

RESOLUTION

WHEREAS, Mae Dell Development Corporation petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone on tracts of land located at 2115 and 2117 Mae Dell Road.

Two unplatted tracts of land located at 2115 and 2117 Mae Dell Road being the properties described in Deed Book 4268, Page 600, and 7013, Page 9, ROHC. Tax Map 148C-B-029 and 030 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on October 10, 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 October 10, 2005, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, 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.

Respectfully submitted,



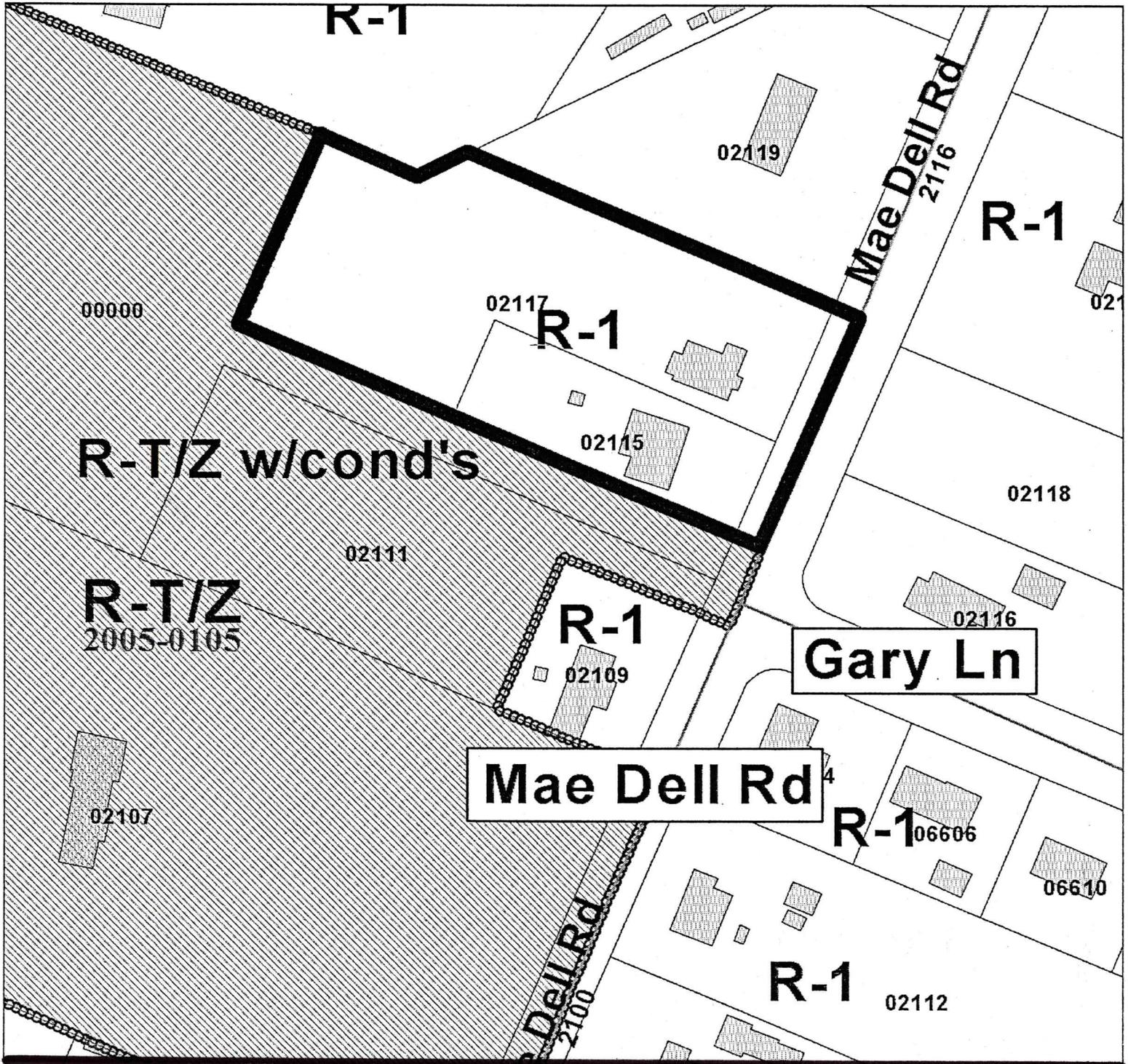
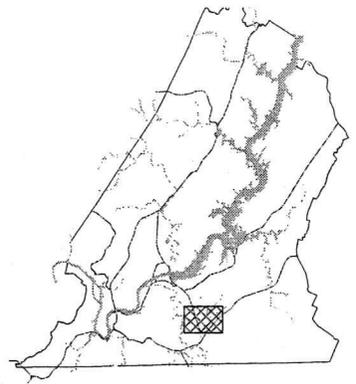
Barry M. Bennett
Secretary



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



1 in. = 100.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-178: 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.

