

STAFF REPORT

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

June 3, 2024

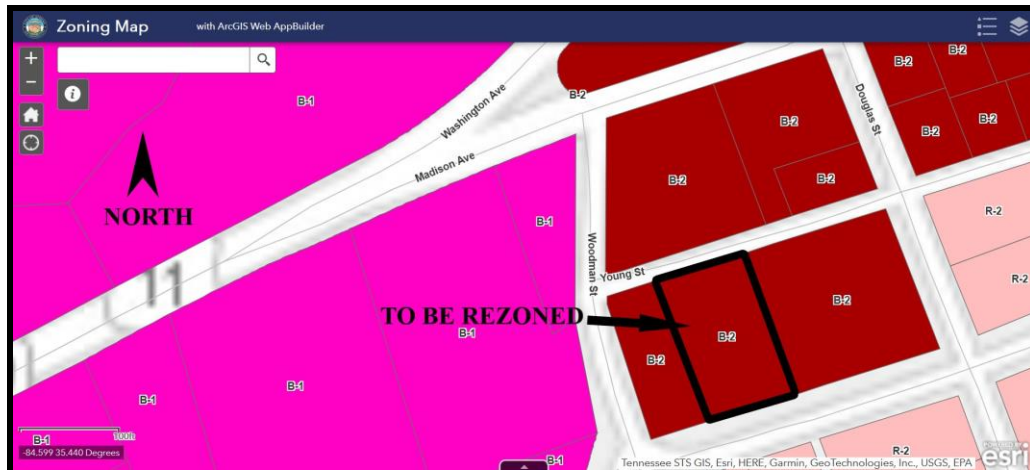
12:00 P.M.

CONFERENCE ROOM

NEW BUSINESS

1. **Public Comments and Recommendation on rezoning request by Millard Ray Judd III** to change parcels identified as Tax Map 056M Group E Parcel 036.00 located at 507 Young Street from B-2 Central Business District to R-2 Medium Density Residential District containing approximately 0.32 acres.





The request is to rezone the property from B-2 District to the R-2 district adjacent to the south of the parcel. The owner wished to develop the property solely with residential uses. Multifamily is a Use on Review in the B-2 district, and historically not been allowed on the first floors of buildings to protect the commercial store fronts. Rezoning to the adjacent R-2 District would eliminate that issue and allow a single duplex to be developed on the 13,900+ square foot lot. **Staff Recommends approval of the request.**

2. **Public Comments and Recommendation on rezoning request by Ethan Peacock** to change a parcel identified as Tax Map 056M Group E Parcel 038.00 located at 509 Young Street from B-2 Central Business District to R-2 Medium Density Residential District containing approximately 0.20 acres.

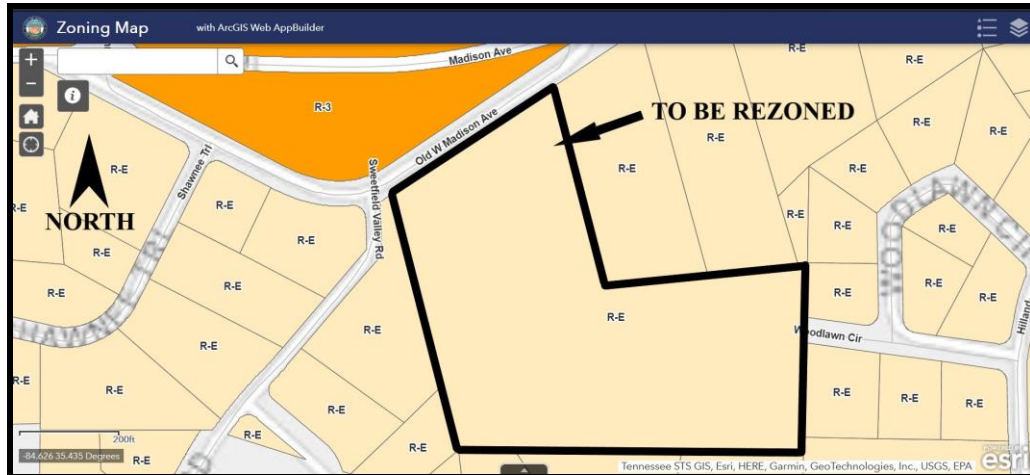




The request is to rezone the property from B-2 District to the R-2 district adjacent to the south of the parcel. The owner wished to develop the property solely with residential uses. Multifamily is a Use on Review in the B-2 district, and historically not been allowed on the first floors of buildings to protect the commercial store fronts. Rezoning to the adjacent R-2 District would eliminate that issue and allow a one single family home to be developed on the 8,700+ square foot lot. **Staff Recommends approval of the request.**

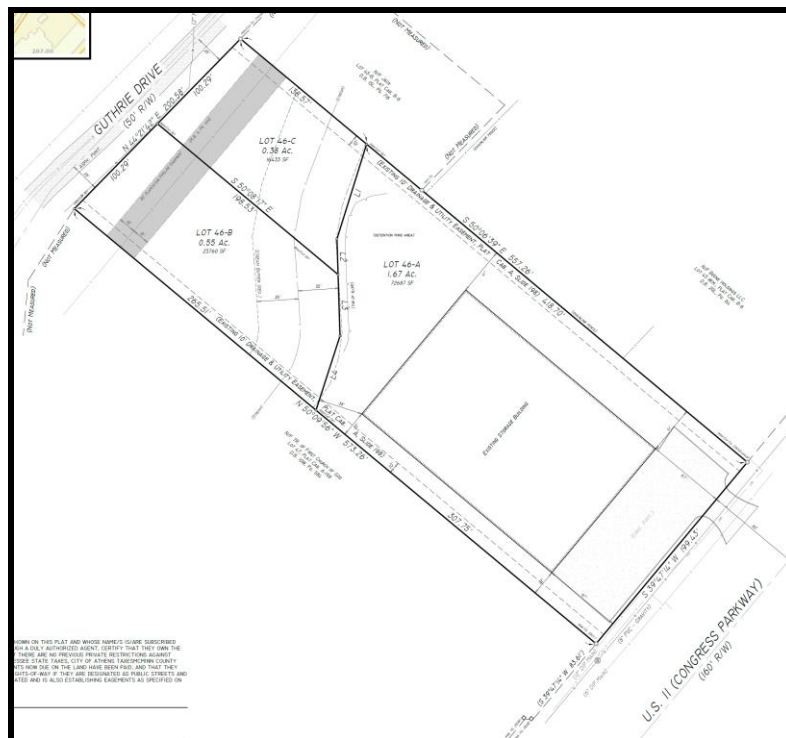
3. **Public Comments and Recommendation on rezoning request by Chris and Anastasia Kitsos on behalf of Eric Arnett** to change parcels identified as Tax Map 065 Parcel 062.00 located at 2128 West Madison Avenue from R-E Residential Estate District to R-3 High Density Residential District containing approximately 8.0 acres.





The request is to rezone the property from the R-E District to the R-3 District adjacent to the north of the parcel. The potential new owner wished to convert the existing structure to multifamily units. And to development the remaining area with a single-family home for their personal use. **Staff Recommends approval of the request.**

4. **Public Comments and Final Plat approval request** for Central Partners on property shown as Tax Map 047E Group A Parcel 021.00 on the Tennessee Real Estate Property Assessment Data Website. The subdivision is located off Congress Parkway and Guthrie Street and contains 2.59 acres and three (3) lots.



The plat has been reviewed by Staff and AUB. Staff recommends approval if all signature blocks have been completed.