

2013-085  
Independent Health Properties/  
National Bank of Tennessee  
District No. 4

RESOLUTION NO. 27564

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR AN INSTITUTIONAL PLANNED UNIT DEVELOPMENT ON PROPERTIES LOCATED AT 7715, 7719, AND 7721 SHALLOWFORD ROAD, SUBJECT TO CERTAIN CONDITIONS.

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby granted a Special Exceptions Permit for an Institutional Planned Unit Development on properties located at 7715, 7719, and 7721 Shallowford Road, more particularly described in the attached maps:

Three unplatted tracts of land located 7715, 7719 and 7721 Shallowford Road being the properties described as Tracts 1 thru 3 in Deed Book 9130, Page 839, ROHC. Tax Map Nos. 149G-B-015 thru 017.

BE IT FURTHER RESOLVED, This Petition shall be approved subject to the following conditions:

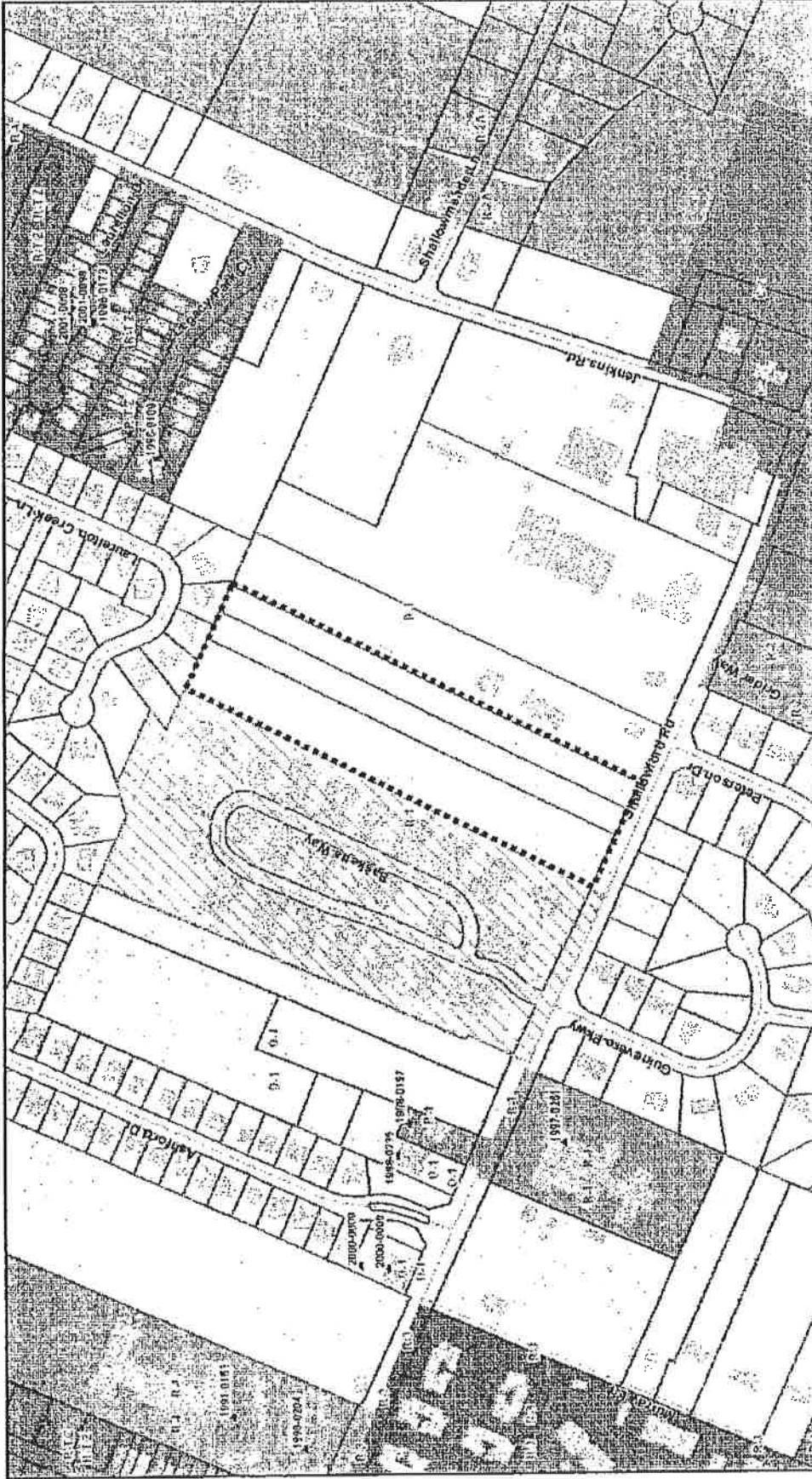
- 1) Applicant will reduce the number of proposed patio home units from 24 to 20 which will reduce the total number of residential units when combined with the assisted living facility to 80 and result in a density of 8.3 units per acre which meets the Hamilton Place Community Plan's intent for medium density residential development;
- 2) Applicant requests that dumpster service be limited to between the hours of 7:00 am and 7:00 pm, instead of 8:00 am to 7:00 pm. This is consistent with current service hours at the existing

