

2015-087
Collier Construction and
C. Richard Posey
District No. 4

RESOLUTION NO. 28362

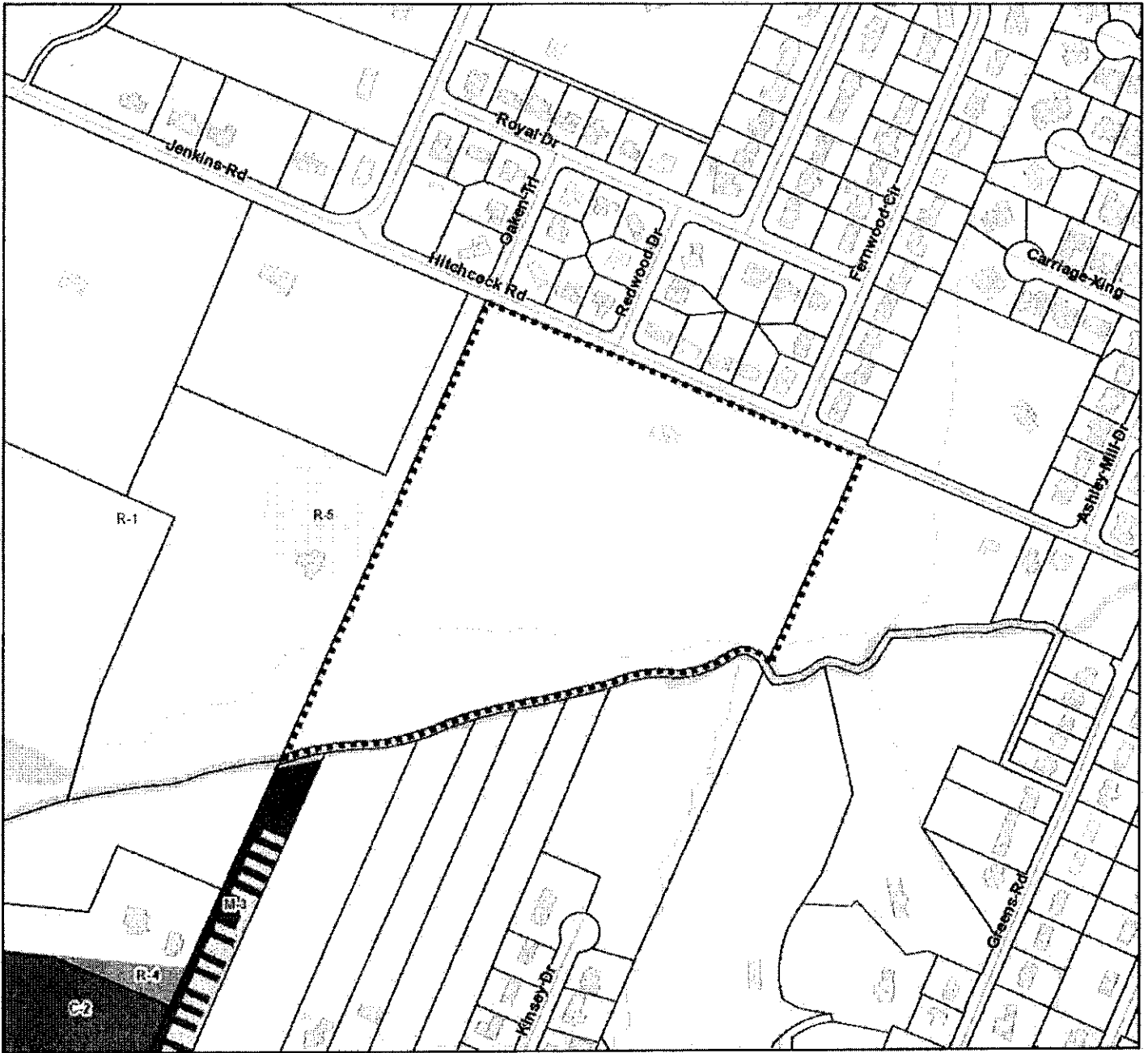
A RESOLUTION APPROVING A SPECIAL EXCEPTIONS
PERMIT FOR A RESIDENTIAL PLANNED UNIT
DEVELOPMENT FOR PROPERTY LOCATED AT 8118
HITCHCOCK ROAD.

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 a Residential
Planned Unit Development for property located at 8118 Hitchcock Road, more particularly
described in the attached maps:

An unplatted tract of land located at 8118 Hitchcock Road being
the property described in Deed Book 8236, Page 368, ROHC. Tax
Map No. 159O-A-001.

