

**A RESOLUTION TO AMEND THE HAMILTON COUNTY ZONING
REGULATIONS, ARTICLE VI, SECTION 401 PLANNED UNIT
DEVELOPMENT, PERMITTED USES, TO ALLOW ALL USES
PERMITTED IN THE UNDERLYING ZONE**

WHEREAS, The Planned Unit Development is a Special Permit granted by the Hamilton County Commission; and

WHEREAS, The Planned Unit Development currently only permits residential uses, schools, and churches even in zones that typically permit other uses; and

WHEREAS, The Planned Unit Development could be utilized as a tool to allow mixed use development with both residential and non-residential uses; and

WHEREAS, The Planned Unit Development site plan illustrates and regulates how the development will occur; and

WHEREAS, The Planned Unit Development site plan is a legal, enforceable document; and

WHEREAS, Permitting the uses in the zone underlying a Planned Unit Development will permit mixed use development with both residential and non-residential uses.

NOW THEREFORE, BE IT RESOLVED, that the Chattanooga-Hamilton County Regional Planning Commission on July 14, 2014, does hereby recommend to the Hamilton County Commission that the following sections be amended as follows:

Article VI, Section 401B Permitted Uses be amended by adding Item 10 as follows:

10) All uses permitted in the underlying zone(s)

Article VI, Section 401.3 Computation of Density be deleted in its entirety and replaced in lieu of with the following:

- A. The maximum number of dwelling units in a PUD to be located in an A-1 Agricultural District shall be computed by multiplying the gross acreage to be developed by 2, excluding any area to be developed as a church or school.
- B. The maximum number of dwelling units in a PUD to be located in an R-1 Single Family Residential District shall be computed by multiplying the gross acreage to be developed by 5, excluding any area to be developed as a church or school.
- C. The maximum number of dwelling units in a PUD to be located in an R-3 Multi-Family District shall be computed by multiplying the gross acreage to

be developed by 24, excluding any area to be developed as a church or school.

- D. The maximum number of dwelling units in a PUD to be located in a C-1 Tourist Commercial District, C-2 Local Business Commercial District, or C-3 General Business Commercial District shall be computed by multiplying the gross acreage to be developed by 24, excluding any area to be developed as non-residential.
- E. The maximum number of dwelling units of a PUD to be located in any other District than specified above shall be computed by multiplying the gross acreage to be developed by 8, excluding any area to be developed as a church, school, or other non-residential use.
- F. Where district boundaries for two or more districts divide one tract of land proposed for a PUD, the maximum number of dwelling units shall be computed by multiplying the gross acreage within each district by the densities given above, and adding the number for the whole tract. The allowed maximum number of dwelling units may be located anywhere within the tract, in accordance with the regulations of this resolution.

Respectfully submitted,

John Bridger, Secretary

Date of Adoption: July 14, 2014

JB:GH:PD:sh

CoPUDAmend71414