

2014-043
Chattanooga Construction Company/
Lighthouse Enterprises, LLC
District No. 6

RESOLUTION NO. 27938

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED AT 5336, 5344, AND 5050 HUNTER ROAD, SUBJECT TO CERTAIN CONDITIONS.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby granted a Special Exceptions Permit for a Proposed Residential Planned Unit Development for properties located at 5336, 5344, and 5050 Hunter Road, more particularly described in the attached maps:

Lot 1 of Hardin's Addition to Hunter Road, Plat Book 82, Page 195, ROHC, Lot 6 of the Jac T Hundley Estate, Plat Book 54, Page 37, ROHC, and an unplatted tract of land located at 5050 Hunter Road, being the properties described in Deed Book 8816, Page 112, and Deed Book 8893, Page 713, ROHC. Tax Map Nos. 131-075 (part), 075.08, and 075.09.

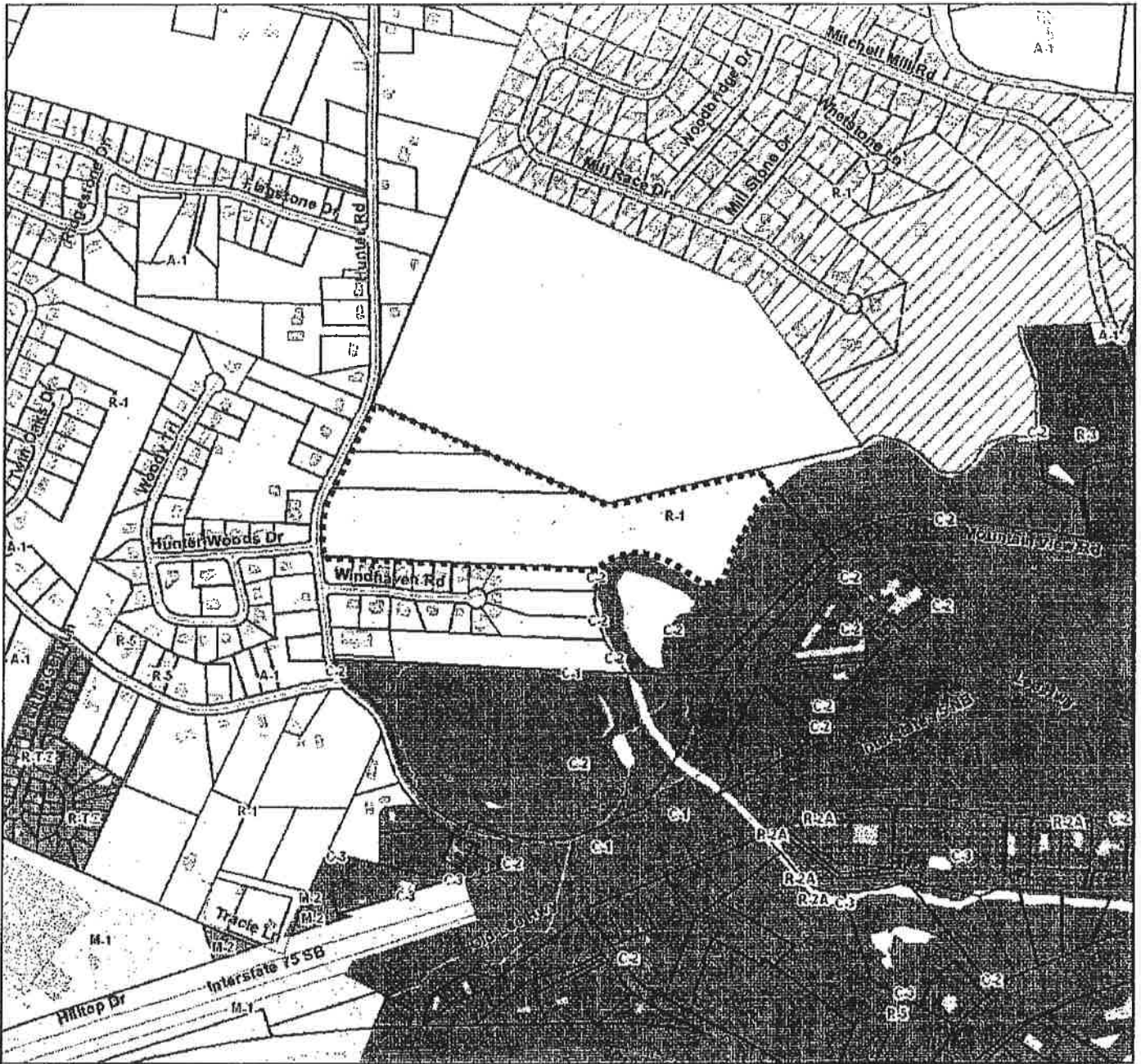
BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That this Special Exceptions Permit be approved subject to the following:

- 1) A Type C buffer yard, as specified in the Chattanooga Zoning Ordinance, consisting of a ten (10) feet deep (as measured towards the interior of the property) landscape yard for the buildable lots along the southern property line, as shown on the P.U.D. plan planted with Evergreen trees spaced a maximum of ten (10) feet on-center or two (2) staggered rows {spaced a maximum of seven (7) feet apart} of shrubs spaced a maximum of eight (8) feet on-center.

