

ORDINANCE # 2008-269

**AN ORDINANCE TO GRANT APPROVAL OF THE REZONING OF PROPERTY
LOCATED AT 709 PARSONS LANE, WALDEN, TENNESSEE FROM A-1,
AGRICULTURAL DISTRICT TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT,
PURSUANT TO THE RECOMMENDATION OF THE CHATTANOOGA-HAMILTON
COUNTY REGIONAL PLANNING COMMISSION, IN THE PETITION SUBMITTED
BY ROGER B. RIEMER**

WHEREAS, Roger B. Riemer ("Riemer") petitioned the Chattanooga-Hamilton County Regional Planning Commission (the "Planning Commission") to recommend to the Board of Mayor and Aldermen of the Town of Walden, Tennessee to grant approval of the rezoning from A-1, Agricultural District to R-1, Single-Family Residential District of the tract of land located at 709 Parsons Lane, more fully described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Commission held a public hearing on this petition submitted by Riemer on March 10, 2008; 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

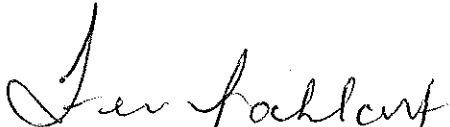
WHEREAS, the Planning Commission studied the petition in relation to existing zoning and land use and the existing potential patterns of development; and

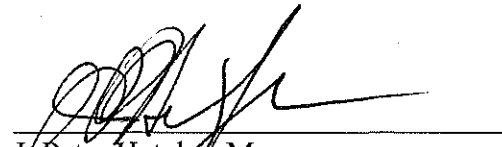
WHEREAS, the Planning Commission recommended to the Board of Mayor and Aldermen of the Town of Walden, Tennessee that the petition be approved; and

WHEREAS, on April 8, 2008, the Board of Mayor and Aldermen for the Town of Walden, Tennessee held a public hearing to consider the recommendation of the Planning Commission and the petition; and

WHEREAS, the Board of Mayor and Aldermen for the Town of Walden, Tennessee have studied the petition in relation to the existing zoning, land use and potential patterns of development; and

NOW, THEREFORE, BE IT ORDAINED, that this ordinance shall take effect upon its publication, the public welfare requiring it.


Fern Lockhart, Recorder


J. Peter Hetzler, Mayor

First Reading
04/08/08
YEA 3
NAY 0

Second Reading
05/13/08
YEA 3
NAY 0

APPLICATION NO: 2008-046 JURISDICTION: Town of Walden
Hamilton County Dist. #2
 APPLICANT: Roger B. Riemer
 DATE OF PLANNING COMMISSION MEETING: March 10, 2008
 LOCATION: 708 Parsons Lane

PRESENT ZONING: A-1 Agricultural District
REQUEST FOR: R-1 Single-Family Residential District
PROPOSED DEVELOPMENT: To divide property (2 acre lot not permitted in A-1)
SIZE OF TRACT: 7.246 Acres
ACCESS TO TRACT: Good
SITE CHARACTERISTICS: Residence
SURROUNDING DEVELOPMENT: Vacant & Residential
EXTENSION OF EXISTING ZONE: Yes
NAME OF COMMUNITY LAND USE PLAN: Walden's Ridge Plateau Area Plan (1997)
CONSISTENT WITH COMMUNITY LAND USE PLAN: Yes
CONSISTENT WITH COMPREHENSIVE PLAN 2030: Yes
ADEQUATE SITE PLAN SUBMITTED: Yes
STAFF RECOMMENDATION: Approve **Planning Commission Recommendation:**
Approve Staff Recommendation
REASONS FOR RECOMMENDATION:

R-1 Residential zoning is adjacent to this site.

This is a reasonable request in order for residential development to occur at site.

The minimum lot area in the A-1 Agriculture Zone is 20 acres. This site is approximately 7 acres. With R-1 Residential zoning, two-acre lots can be created.

There are several lots smaller than the two-acre minimum lot size allowed in the R-1 Residential zone on Parsons Lane already.

