

2021-0183
Ingram Gore & Associates
District No. 6
Planning Version #3

RESOLUTION NO. 30985

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR THE PROPERTIES LOCATED AT 6810 CONNER LANE, THE 6800 BLOCK OF CARNELL WAY, AND THE 2100 BLOCK OF TREVOR'S RUN, 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 the properties located at 6810 Conner Lane, the 6800 block of Carnell Way, and the 2100 block of Trevor's Run, more particularly described in the attached maps and referenced in the legal description below:

Lots 1 thru 8 and 13 thru 29, Final Plat, Phase 1, Lots 1 thru 8 and 13 thru 29, Carnell Planned Unit Development, Plat Book 116, Page 122, ROHC, Deed Book 10501, Page 622, Deed Book 11029, Page 263, Deed Book 11957, Page 98, Deed Book 12027, Page 693, Deed Book 12035, Page 529, Deed Book 12118, Page 738, Deed Book 12172, Page 425, Deed Book 12202, Page 137, Deed Book 12234, Page 192, Deed Book 12453, Page 925, Deed Book 12471, Page 16, Deed Book 12579, Page 989, Deed Book 12582, Page 252, and Deed Book 12583, Page 490, ROHC. Tax Map Numbers 148E-C-003.01, 009, 148E-E-001 thru 008 and 148E-F-001 thru 008 and 010 thru 015.

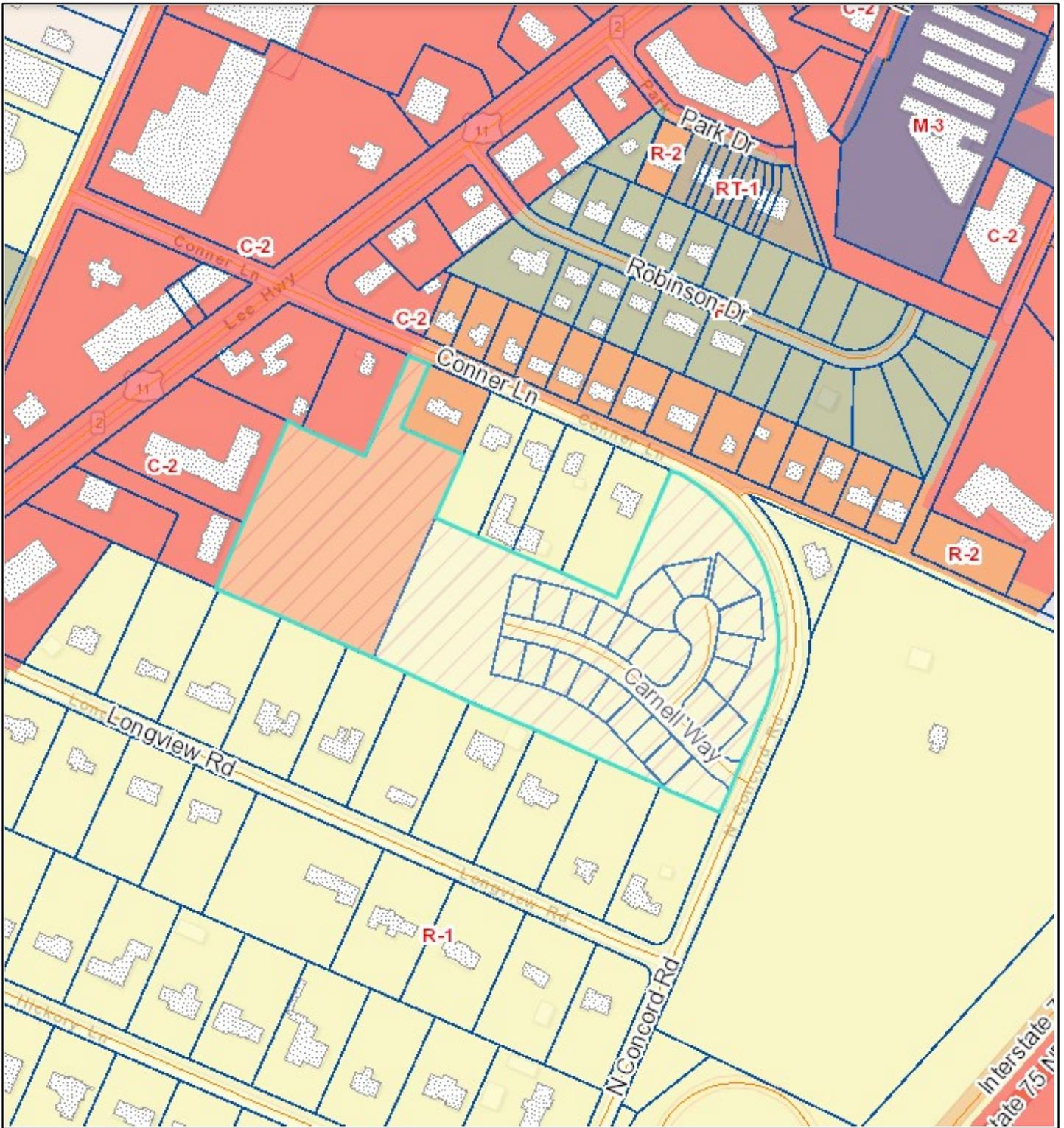
The Special Exceptions Permit for a Residential Planned Unit Development shall be subject to the following conditions:

- (1) Maintaining the sight distance on Conner Lane, to the standards of Transportation; and
- (2) The Homeowners Association assumes responsibility of maintaining the sight distance through vegetation removal, to the standards of Transportation.

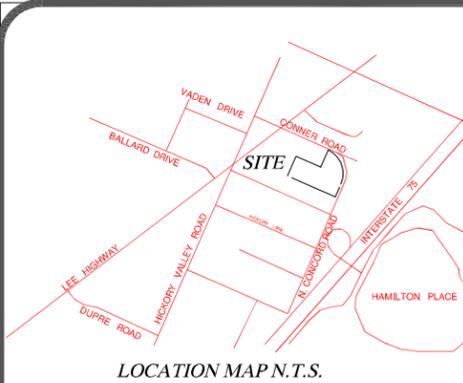
ADOPTED: December 14, 2021

/mem/v3

2021-0183 Special Exceptions Permit for a Residential PUD



PLANNING COMMISSION RECOMMENDATION
FOR CASE NO. 2021-0183: Approve.



PROJECT NOTES
 1 8.35 OF CURRENT PUD IS CONSTRUCTED WITH 12 RESIDENCES
 2 PHASE I OWNED BY JRS DEVELOPMENT AT CARNELL (UNDEVELOPED LOTS)
 3 PHASE II OWNED BY SAILIENT INVESTMENTS & HOLDINGS LLC
 4 NO CHANGES PROPOSED FOR CURRENTLY CONSTRUCTED & PLATTED LOTS
 5 NO STEEP SLOPES OR FLOODPLAIN ON PROJECT

PROPOSED REVISED PUD NOTES
 1 TOTAL PUD AREA = 12.35 ACRES
 2 TOTAL AREA CURRENTLY DEVELOPED = 8.32 ACRES
 3 TOTAL PROPOSED BUILDING LOTS = 44 (NO LOT 19, LOTS 28 AND 47 = OPEN SPACE)
 4 PROPOSED DENSITY = 12.35 / 44 = 3.5 UNITS / ACRE
 5 ALL ROW 50' W 22' PAVEMENT, 5' VERGE & 5' SIDEWALK
 6 ALL LOTS ON PUBLIC UTILITIES
 7 AVERAGE LOT = 60' WIDE 85' DEEP
 9 25' PERIMETER BUFFER
 10 EXISTING PERIMETER TREES TO BE SUPPLEMENTED WITH TYPE "B" SCREENING WHERE REQUIRED (R-1 & R-2)
 11 TOTAL OPEN SPACE = 4.35 ACRES = 35%
 12 TAX PARCELS EXIST LOTS: 148E E 001-008, 148E F 001-015 & 148E C 009
 SAILIENT INVESTMENTS PARCEL 148E C 003.01
 13 LOTS 1-8 & 13 -28 PLATTED PB 116 PG 122



Owner/Developer
 JRS Development, LLC
 c/o Jared Smith
 6907 Hickory View Lane
 Chattanooga, TN 37421
 (423) 280-0068

REVISED PUD PLAN
CARNELL
 HAMILTON COUNTY, TENNESSEE

INGRAM, GORE & ASSOCIATES, LLC
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16043
 10 SEPTEMBER 2019
 AS SHOWN

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