- 2) Provide street-yard trees along the interior streets of the property, per Section 38-593 of the City of Chattanooga Landscape Ordinance, and in accordance with the Chattanooga Transportation Department and Hamilton County Engineer relative to traffic safety.
- 3) The developer will be required to improve the sight distance on Hunter Road by dedicating required right-of-way and regarding the area adjacent to Hunter Road for a future roadway improvement project as approved by the Hamilton County Engineer.

ADOPTED: July 8, 2014

/mem

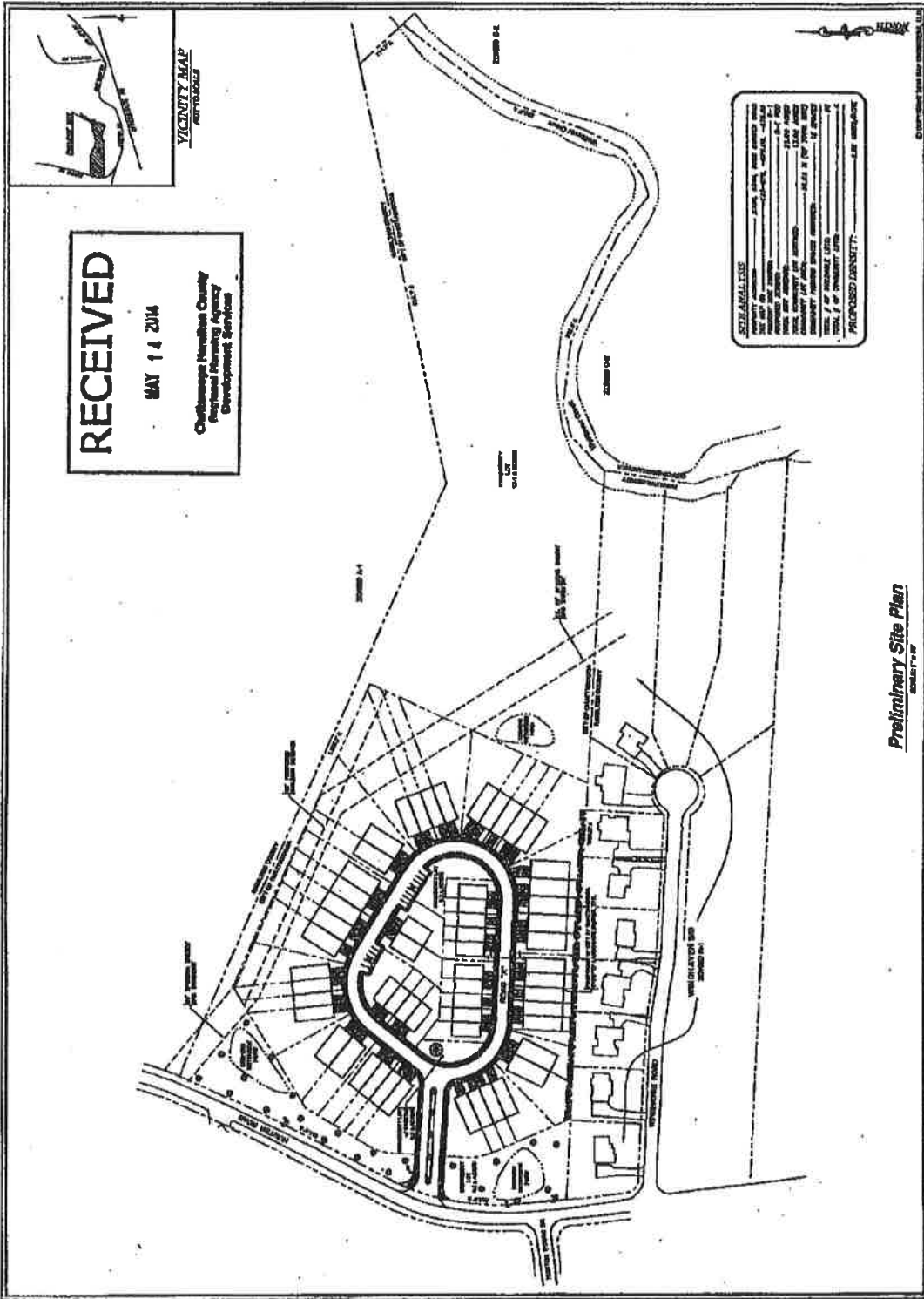


2014-043 Special Exceptions Permit for a Residential PUD

700 ft

Chattanooga Hamilton County Regional Planning Agency

PRELIMINARY FOR REVIEW ONLY		HUNTER ROAD DEVELOPMENT PORT CHATTANOOGA CONSTRUCTION COMPANY, LLC P.O. BOX 828 CHATTANOOGA, TN 37401	PRELIMINARY SITE PLAN	SHEET NO. _____ TOTAL SHEETS _____ DATE _____
	MAP ENGINEERS L.L.C. 1000 ... CHATTANOOGA, TN 37401			ALL RIGHTS RESERVED NO PART OF THIS MAP OR THE INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM MAP ENGINEERS L.L.C.



