



RESOLUTION NO. S/D 2016-057

**A RESOLUTION APPROVING WITH CONDITIONS SUBDIVISION APPLICATION NUMBER
SD 2016-057, A REQUEST FOR A PRELIMINARY/FINAL PLAT FOR
MAGNOLIA ONE PUD, LOTS 1 THRU 29 AND A RIGHT-OF-WAY REDUCTION FROM 50' TO 40'**

WHEREAS, Ingram, Gore, and Associates submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a right-of-way reduction from 50' to 40', and a Preliminary/Final Plat for Magnolia One PUD, Lots 1 thru 29; and,

WHEREAS, the Preliminary/Final Plat proposes to subdivide Hamilton County Tax Map 126L-C-003, 004, and 126M-G-001; and,

WHEREAS, on September 12th, 2016 the Chattanooga-Hamilton County Regional Planning Commission, pursuant to the provisions of the City of Chattanooga Subdivision Regulations conducted a public hearing on said right-of-way reduction, and Preliminary/Final Plat; and,

WHEREAS, all materials submitted and related to the Preliminary/Final Plat have been reviewed by utilities, City of Chattanooga Departmental staff, and other departments and agencies involved in the subdivision review are found to be in compliance with the City of Chattanooga Subdivision Regulations; and,

WHEREAS, the Planning Commission heard and considered all statements related to the proposed right-of-way reduction and the Preliminary/Final Plat; and,

WHEREAS, there was no opposition present for the application for the right-of-way reduction and the Preliminary/Final Plat.

NOW THEREFORE, BE IT RESOLVED that the Chattanooga-Hamilton County Regional Planning Commission, on September 12th, 2016 does hereby approve the right-of-way reduction from 50' to 40', and the Preliminary/Final Plat for Magnolia One PUD, Lots 1 thru 29, subject to the following conditions:

- **Installation and completion of all required infrastructure related improvements as part of this subdivision development.**
- **Submittal of all required infrastructure "as-builts" to the appropriate departments.**

A copy of the approved Final Plat is hereby attached as part of this Resolution.

Approved this 13th Day of September 2016

Respectfully Submitted

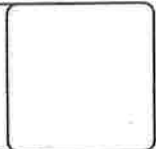

Bryan Shults, Principal Planner

AUG 22 2016

APPROVED FOR RECORDING
 HAMILTON COUNTY DEPT
 OF PLANNING
 BY: [Signature]
 DATE: [Signature]

CHATT/HAMILTON COUNTY REGIONAL
 PLANNING COMMISSION
 DATE: [Signature]