ADOPTED: August 11, 2015

/mem



2015-087 Special Exceptions Permit for a Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-087:

Approve



345 ft



Chattanooga Hamilton County Regional Planning Agency





2015-087 Special Exceptions Permit for a Residential Planned Unit Development

Chattanooga Hamilton County Regional Planning Agency

344 ft

PROPERTY INFORMATION
 APPLICANT: COLLIER CONSTRUCTION
 1817 E MAIN STREET
 CHATTANOOGA, TN 37408
 423.282.0110

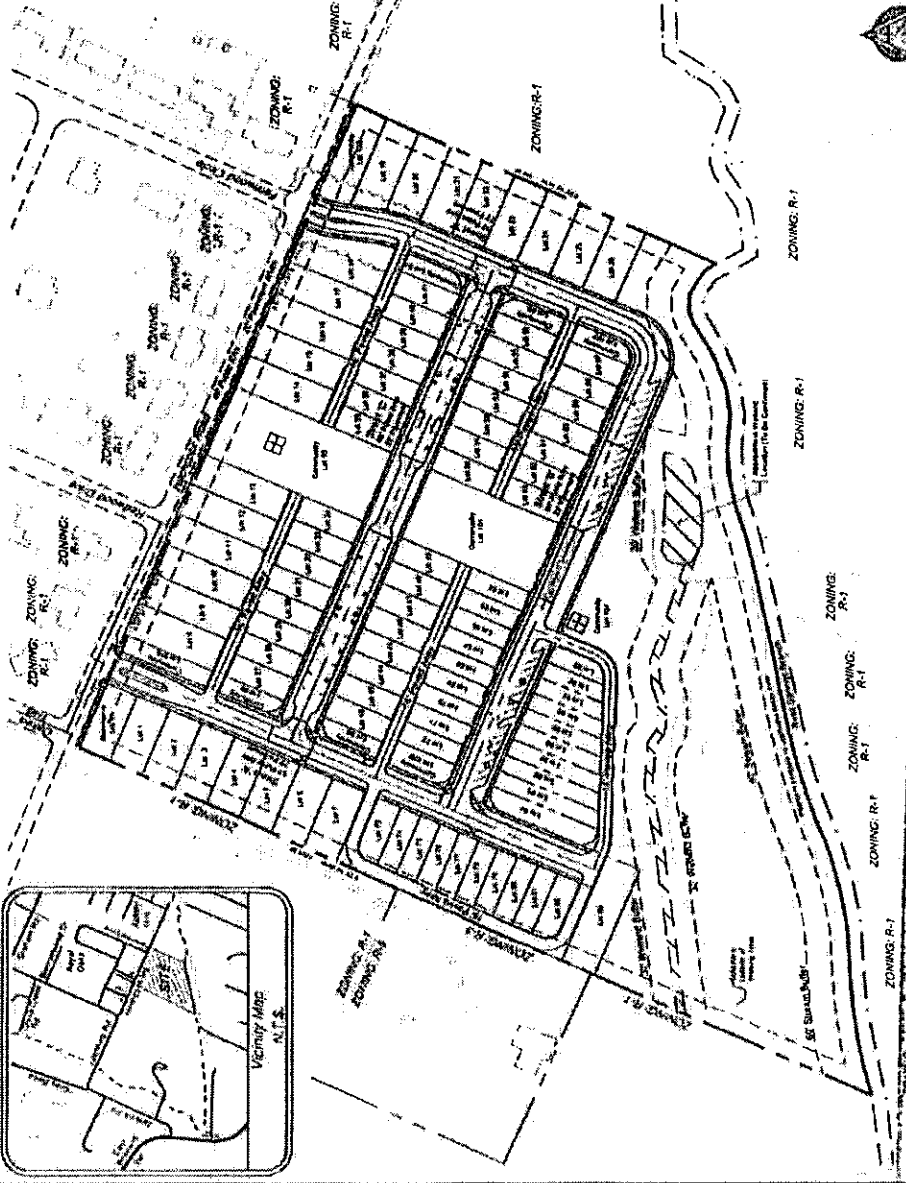
CURRENT ZONING: R-1
 PROPOSED ZONING: PLANNED UNIT DEVELOPMENT
 LOTS: 1-40 - SINGLE FAMILY HOMES
 LOTS: 64-83 - SINGLE-FAMILY HOMES
 LOTS: 84-93 - TOWNHOMES
 LOTS: 94-105 - COMMUNITY LOTS FOR OPEN SPACE AND STORMWATER
 MAXIMUM BLDG HEIGHT: 2 1/2 STORIES OR 35'
 TOTAL PROJECT AREA: 19.91 ACRES

