

APPLICATION NO: 2005-178

JURISDICTION: Chattanooga Dist. #6  
Hamilton County Dist. #5

APPLICANT: Mae Dell Development Corporation

DATE OF PLANNING COMMISSION MEETING: October 10, 2005

LOCATION: 2115 & 2117 Mae Dell Road

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PRESENT ZONING: R-1 Residential Zone  
REQUEST FOR: R-T/Z Residential Townhouse/Zero Lot Line Zone  
PROPOSED DEVELOPMENT: Residential Development  
SIZE OF TRACT: 1.5 Acres  
ACCESS TO TRACT: Good  
SITE CHARACTERISTICS: Vacant & Residential  
SURROUNDING DEVELOPMENT: Residential & Vacant  
EXTENSION OF EXISTING ZONE: Yes

IN ACCORDANCE WITH LAND USE PLAN: yES

STAFF RECOMMENDATION:

Approve, subject to:

- 1) A minimum lot width of fifty feet (50');
- 2) Type C screening along all abutting R-1 properties; and
- 3) Road access being approved by the City Traffic Engineer.

**PLANNING COMMISSION RECOMMENDATION**  
**Approve subject to the following.**

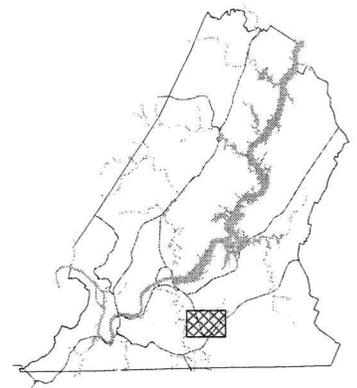
REASONS FOR RECOMMENDATION:

This is a reasonable extension of existing zoning.

There is already development of this type in this area.

When approve, this will become part of a development that was approved for an R-T/Z zone earlier this year.

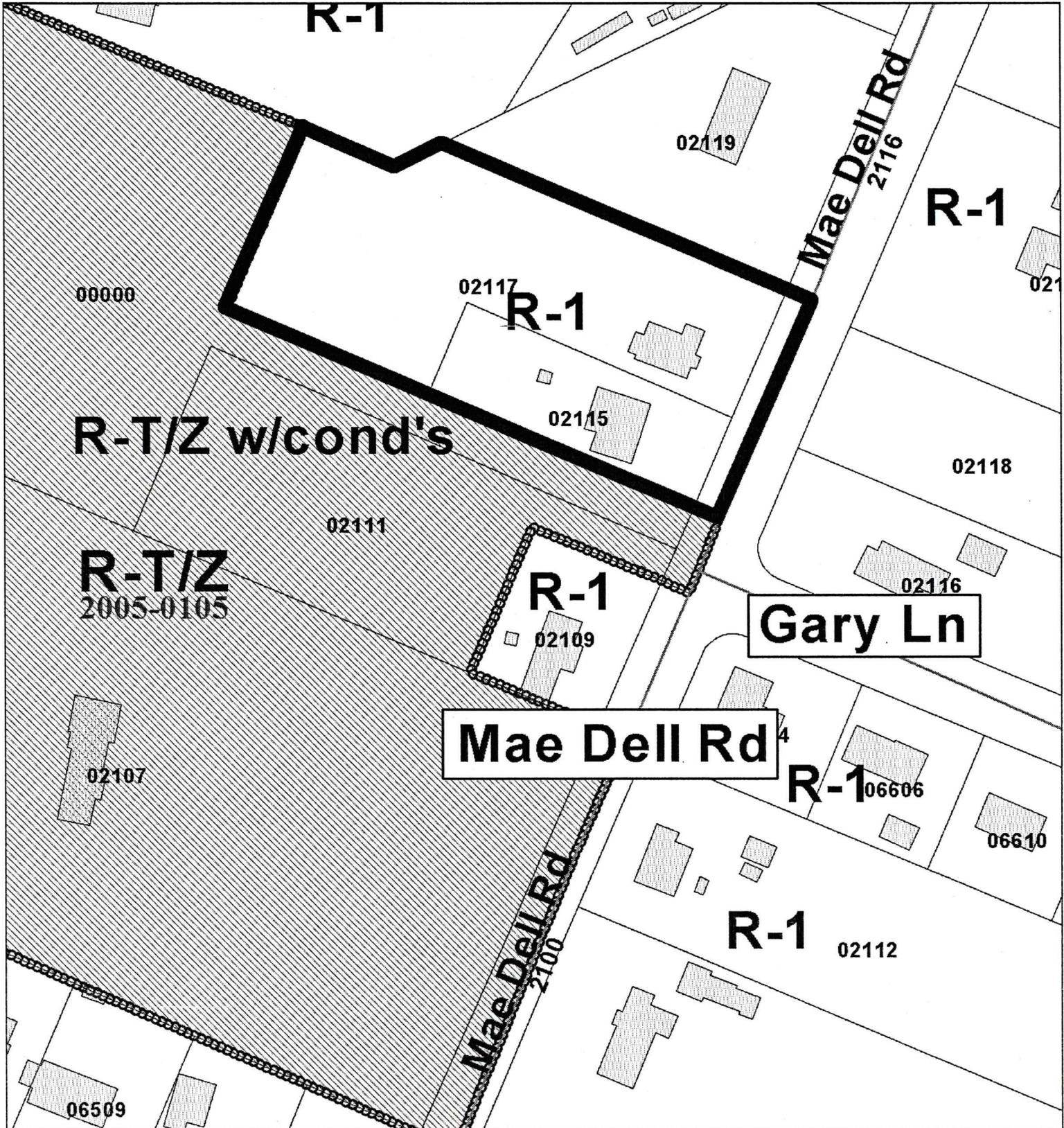
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2005-0178  
PC MEETING DATE: 10/10/2005  
FROM: R-1  
TO: R-T/Z