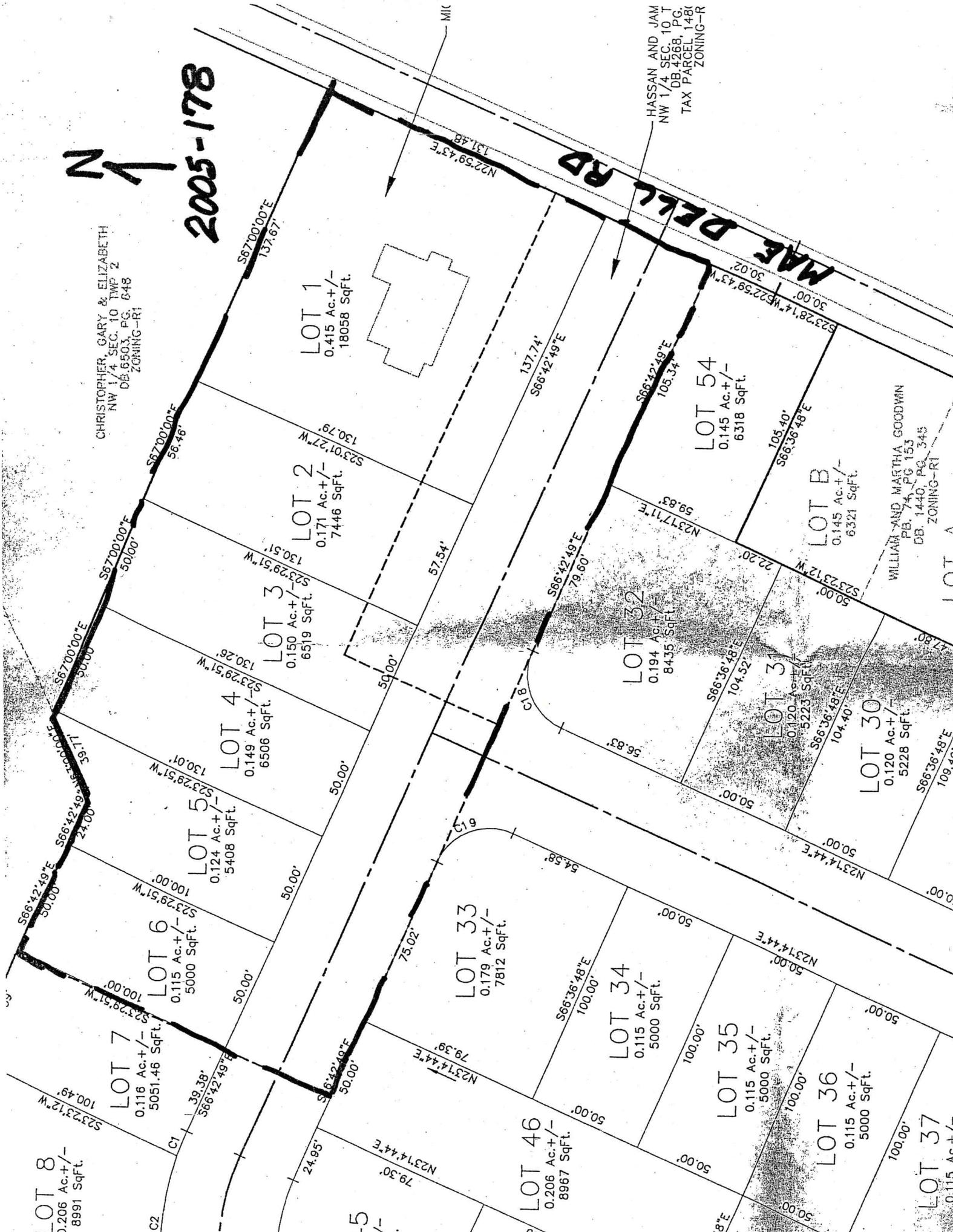


2005-178

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 148
ZONING-R

MAE DELL RD



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.

45
+/-
SqFt.

LOT 33
0.179 Ac. +/-
7812 SqFt.

LOT 46
0.206 Ac. +/-
8967 SqFt.

LOT 34
0.115 Ac. +/-
5000 SqFt.

LOT 35
0.115 Ac. +/-
5000 SqFt.

LOT 36
0.115 Ac. +/-
5000 SqFt.

LOT 37
0.115 Ac. +/-
5000 SqFt.

LOT 32
0.194 Ac. +/-
8435 SqFt.

LOT 31
0.120 Ac. +/-
5223 SqFt.

LOT 30
0.120 Ac. +/-
5228 SqFt.

LOT 54
0.145 Ac. +/-
6318 SqFt.

LOT B
0.145 Ac. +/-
6321 SqFt.

WILLIAM AND MARTHA GOODWIN
PB. 74, PG. 153
DB. 1440, PG. 345
ZONING-R1

LOT A