

2024-0121
LFG Homes, LLC
District No. 2
Alternate Version

RESOLUTION NO. 32189

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 1547 MERCER STREET AND AN UNADDRESSED PROPERTY IN THE 1500 BLOCK OF MERCER STREET, 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 1547 Mercer Street and an unaddressed property in the 1500 block of Mercer Street, more particularly described in the attached maps and referenced in the legal description below:

Two unplatted tracts of land located at 1547 Mercer Street and an unaddressed property in the 1500 block of Mercer Street being part of the properties described in Deed Book 11247, Page 120, ROHC. Tax Map Numbers 118E-E-006 and 006.01.

This Special Exceptions Permit for a Residential Planned Unit Development is subject to the following conditions:

- 1) Restore minimum forty (40') foot right-of-way width on Arkwright Street and extend it to tie into Luptonville Crossing, established in Ordinance No. 13648;
- 2) Provide on-street parking on the north side of Arkwright Street and extend existing sidewalk to Luptonville Crossing;
- 3) Provide street yard trees at thirty (30') feet on center on the south side of Arkwright Street; and

Maximum two (2) story building height for new structures fronting Arkwright Street with a minimum twenty-five (25') foot setback.

ADOPTED: August 13, 2024

/mem