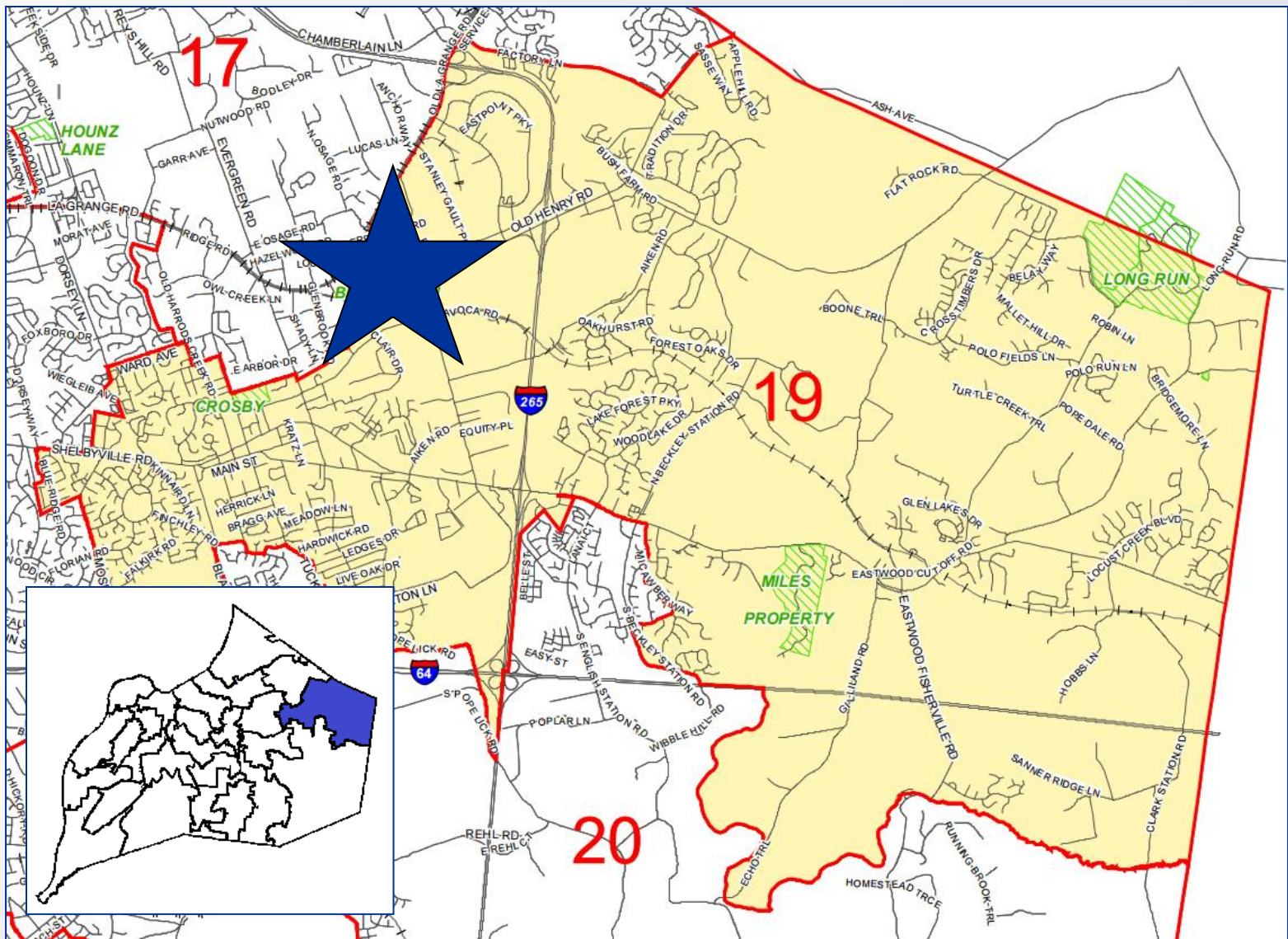


**20-ZONE-0088**  
**1213 HINES COURT**



