

Hamilton County Board of Commissioners

RESOLUTION

No. 805-25

(P. C. No. 2005-089)
(Amended Resolution)

A RESOLUTION TO REZONE FROM A-1 AGRICULTURAL DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, TRACTS OF LAND LOCATED AT 7926 AND 7942 SNOW HILL ROAD

WHEREAS, Bette Holladay petitioned the Chattanooga-Hamilton County Regional Planning Commission to rezone from A-1 Agricultural District to R-1 Single-Family Residential District, tracts of land located at 7926 and 7942 Snow Hill Road, and said Planning Commission after hearing recommended that this petition be denied; and

WHEREAS, Bette Holladay 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 August 17, 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, tracts of land located at 7926 and 7942 Snow Hill Road, subject to: 1) Maximum of 19 build-able lots and 1 community lot, 2) Aerator in detention pond (if applicable), 3) Landscaping along Snow Hill Road as shown on the attached site plan, 4) Piping or drainage ditch along the north property line, 5) Sidewalks in the development. Lot 1 and 2, Final Plat of Bette Holladay Subdivision, not yet recorded, being parts of the properties described in Deed Book 1991, Page 73, and Deed Book 3936, Page 175, ROHC. Tax Map 104-007(part) and 008 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.

Hamilton County, Chattanooga, TN
A CERTIFIED TRUE COPY

This 7 day of SEP, 2005

W. F. (BILL) KNOWLES, County Clerk

By [Signature], Deputy Clerk

MB: 300

PAGE: 352

Approved: AS Amended
Rejected:
CERTIFICATION OF ACTION
[Signature]
County Clerk

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

ATTEST [Signature]
Deputy County Clerk

DATE 8-29-05

County Executive
Approved:
Vetoed:
August 17, 2005
Date



2005-089 Hamilton County
June 13, 2005 (Deferred)
July 11, 2005 (Action Taken)

RESOLUTION

WHEREAS, Bette Holladay 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 (amended request on 6/7/05 -- original request was for R-1TZ Residential Townhouse/Zero Lot Line District) on tracts of land located lat 7926 and 7942 Snow Hill Road.

Lot 1 and 2, Final Plat of Bette Holladay Subdivision, not yet recorded, being parts of the properties described in Deed Book 1991, Page 73, and Deed Book 3936, Page 175, ROHC. Tax Map 104-007(part) and 008 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on June 13, 2005, at which time action was deferred until the July 11, 2005, Planning Commission meeting.

AND WHEREAS, the Planning Commission heard and considered all statements favoring or opposing 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 July 11, 2005, recommended to the County Mayor and Members of the County Commission that this petition be denied. The vote was 4 to 3.