CHATTANOOGA - HAMILTON COUNTY REGIONAL
 PLANNING AGENCY

WALDEN
 CASE NO: 2008-0046
 PC MEETING DATE: 3/10/2008
 FROM: A-1
 TO: R-1



1 in. = 200.0 feet

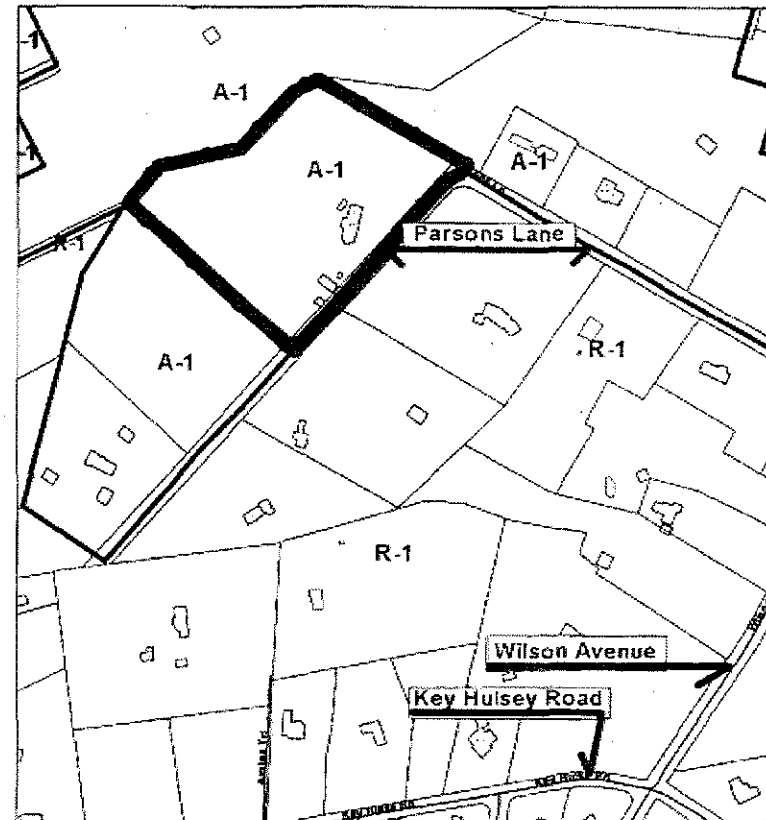


EXHIBIT A

Mandatory Referral: Abandonment
2006-046 Town of Walden
March 10, 2008

RESOLUTION

WHEREAS, Roger B. Riemer petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Mayor and Board of Aldermen of the Town of Walden the rezoning from A-1 Agricultural District to R-1 Single-Family Residential District on a tract of land located at 709 Parsons Lane

An unplatted tract of land located at 709 Parsons Lane being described as Tracts 1 and 2 of Deed Book 4847, Page 217, ROHC. Tax Map 08BK-B-518 as shown on the attached map

AND WHEREAS, the Planning Commission held a public hearing on this petition on March 10, 2008,

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 March 10, 2008, recommended to the Mayor and Board of Aldermen of the Town of Walden that this petition be approved.

Respectfully submitted,

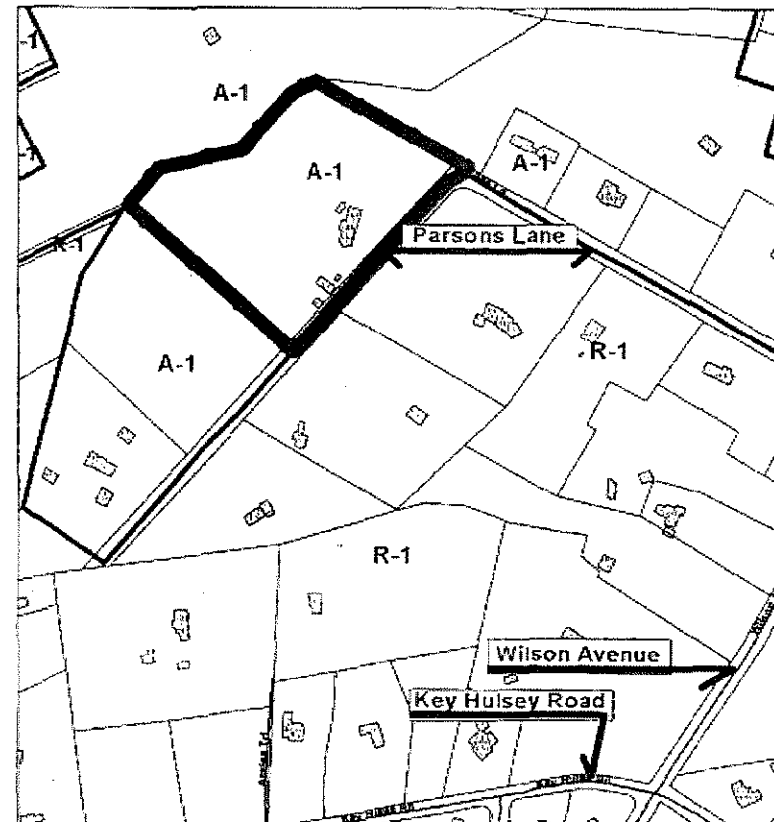
Barry M. Bennett
Barry M. Bennett
Secretary

CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY

WALDEN
CASE NO: 2008-0046
PC MEETING DATE: 3/10/2008
FROM: A-1
TO: R-1



1 in. = 200.0 feet



May 14, 2008

Chattanooga Publishing Company
400 East Eleventh Street
Chattanooga, Tennessee 37402

Attention: Ms. Linda Johnson

Legal Advertising

Dear Linda:

Please publish the attached notice at your earliest convenience in the "CHATTANOOGA TIMES
CHATTANOOGA FREE PRESS".

PUBLIC NOTICE

TOWN OF WALDEN, TENNESSEE

The Town of Walden Board of Mayor and Aldermen passed on final reading Ordinance # 2008-269, An Ordinance to grant approval of the rezoning of property located at 709 Parsons Lane, Walden, Tennessee from A-1, agricultural district to R-1, single-family residential district on May 15, 13 2008.

J. Peter Hetzler, Mayor

If any further information is required regarding this matter, please contact me at 886-4362.

Sincerely,

Fern Lockhart, Recorder