

RESOLUTION

WHEREAS, Joseph Ingram and Marcus Jones 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 on properties located at 1308 Meroney Street and 605 Samoyed Trail.

Lot 1, Marcus Jones Subdivision, Plat Book 97, Page 5, ROHC, Deed Book 10170, Page 27, ROHC; and, part of an unplatted tract of land being the property described in Deed Book 10471, Page 479, ROHC, excluding therefrom that portion to be deeded as part of a land swap to an adjoining property owner in exchange for a portion of Tax Map 126L-C-003 being part of the property described as Tract 3 in Deed Book 9212, Page 456, ROHC, both of which portions are shown in the Survey for Marcus Jones, Drawing 15045 dated July 27, 2015 by Ingram, Gore and Associates and documented in the case file. Tax Map 126M-G-001 and 126L-C-014.01, and parts of 126L-C-003 and 004 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on October 12, 2015,

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

AND WHEREAS, no one was present in opposition to the petition,


AND WHEREAS, the Planning Commission has studied the existing pattern of development,

AND WHEREAS, the Planning Commission has determined that the proposal is consistent and compatible with the development form of the area and the transportation infrastructure is adequate to absorb additional capacity.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on October 12, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to: (a) New 40-foot wide right-of-way is required for the full length of the project in order to connect with existing Meroney Street right-of-way. Easements are not considered an allowable tool for fully public use of dedicated

City streets; (b) New public rights-of-way should connect between the existing unopened Wert Street right-of-way that stretches towards Hamilton, as well as the unopened 20-foot alley connecting towards Dallas. Said connections may be utilized for pedestrian connectivity with adjacent neighborhoods; and (c) Right-of-way located at the proposed hammerhead will need to extend to the property limits.

Respectfully submitted,

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

John Bridger
Secretary



2015-129 Special Exceptions Permit for a Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO.
 2015-129: Approve, subject to the list of conditions in the Planning
 Commission Resolution.



300 ft



Chattanooga Hamilton County Regional Planning Agency