Respectfully submitted,


Barry M. Bennett
Secretary

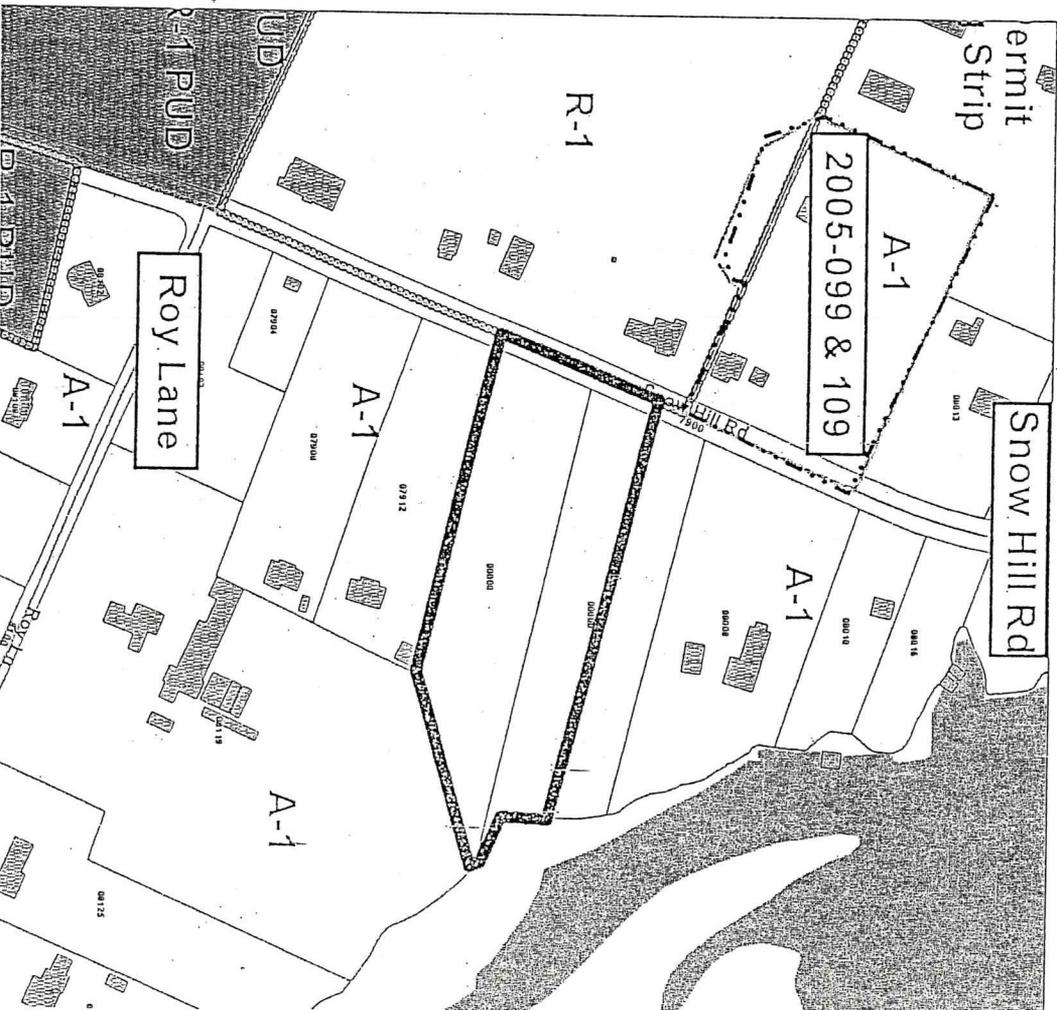
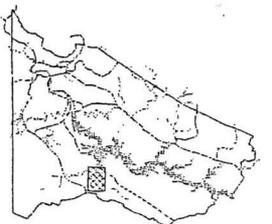
CHATTAHOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



HAMILTON COUNTY
CASE NO: 2005-0089
PC MEETING DATE: 6/13/2005 7/11/05

FROM: A-1
TO: R-1

1 in. = 200.0 feet



APPLICATION NO: 2005-089

JURISDICTION: Hamilton County Dist #9

APPLICANT: Belle Holladay

DATE OF PLANNING COMMISSION MEETING: June 13, 2005 (Deferred)

July 11, 2005 (Action Taken)

LOCATION: 7926 & 7942 Snow Hill Road

PRESENT ZONING: A-1 Agricultural District

REQUEST FOR: R-1 Single-Family Residential District (amended request on 6/7/05 - original request was for R-1/TZ Residential Townhouse/Zero Lot Line District)

PROPOSED DEVELOPMENT: Residential Development

SIZE OF TRACT: 4.61 Acres ±

ACCESS TO TRACT: Good

SITE CHARACTERISTICS: Vacant

SURROUNDING DEVELOPMENT: Hampton Creek Townhomes & Single-Family

EXTENSION OF EXISTING ZONE: Yes

IN ACCORDANCE WITH LAND USE PLAN: Yes

STAFF RECOMMENDATION: Approve, subject to:
PLANNING COMMISSION RECOMMENDATION: Deny

- 1) Single-family detached dwellings; and
- 2) A maximum density of 20 buildable lots.

REASONS FOR RECOMMENDATION:

This is consistent zoning with surrounding development.