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 Development Services

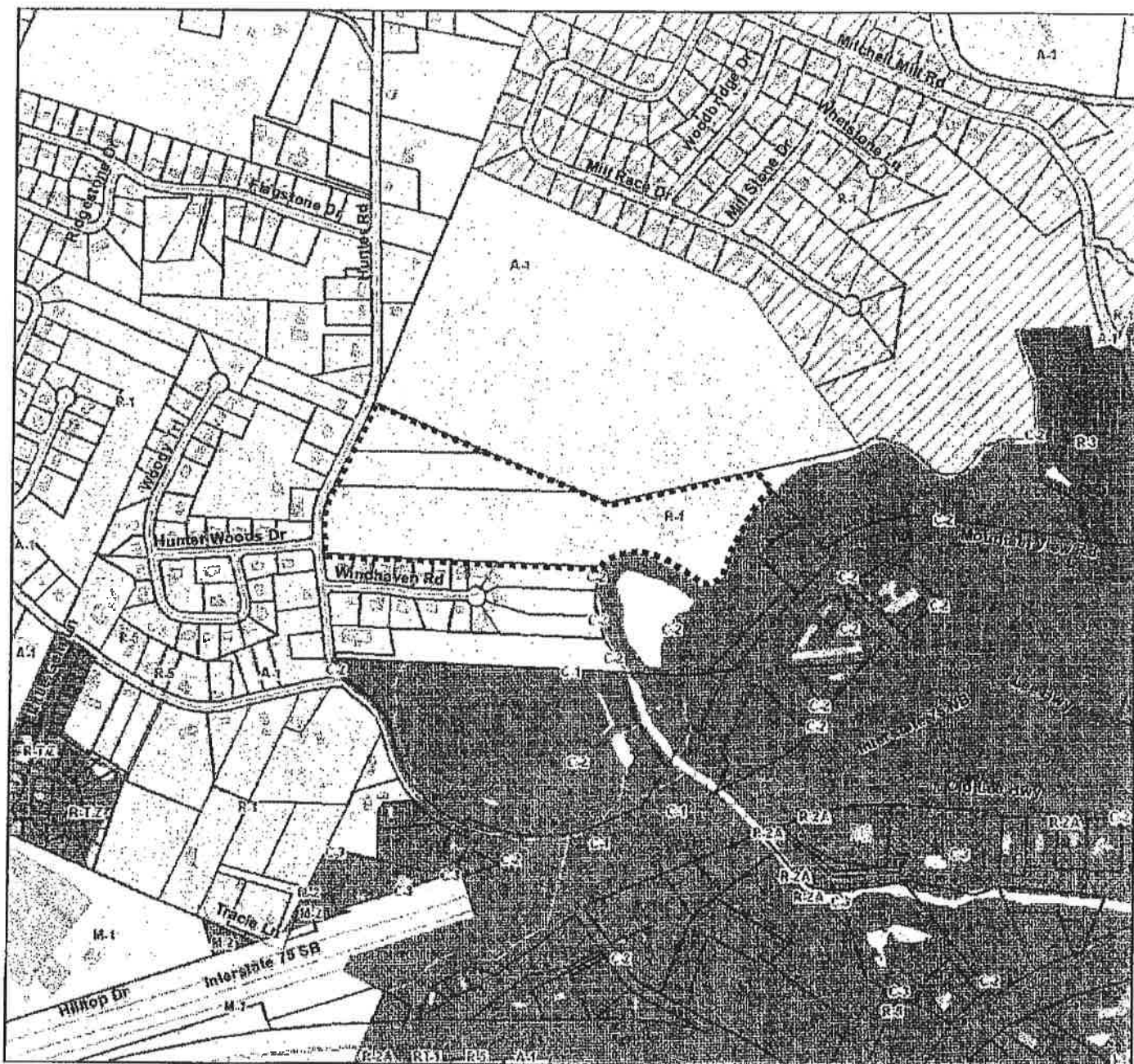
SEAL

I, _____, State Engineer of Tennessee, do hereby certify that this map was prepared in accordance with the provisions of the Tennessee Surveying and Mapping Act of 1967, as amended, and that the map is a true and correct copy of the original as filed in my office.

PREPARED BY: _____
 DATE: _____

58 BUILDABLE LOTS
23 ACRES

Preliminary Site Plan
 SHEET 1 OF 1



2014-043 Special Exceptions Permit for a Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-043:
 Approve, subject to the conditions as listed in the Planning Commission Resolution



700 ft



Chattanooga Hamilton County Regional Planning Agency

