

**REZONING (Continued)**

Ken Defoor and Rudy Walldorf were present representing the applicant and stated that they met with the community, RPA and Councilman Benson regarding this matter and struck out quite a few items that fall under R-4. He stated a bank wants to locate on this parcel and have a drive-through area; that they have struck out dormitories, logging houses, fraternizes, funeral homes, small animal hospital – everything allowed in R-4!

Councilman Benson inquired about whether the conditions include apartments.

Mr. Defoor responded single-family, multiple family and manufactured homes are all restricted. He stated residential items are excluded; that there are a "train load" of things they have taken out!

On motion of Councilman Benson, seconded by Councilwoman Robinson,

**AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED IN THE 2300 BLOCK OF NAPIER DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS**

passed first reading.

**REZONING**

4/8/03  
Denied

**2003-038: Cheryl Fuqua**

Pursuant to notice of public hearing, the request of Cheryl Fuqua to rezone a tract of land located at 5722 Morgan Lane came on to be heard.

The applicant was not present; nineteen persons in opposition were in attendance.

Mr. Pace stated this request is located off the Dayton Boulevard area north of the Red Bank City Limits; that the 10.43-acre tract is in a single-family neighborhood with R-4 and RT-Z. He stated there is a duplex across the street on Morgan Lane; that the area slopes and goes up a hill to Crestview where it is difficult for two cars to pass at any one point. He stated the North River/Hixson Plan recommends the area remain low density single-family and this duplex request does not fit within this recommended portion.

### REZONING (Continued)

Mr. Pace stated both the Planning Commission and Staff recommend denial as it is felt this is not an appropriate use for density and would be too much for the narrow roads and existing single family residential within the area.

On motion of Councilman Lively, seconded by Councilman Benson,

**AN ORDINANCE TO AMEND ORDINANCE NO. 6958 AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 5722 MORGAN LANE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-2 RESIDENTIAL ZONE**

**was denied.**

### ADOPTION OF HILL CITY/NORTHSIDE NEIGHBORHOOD PLAN

Paul Stutz of the Regional Planning Agency stated that the boundaries of the plan include Manufacturers Road to the South, Highway 27 to the west, Forest Avenue to the east and the Red Bank City Limits to the north. He stated at the start of the planning process there were major issues from the community which involved thirty-three (33) parcels in the single family area zoned R-1 that are vacant; that their concern had to do with how they would be developed and the type of uses. He stated they looked at the environmental areas on Stringer's Ridge that many see from the Aquarium, which has been identified as the "back door" of the community, thus Hill City. He stated another steep slope in the area that is currently undeveloped is a concern for the community with regard to when it would be developed and how; that it is their hope it would be developed in a way that would be sensitive to the community and the City.

Mr. Stutz stated that they looked at a lot of influences of the urban neighborhood and found out early on that the exits off Highway 27 onto Manning and Whitehall onto Highway 27 would be closed whenever the Olgiate Bridge is completed. He stated that the community has indicated that there is a lot of traffic on Manufacturers Road and they would not have the same access to get up into the neighborhood as before if this occurs. He stated there is a hodge-podge of land uses of institutional, commercial and manufacturing that is all mixed together and there is a need to look at how to address that and the form or shape it should take. He stated as for the urban, single-family residential areas there are a lot of lots that are 5,000 square feet or smaller and the land use should accommodate that.