CHATTANOOGA - HAMILTON COUNTY REGIONAL PLANNING AGENCY

HAMILTON COUNTY

CASE NO: 2005-0089

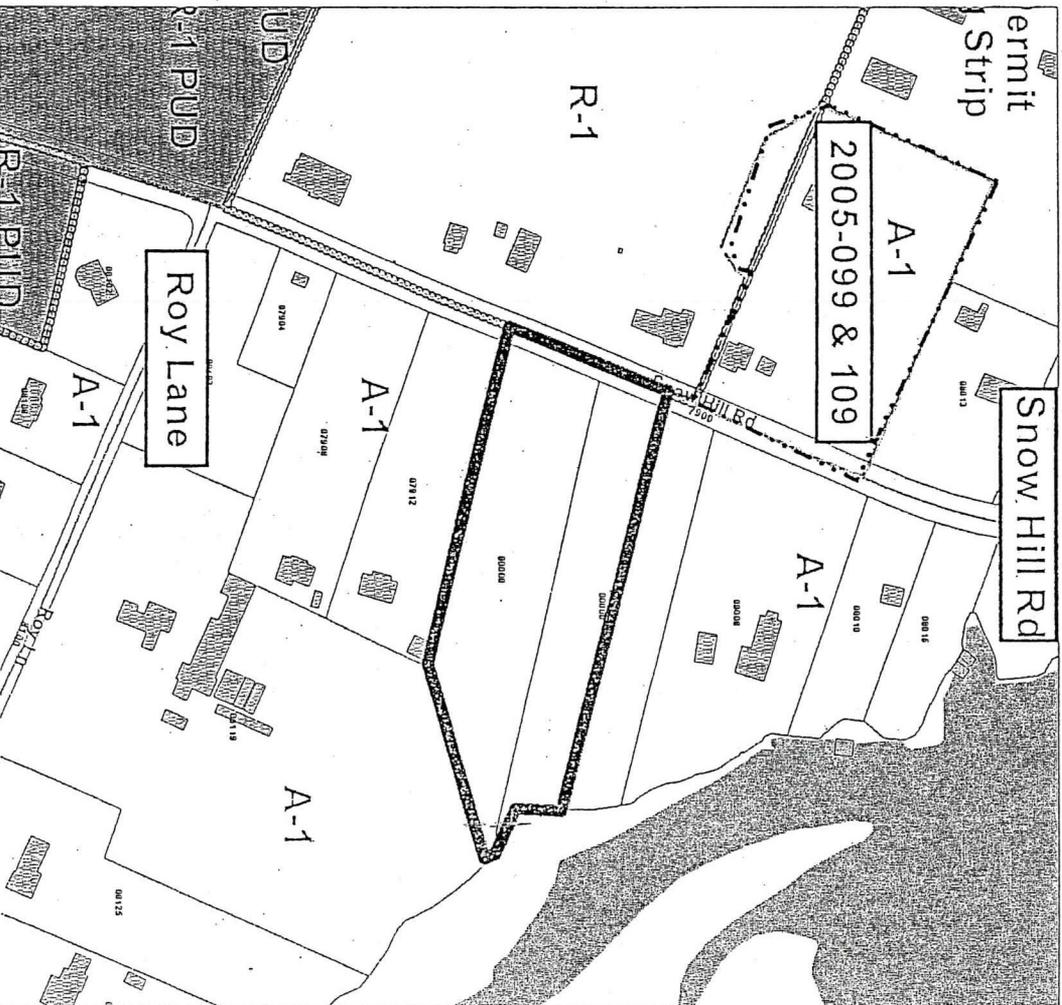
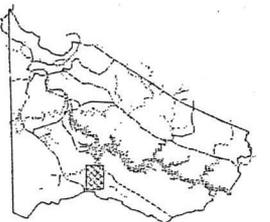
PC MEETING DATE: 6/13/2005 7/11/05