1 in. = 100.0 feet



LOT 8  
0.206 Ac +/-  
8991 SqFt.

LOT 7  
0.116 Ac +/-  
5051.46 SqFt.

LOT 6  
0.115 Ac +/-  
5000 SqFt.

LOT 5  
0.124 Ac +/-  
5408 SqFt.

LOT 4  
0.149 Ac +/-  
6506 SqFt.

LOT 3  
0.150 Ac +/-  
6519 SqFt.

LOT 2  
0.171 Ac +/-  
7446 SqFt.

LOT 1  
0.415 Ac +/-  
18058 SqFt.

LOT 46  
0.206 Ac +/-  
8967 SqFt.

LOT 34  
0.115 Ac +/-  
5000 SqFt.

LOT 33  
0.179 Ac +/-  
7812 SqFt.

LOT 32  
0.194 Ac +/-  
8435 SqFt.

LOT 36  
0.115 Ac +/-  
5000 SqFt.

LOT 35  
0.115 Ac +/-  
5000 SqFt.

LOT 31  
0.120 Ac +/-  
5223 SqFt.

LOT B  
0.145 Ac +/-  
6321 SqFt.

LOT 54  
0.145 Ac +/-  
6318 SqFt.

LOT 37  
0.115 Ac +/-

LOT 30  
0.120 Ac +/-  
5228 SqFt.

LOT A  
WILLIAM AND MARTHA GOODMAN  
PB. 74, PG. 153  
DB. 1440, PG. 345  
ZONING-R1

CHRISTOPHER GARY & ELIZABETH  
NW 1/4 SEC. 10 TWP 2  
DB. 6503, PG. 648  
ZONING-R1

HASSAN AND JAM  
NW 1/4 SEC. 10 T  
DB. 4268, PG.  
TAX PARCEL 1481  
ZONING-R

MAE DELL RD

2005-178  
N