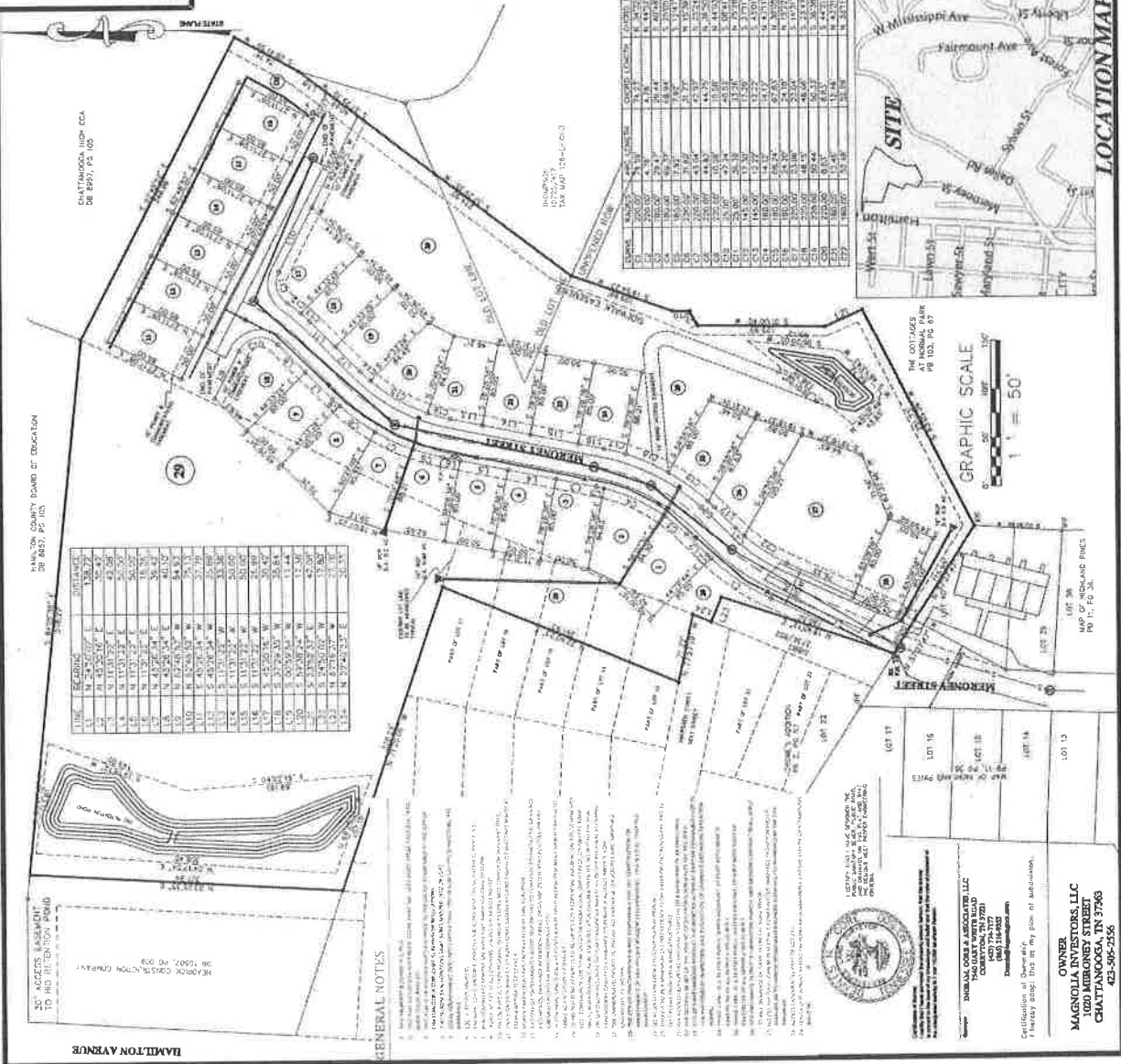
**MAGNOLIA ONE, A PLANNED UNIT
 DEVELOPMENT
 CHATTANOOGA, TENNESSEE
 HAMILTON COUNTY, TENNESSEE**



DEVELOPER
 MAGNOLIA ONE ASSOCIATES, LLC
 1500 HAMILTON AVENUE, SUITE 200
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 JAMES L. COOPER, JR.
 JAMES@MAGNOLIAONE.COM

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PROJECT NO. 15045
DATE 25 JULY 2016
SCALE AS SHOWN



LINE	BEARING	DISTANCE
1	N 25° 07' 00" E	136.67'
2	N 89° 59' 00" E	10.00'
3	S 11° 13' 00" E	43.50'
4	S 89° 59' 00" E	50.00'
5	N 11° 13' 00" W	43.50'
6	N 89° 59' 00" W	10.00'
7	S 11° 13' 00" W	10.00'
8	S 89° 59' 00" W	10.00'
9	N 11° 13' 00" E	43.50'
10	N 89° 59' 00" E	10.00'
11	S 11° 13' 00" E	43.50'
12	S 89° 59' 00" E	10.00'
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98	N 89° 59' 00" E	10.00'
99	S 11° 13' 00" E	43.50'
100	S 89° 59' 00" E	10.00'

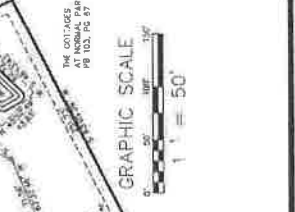
GENERAL NOTES

1. THE PLANNED UNIT DEVELOPMENT (PUD) IS SUBJECT TO THE HAMILTON COUNTY ZONING ORDINANCES AND THE HAMILTON COUNTY SUBDIVISION ACT.
2. THE PLANNED UNIT DEVELOPMENT (PUD) IS SUBJECT TO THE HAMILTON COUNTY ZONING ORDINANCES AND THE HAMILTON COUNTY SUBDIVISION ACT.
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HAMILTON COUNTY BOARD OF EDUCATION
 DB 8577 PG 103

300 ACRES, MAGNOLIA ONE
 TO THE HAMILTON COUNTY
 PLANNING COMMISSION

HAMILTON AVENUE

LOCATION MAP N.T.S.