FROM: A-1

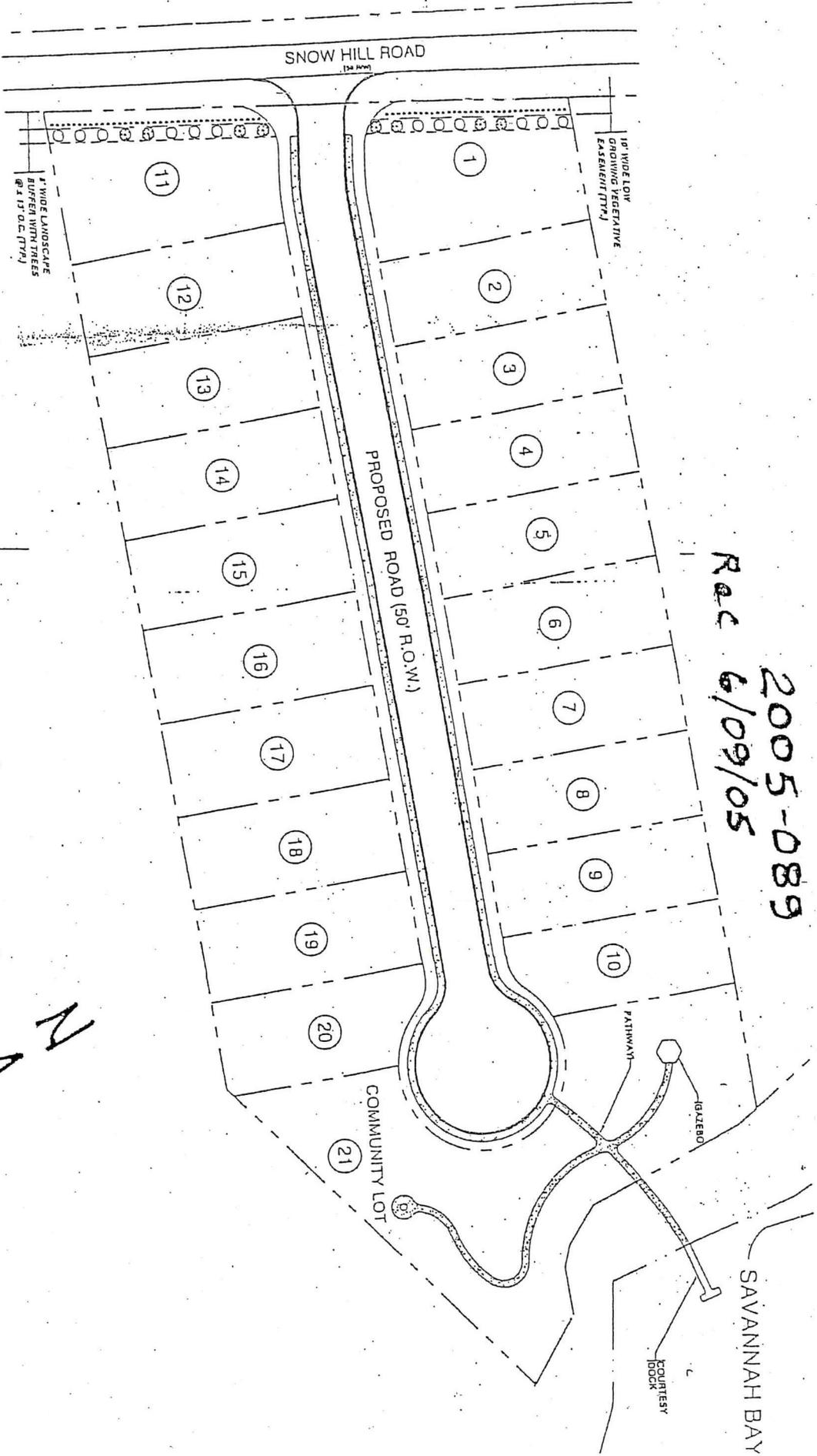
TO: R-1



1 in. = 200.0 feet



2005-089
 Rec 6/09/05



Preliminary Site Plan

SITE ANALYSIS

PROPOSED ZONING R-1 PUD

TOTAL NUMBER OF COMMUNITY LOTS: 1

MAXIMUM 20 SINGLE FAMILY LOTS: 20

TOTAL SITE ACREAGE: 4.60± ACRES

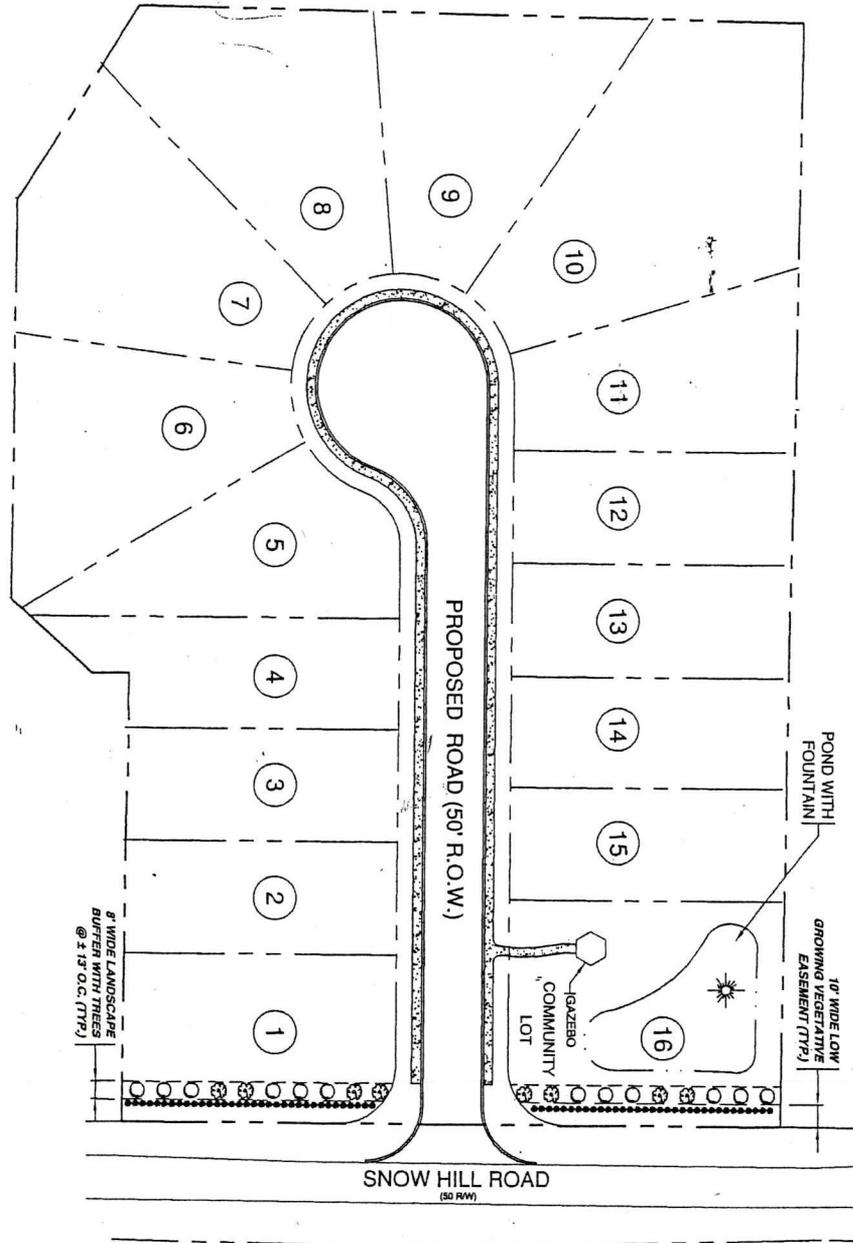
PROPOSED DENSITY: 4.35± UNITS/ACRE

0.62± ACRES

3.98± ACRES

4.60± ACRES

4.35± UNITS/ACRE



SITE ANALYSIS

PROPOSED ZONING R-1 PUD _____

TOTAL NUMBER OF COMMUNITY LOTS: _____

TOTAL NUMBER OF SINGLE FAMILY LOTS: _____

PROPOSED ADJUSTED: _____

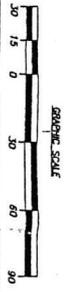
PROPOSED ADJUSTED: _____

1 0.284 ACRES

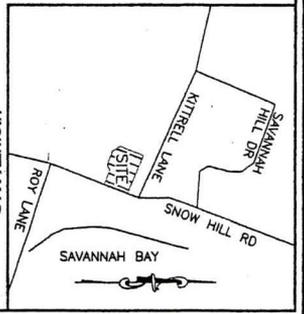
15 1,324 ACRES

1,324 UNITS/ACRE

Preliminary Site Plan



THIS PLAN GENERALLY DENOTES THE PLAN FOR DEVELOPMENT AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE SIZE, NUMBER, TYPE AND LOCATION OF THE LOTS AND AMENITIES MAY VARY FROM THOSE DENOTED. NO GUARANTEE IS MADE THAT PROPOSED AMENITIES OR OTHER FEATURES WILL BE PROVIDED OR THAT IF PROVIDED, WILL BE AS DENOTED.



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PRELIMINARY SITE PLAN

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

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DATE: 06/06/05
DRAWN BY: JAF
CHECKED BY: MAF
PROJ. NUMBER: 03-1
SHEET NUMBER: C

BAY CREST RESIDENTIAL DEVELOPMENT

FOR:
DR. SCOTT HODGES
7405 SPLENDID VIEW DRIVE
CHATTANOOGA, TN 37421

MAP ENGINEERS L.L.C.

Tel: (423) 855-5554
Fax: (423) 485-8110

7300 Applegate Lane
Chattanooga, TN 37421

PRELIMINARY
NOT FOR
CONSTRUCTION