Morning Pointe facility which is scheduled to avoid disturbance of its residents;

- 3) Proposed office shall share the same access point as the residential portion as shown on the site plan;
- 4) Applicant requests that commercial deliveries be limited to between the hours of 7:00 am and 7:00 pm, instead of 8:00 am to 7 pm. This is consistent with current service hours at the existing Morning Pointe facility which is scheduled to avoid disturbance of its residents; and
- 5) Applicant agrees to installing a 10' Type "B" landscape buffer along the northern property boundary. Applicant requests modification of the condition for the western and eastern property boundaries to installing a Type "C" landscape buffer along those boundaries and for the front 750 feet, alongside the proposed assisted living facility, to coordinate with the Village of Ashwood to determine the frequency and type of plantings to provide screening equal to a Type "B" landscape buffer. The additional plantings agreed to by the Village of Ashwood will be installed on their property to meet the intent of the Type "B" " buffer and will be maintained by the Applicant.

ADOPTED: July 9, 2013

/mms



## 2013-085 Special Exceptions Permit for an Institutional PUD

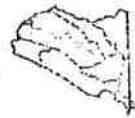
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-085: Approve, subject to the list of conditions in the Planning Commission Resolution.

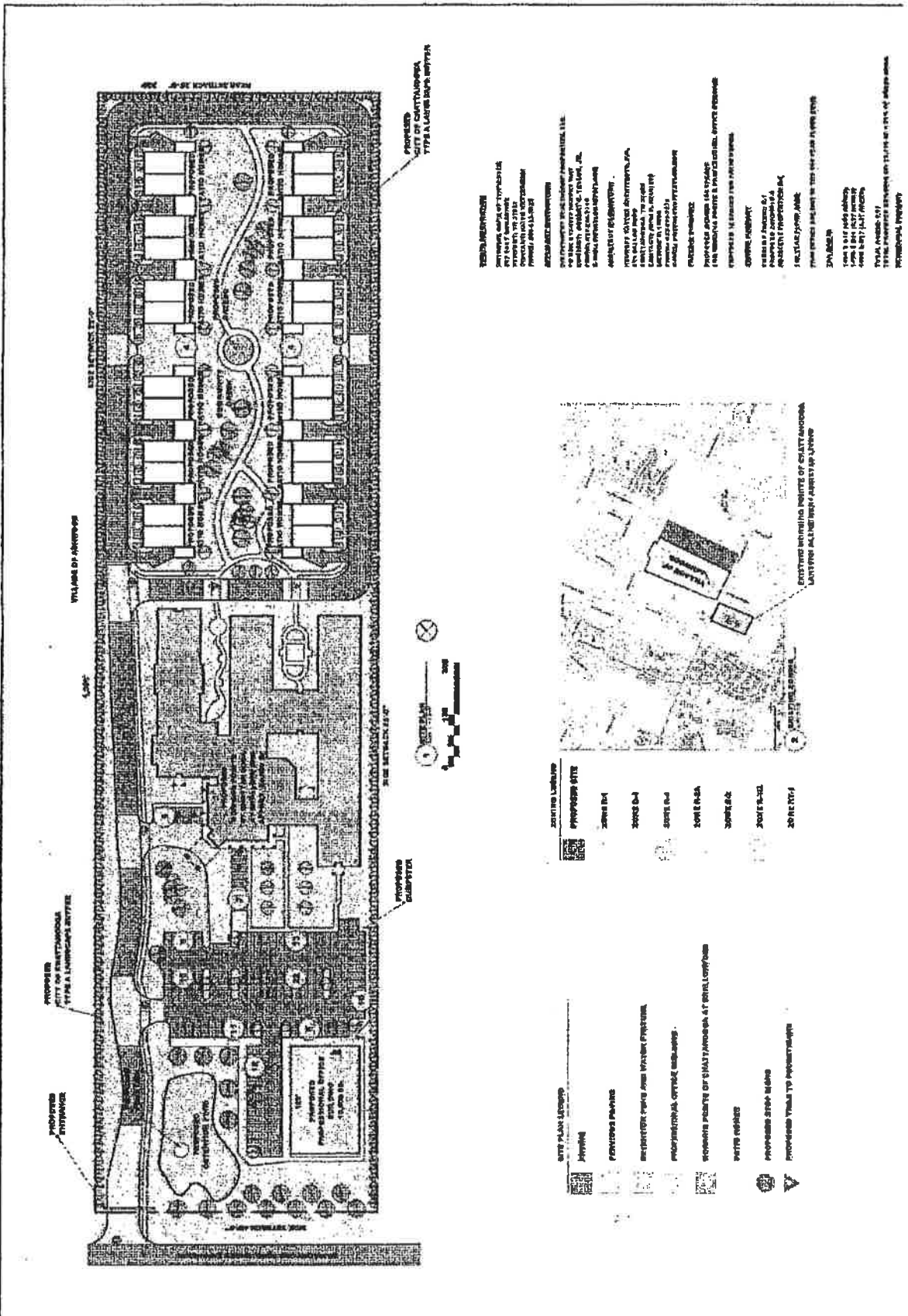


400 ft



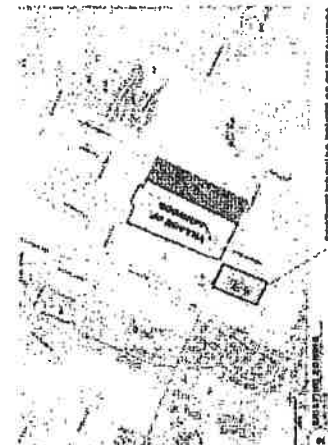
Chattanooga Hamilton County Regional Planning Agency





- SITE PLAN LEGEND**
- BUILDING
  - PAVEMENT
  - RETENTION POND AND WATER FEATURE
  - PERIMETER FENCING
  - STORMWATER CONTROL MEASURES
  - UTILITY LINES
  - PROPOSED AREA
  - PROPOSED TRAIL TO ADJACENT TRAIL

- EXISTING UTILITIES**
- SEWER
  - WATER
  - ELECTRIC
  - TELEPHONE
  - CABLE
  - TRAIL



**TERMS AND CONDITIONS**  
 THESE TERMS AND CONDITIONS SHALL APPLY TO ALL PROJECTS OF NEUHOFF TAYLOR ARCHITECTS, P.C. (NTA) AND ITS AFFILIATED COMPANIES (NTA GROUP). THESE TERMS AND CONDITIONS SHALL BE A PART OF ANY CONTRACT AGREEMENT BETWEEN NTA GROUP AND ANY CLIENT. THESE TERMS AND CONDITIONS SHALL BE GOVERNED BY THE LAWS OF THE STATE OF TENNESSEE.

**ASSISTED LIVING**  
 THE PROJECT IS AN ASSISTED LIVING FACILITY. THE PROJECT IS NOT A NURSING HOME OR A SKILLED NURSING FACILITY. THE PROJECT IS NOT A BOARDING HOUSE OR A BOARDING SCHOOL. THE PROJECT IS NOT A BOARDING SCHOOL OR A BOARDING HOUSE. THE PROJECT IS NOT A BOARDING SCHOOL OR A BOARDING HOUSE.

**PROPOSED AREA**  
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**PROPOSED TRAIL**  
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