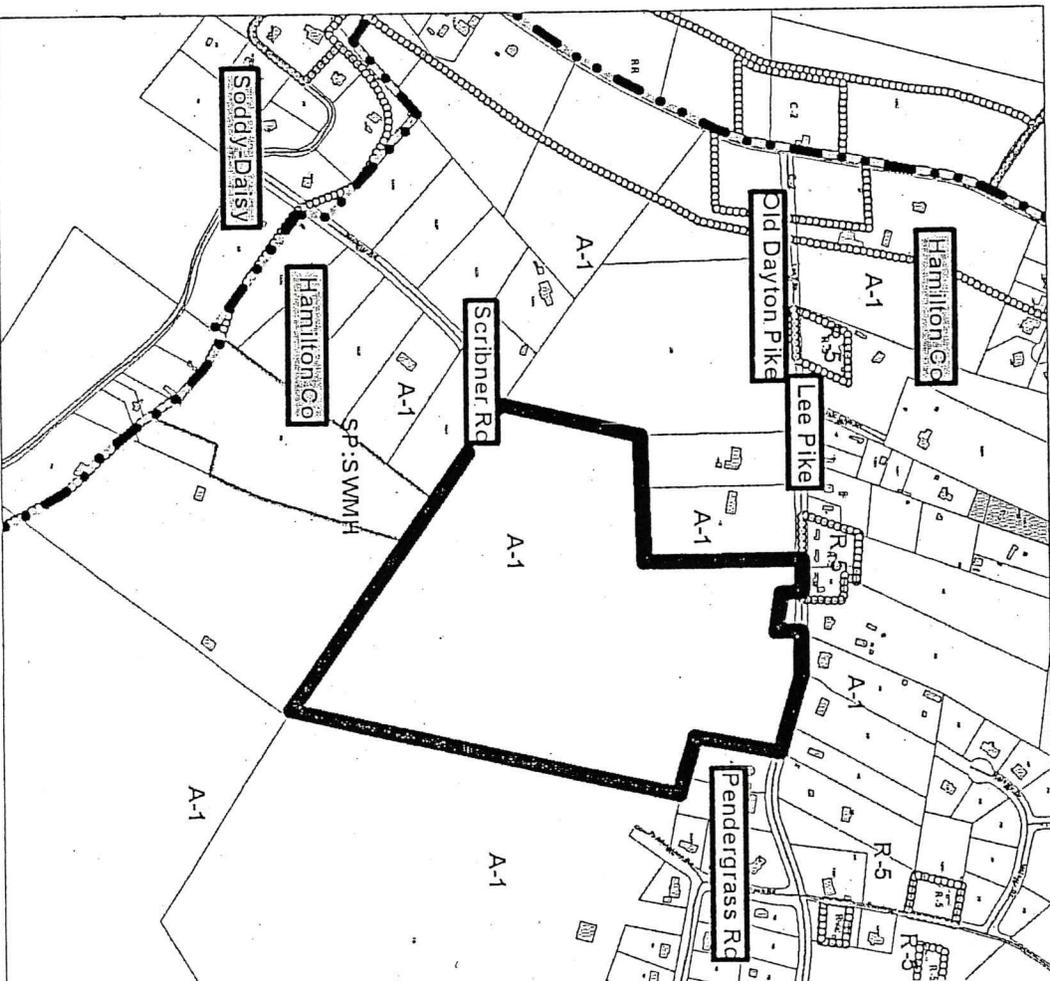
CASE NO: 2005-0027

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
 LOP 1
 CHATTANOOGA-HAMILTON COUNTY
 REGIONAL PLANNING AGENCY
 DEVELOPMENT SERVICES

ZONED A-1
 UNION FORTH BAPTIST CHURCH
 D.R. 3194 PC 138

COMM. MONUMENT
 N-2388413474
 E-22281841758

COMM. J
 N-2376
 E-2227

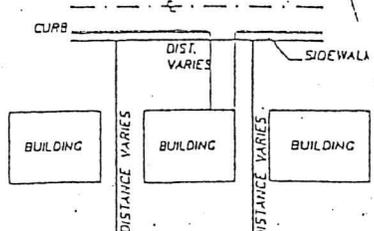
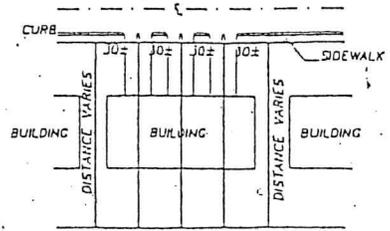
ZONED A-1
 HAWKINS
 D.R. 4497 PC 232

ZONED A-1
 HENNING
 D.R. 794 PC 218

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



BOWA TRP. INC.
 D.R. 3330 PC 132
 ZONED A-1