

RESOLUTION

WHEREAS, Joseph Ingram/Marcus Jones/Magnolia Investors, LLC/Jack Thompson and Allen Headrick 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 of properties at 604 & 638 Samoyed Trail, 1038 Meroney Street, 1400 Hamilton Avenue & unnumbered Wert Street.

Lot 1, Marcus Jones Subdivision, Plat Book 97, Page 5, ROHC, Deed Book 10170, Page 27, ROHC, parts of Lots 13 thru 17, Crow's Addition to Hill City, Plat Book 2, Page 7, ROHC, Deed Book Deed Book 10333, Page 814, ROHC, Part of Lot 46, Corrective Plat of Revised Plan of Lots 1 thru 40 and 42 thru 46, Riverdale, Plat Book 40, Page 19, ROHC, beginning at its southeast corner thence northeast 434.09 feet to its northeast corner thence southwest 169.57 along its north property line to a point, thence southwest some 387 feet to a point in the south line of said lot, thence 114.74 feet southeast to the southeast corner of said lot being the point of beginning, being part of the property being described in Deed Book 10507, Page 9, 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 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. Also included is a part of tax parcel 126L-C-031 described in the revised PUD plan, page 2 of submitted site plan numbered 15044 and dated 1/21/16. Tax Map 126M-G-001 and 126L-C-014.01, parts of 126L-C-003 and 004, and part of 126L-C-031 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on March 14, 2016,

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 supported by the recommendations in the Hill City-Northside Plan based on increasing the lot sizes to 5,000 square single-family lots.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on March 14, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,



John Bridger
Secretary



2016-040 Special Exceptions Permit for a Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-040: Approve



250 ft



Chattanooga Hamilton County Regional Planning Agency