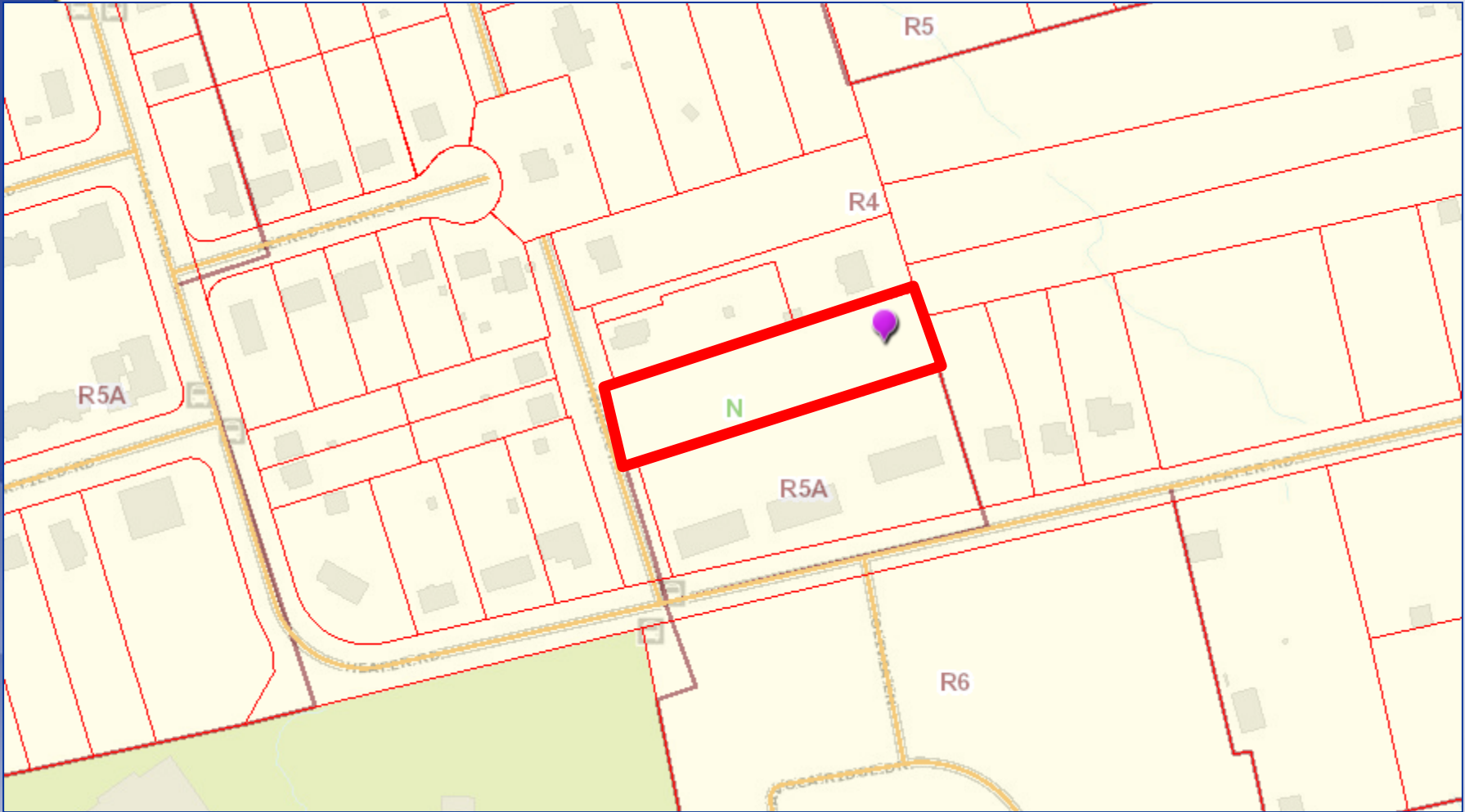
**Planning & Zoning Committee**  
**March 16, 2021**



