

2015-047 City of Chattanooga
April 13, 2015

RESOLUTION

WHEREAS, Highland Park, LLC (Chattanooga Neighborhood Enterprise) 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-4 Special Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone, properties located at 1704, 1706, and 1714 Kirby Avenue.

Lots 53, 55, 57, 59, 61, and 63, Block 3, Vance Kirby Bennett, Plat Book 2, Page 10, ROHC, being the properties described as Tracts Four (4) and Five (5) in Deed Book 10271, Page 376, ROHC and Deed Book 10402, Page 855, ROHC. Tax Maps 146O-M-003, 004, and 005 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on April 13, 2015,

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

AND WHEREAS, there was opposition present 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 April 13, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to the following conditions: 1) Driveway access shall be from the alley unless approved by the City Department of Transportation based on vehicular and pedestrian safety concerns; and 2) Shall be developed with single-family detached residences only; and 3) No more than nine (9) detached single-family dwellings.

Respectfully submitted,



John Bridger
Secretary



2015-047 Rezoning from R-4 to R-T/Z

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-047:

Approve, subject to the following conditions: 1) Driveway access shall be from the alley unless approved by the City Department of Transportation based on vehicular and pedestrian safety concerns; and 2) Shall be developed with single-family detached residences only; and 3) No more than nine (9) detached single-family



194 ft

Chattanooga Hamilton County Regional Planning Agency

