

DRAFT RESOLUTION 2024 - 607

**A RESOLUTION OF TOWN OF WALDEN, TENNESSEE AUTHORIZING
THE ISSUANCE OF A SPECIAL PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY
HOME ON A LOT AT 734 HIGH PASTURE ROAD WHICH HAS NO PUBLICLY ACCEPTED
ACCESS**

WHEREAS, Crosby Riles has plans to build a single-family detached home at 734 High Pasture Road, a lot that is identified on the Hamilton County Tax Map as Parcel 011.04 of Map Number 089K Group A, and which is also known as Tract 5 of the Poindexter Addition to Loomiston Subdivision on the plat recorded in Plat Book 60 Page 155 at the Hamilton County Register of Deeds; and

WHEREAS, 734 High Pasture Road abuts two right-of-ways that have not been improved to meet Town of Walden standards and have not been accepted as public roads by the Town of Walden; and

WHEREAS, access to this property is provided by a perpetual easement for road right-of-way, also known as High Pasture Road, recorded in Book 8219 Page 469 at the Hamilton County Register of Deeds, which connects to the town-maintained road known as Pine Street; and

WHEREAS, Section 3.04 of the Walden Zoning Ordinance does not permit the issuance of a building permit for any lot that does not abut an existing town accepted and publicly maintained street or road without a Special Permit being granted by the Board of Mayor and Aldermen; and

WHEREAS, Crosby Riles has submitted an application for a Special Permit to construct a single-family detached home on the lot at 734 High Pasture Road, which does not have publicly-maintained access; and

WHEREAS, on February 22, 2024, the Walden Municipal Planning Commission reviewed the Special Permit application and voted unanimously to recommend approval of the Special Permit application; and

WHEREAS, the Board of Mayor and Aldermen have held a publicly advertised public hearing, with notifications having been mailed to all property owners within 300 feet of the property as required by Section 8.01 of the Walden Zoning Ordinance; and

WHEREAS, the Board of Mayor and Aldermen, having thoroughly reviewed the Special Permit application, finds that the proposed single-family detached home will not negatively affect the adjacent property, will not negatively affect the public health, safety, morals or general welfare of the Town of Walden, and that there is a need for single-family housing in Walden;

NOW THEREFORE BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Walden that the Special Permit to allow construction of a single-family detached residence at 734 High Pasture Road, Tax Map Number 089K A 011.04, is hereby issued to Crosby Riles.

BE IT FURTHER RESOLVED that this resolution shall take effect from and after the date of its passage.

Resolved this 12th day of March, 2024.

Mayor

(date)

City Recorder

(date)