

RESOLUTION

WHEREAS, MAP Engineers, LLC & East Haven Partners, LLC petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission rezoning from R-1 Residential District to R-T/Z Residential Townhouse/Zero Lot Line District, property located at 2016 Ooltewah Ringgold Road.

An unplatted tract of land located at 2016 Ooltewah Ringgold Road being the property described in Deed Book 10366, Page 449, ROHC. Tax Map160-006.01 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on September 12, 2016,

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 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 compatible with surrounding uses.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on September 12, 2016, recommended to the County Mayor and Members of the County Commission that this petition be **denied** for R-T/Z Residential Townhouse/Zero Lot Line District and **approved** the submitted plan as a Planned Unit Development, subject to the following conditions:

1. A 25' landscape buffer along Leslie Sandidge Drive & property line bordering East Colony Subdivision to be installed as the subdivision is being built.
2. Applicant will plant street trees at every rear lot corner along Leslie Sandidge Drive.

3. No driveways to access Leslie Sandidge Drive.
4. Attempt to enter off Ooltewah-Ringgold Road. Applicant will apply for a permit from TDOT and commit to make best efforts to bring the subdivision entrance in from Ooltewah-Ringgold Road.
5. Development shall be limited to no more than 60 single-family homes. Applicant states if there should be more than 60 lots that they will be community lots.
6. The 6 lots that have common property lines with East Colony Subdivision will be restricted to 1 & ½ stories in height in an effort to preserve the view from East Colony.
7. Applicant will have sidewalks within the new Subdivision along the new streets. Applicant will install these as homes are built.
8. Applicant will provide decorative lighting within new Subdivision.

Respectfully submitted,



John Bridger
Secretary



2016-134 Rezoning from R-1 to R-T/Z

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-134: Approve, subject to the list of conditions in the Planning Commission Resolution.



498 ft