1213 Hines Court  
 District 19 - Anthony Piagentini



**Existing: Vacant**  
**Proposed: Residential**



Existing: R-4/N  
Proposed: R-6/N

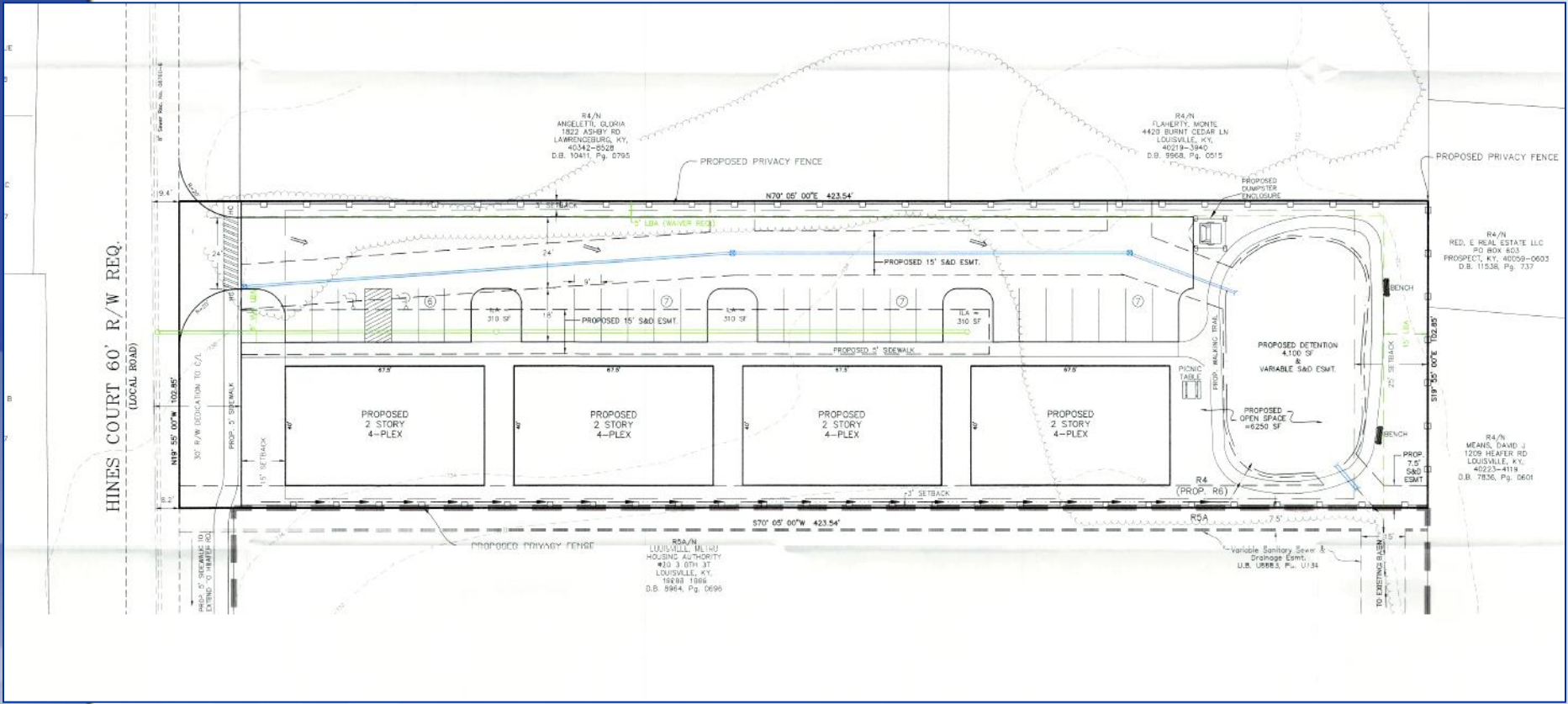
# Requests

- **Change-in-Zoning** from R-4, single-family to R-6, multi-family residential
- **Waiver** of Land Development Code, section 10.2.4 to reduce 15' LBA to 5' LBA along north property line
- **Detailed District Development Plan**

# Case Summary

- 16 multi-family residential units across 4, 2-story structures
- Located on Hines Court one parcel removed from Heafer Road, which connects the subject site to La Grange and N. English Station Roads
- TARC service is available via route #31 servicing the nearby business park, Shelbyville Road and Downtown.
- A sidewalk will be extended from the subject site to Heafer Road to provide accessibility from the site to Berrytown Park along Hines Court.

# Proposed Plan



# Public Meetings

- Neighborhood Meeting held 9/8/2020 (2 people attended)
- LD&T meeting on 1/28/2020
- Planning Commission public hearing on 2/18/2021
  - 1 person spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-4 to R-6 passed by a vote of 7-1.