

2015-123 City of Chattanooga  
October 12, 2015(deferred)  
November 9, 2015(action taken)

## RESOLUTION

WHEREAS, Dreamtech Homes, LLC/Sherman Smith & First Bank/Jim McKenzie petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga granting a Special Exceptions Permit for a Residential Planned Unit Development for property located at 1091 Mackey Avenue.

An unplatted tract of land located at 1091 Mackey Avenue being the property described as Tract 3 in Deed Book 9299, Page 222, ROHC. Tax Map 159P-A-003.23 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on October 12, 2015, at which time hearing was deferred to November 9, 2015,

AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

AND WHEREAS, there was opposition present to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

AND WHEREAS, the Planning Commission has determined that the proposal is consistent and compatible with surrounding uses.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on November 9, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved with the following conditions:

1) Maintain the proposed Dudley road connection; 2) Right-of-way for Proposed Road A shall be extended through the ends of lots 51 and 52, for future connectivity with adjacent parcels; and 3) All rights-of-way shall be a minimum of 50-feet in width, with 22-feet of street width as measured from faces of curb. (Note: Proposed Road B does not currently meet this requirement.).

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'John Bridger', is written over the typed name and title.

John Bridger  
Secretary



## 2015-123 Special Exceptions Permit for a Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-123:  
 Approve, subject to the conditions in the Planning Commission Resolution.



477 ft

