

2015-139
Peter C. Cory and Miles D. Raborn
District No. 4

RESOLUTION NO. 28478

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 1813 MORRIS HILL ROAD AND 8407 AND 8575 PETTY 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 Residential Planned Unit Development for property located at 1813 Morris Hill Road and 8407 and 8575 Petty Road, more particularly described in the attached maps:

Lots 1 and 2, Kincaid Subdivision, Plat Book 31, Page 226, ROHC, Deed Book 10519, Page 69 together with Parts of Lot 13, Joe Morris Subdivision, Plat Book 12, Page 27, ROHC, being the properties described in Deed Book 10519, Pages 69, 75 and 78, ROHC. Tax Map Nos. 159K-A-001, 002 and 009.

This Special Exceptions Permit shall be approved subject to the following conditions:

- 1) Lots 23 and 28 as shown on plan are to remain community lots.
- 2) Condition to Type "C" Landscaping along PUD boundaries with R-1 to mitigate nuisance issues of smaller lots from larger lots.

ADOPTED: December 8, 2015

/mem



2015-139 Special Exceptions Permit for a Residential PUD

250 ft

Chattanooga Hamilton County Regional Planning Agency



2015-139 Special Exceptions Permit for a Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-139:
 Approve, subject to the conditions in the Planning Commission Resolution.



250 ft





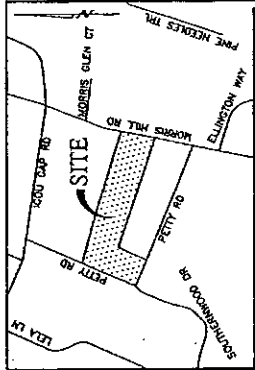
MAP ENGINEERS LLC
 1400 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 Phone: 954-561-1111
 Fax: 954-561-1112

MORRIS HILL ROAD
 RESIDENTIAL DEVELOPMENT
 FOR
 COHY CONSTRUCTION
 P.O. BOX 28193
 CHATTANOOGA, TN 37424

REZONING PLAN

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

ALL RIGHTS RESERVED
 DATE: 08/17/13
 DRAWN BY: JAM
 CHECKED BY: JAM
 PROJ. NUMBER: 15-139
 SHEET NUMBER: C-1

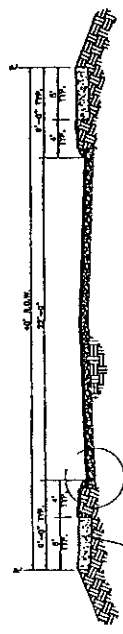


SITE ANALYSIS

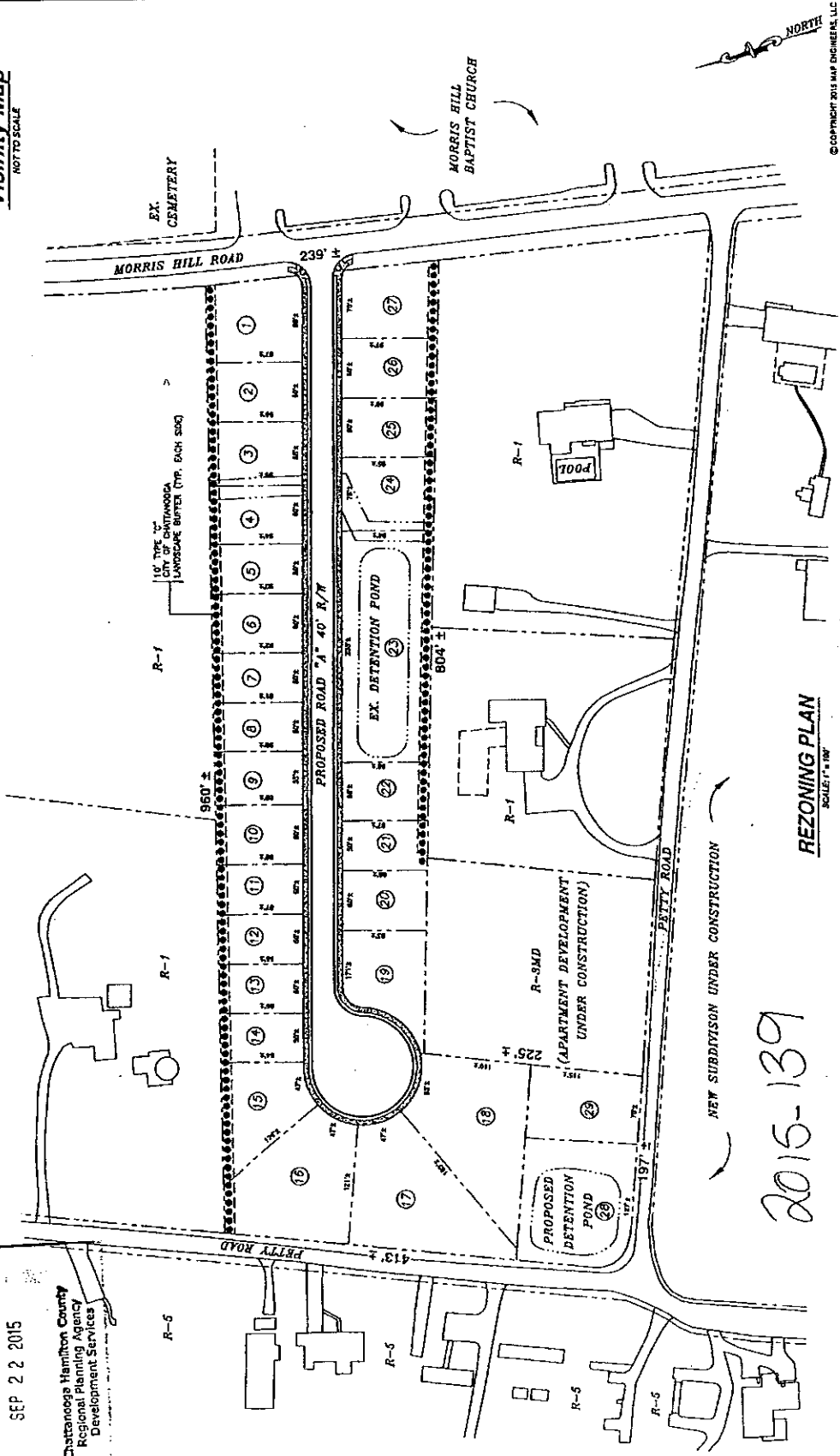
PROPERTY ADDRESSES: 6407, 8275 PETTY RD & 1813 MORRIS HILL RD
 PL MAP ID: 158K-4-001, 158K-4-002, 158K-4-009

CURRENT ZONING: R-1 & R-5
 PROPOSED ZONING: R-1
 TOTAL SITE ACRES: 6.0 ± ACRES
 TOTAL COMMUNITY LOT ACREAGE: 6.0 ± ACRES
 COMMUNITY LOT AREA: 1.5 EX (OF TOTAL SITE)

TOTAL # OF SINGLE FAMILY LOTS: 27
 TOTAL # OF COMMUNITY LOTS: 27
 TOTAL # OF BUILDABLE RESIDENTIAL LOTS: 27
 PROPOSED DENSITY: 4.50 UNITS/ACRE



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 SEP 2 2 2015
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 Regional Planning Agency
 Development Services



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