PROPERTY IS CURRENTLY ZONED R-1. ALLOWABLE DENSITY IS GROSS ACREAGE MULTIPLIED BY 3, OR A DENSITY OF 5 UNITS PER ACRE. TOTAL NUMBER OF UNITS: 93
 DENSITY: 4.67 UNITS PER ACRE

ALL LOTS SHALL HAVE A BLDG AREA ABOVE THE HIGH WATER STAGE. ALL STREETS WILL HAVE AN ELEVATION EQUAL TO 1 FOOT BELOW THE FINISHED GRADE OF THE HIGH WATER STAGE.
 ALL STREETS SHALL BE CONCRETE SIDEWALKS AT THE RIM ON BOTH SIDES OF THE STREET.
 TOTAL OPEN SPACE: APPROX 7.00 ACRES OR 35.1%
 OPEN SPACE WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION

PROJECT NOTES

1. 8118 HITCHCOCK IS PLANNED UNIT DEVELOPMENT BY COLLIER CONSTRUCTION CHATTANOOGA, TN 37408 423.282.0110
2. ALL EXISTING PROJECTS SHALL BE SHOWN
3. THE SITE OF DEVELOPMENT IS NOT RESPONSIBLE TO CONSTITUTE OR MAINTAIN EXISTING CONDITIONS OR CONDITIONS OF ANY OTHERS. FACILITY, BUILDING OR ANYTHING ELSE ON ANY LOT IS THE RESPONSIBILITY OF THE OWNER.
4. THE ONLY EXISTING BUILDINGS REMOVED ARE A 100' X 100' CONCRETE PAVEMENT ROAD AND OTHER EXISTING BUILDINGS OF THE ROAD. A MINIMUM 5' FROM THE EXISTING ROAD AND A MINIMUM 5' FROM THE EXISTING BUILDINGS. OTHER EXISTING BUILDINGS REMOVED ARE SHOWN.
5. PER REQUIREMENTS OF THE CHATTANOOGA ZONING ORDINANCE, 1/4" CONCRETE SIDEWALKS ARE REQUIRED ON THE ENTIRE PERIMETER OF THE PAVED, EXCEPT FOR THE PERIMETER OF COMMUNITY LOTS.
6. COMMUNITY LOTS ARE REQUIRED TO BE 100' X 100' OR LARGER. THE LOT AREA OF COMMUNITY LOTS SHALL BE 10,000 SQ FT OR MORE. THE PERIMETER OF COMMUNITY LOTS SHALL BE 100' OR MORE. THE PERIMETER OF COMMUNITY LOTS SHALL BE 100' OR MORE.
7. THE SITE SHALL BE DEVELOPED WITH ENVIRONMENTAL DEVELOPMENT OBJECTIVE AND REPORTED AND APPROVED BY THE CHATTANOOGA ZONING DEPARTMENT.
8. THE PERIMETER OF COMMUNITY LOTS SHALL BE 100' OR MORE. THE PERIMETER OF COMMUNITY LOTS SHALL BE 100' OR MORE.
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<p>SCALE: 1" = 150'</p> <p>DATE: 05/22/2015</p> <p>REV DATE: 07/15/2015</p> <p>DRAWN BY: T.S.</p> <p>CHECKED BY: ASD</p> <p>JOB NO.: 15134</p>		<p>GRAPHICAL SCALE</p> <p>180 0 75 150</p> <p>1 inch = 150 ft.</p>	
<p>APPLICANT</p> <p>Collier Construction</p> <p>1817 E. Main Street</p> <p>Chattanooga, TN 37408</p> <p>(423) 282-0110</p>		<p>SITE PLAN</p> <p>8118 HITCHCOCK PUD</p> <p>PUD ZONING APPLICATION</p> <p>Map 1500 P.001</p> <p>#114 Map Amendment</p> <p>Chattanooga, TN</p>	
<p>AD ENGINEERING, INC.</p> <p>CHATTANOOGA ZONING DEPARTMENT</p> <p>651 E. 4th Street, Suite 407</p> <p>PR: (423) 246-5501 FAX: (423) 246-3186</p>		<p>RECEIVED</p> <p>NOT FOR CONSTRUCTION</p> <p>JUL 15 2015</p> <p>Chattanooga Hamilton County</p> <p>Regional Planning Agency</p> <p>Driver Permit Services</p>	