

**ZONING COMMITTEE  
RECOMMENDATION**  
July 25, 2007

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**Rezoning Petition No. 2007 - 083**

**Property Owner:** CLT Group, LLC

**Petitioner:** GreenHawk Partners, LLC

**Location:** Approximately 24.49 acres located on both sides of Dunavant Street and on the west side of South Boulevard, north of Remount Road. Also, one parcel located at the intersection of Rampart Street and Hawkins Street.

**Center, Corridor or Wedge:** Corridor

**Request:** I-2, general industrial to TOD-M, transit oriented development mixed use.

**Action:** The Zoning Committee voted 5-1 to recommend **APPROVAL** of this petition.

**Vote:**

Yeas:	Howard, Johnson, Loflin, Randolph, and Rosenburgh
Nays:	Lipton
Absent:	Sheild

**Summary of Petition**

This request would allow transit oriented development along the south rail line.

**Zoning Committee Discussion/Rationale**

The staff reviewed the petition and noted that it is consistent with the *General Development Policies – Transit Station Area Principles* and appropriate for approval.

**Statement of Consistency**

Upon a motion made by Commissioner Lipton and seconded by Commissioner Loflin the Zoning Committee unanimously found this petition to be consistent with the *General Development Policies – Transit Station Area Principles* and reasonable and in the public interest.

### **Vote**

**Upon a motion made by Commissioner Randolph and seconded by Commissioner Loflin, the Zoning Committee voted 5-1 to recommend approval of this petition.**

### **Minority Opinion**

The minority of the Zoning Committee felt that this request should be a conditional request to allow existing residential neighborhoods, in the area, the opportunity to comment on a specific site plan.

### **Staff Opinion**

Staff agrees with the majority opinion of the Zoning Committee.