

2015-123
Dreamtech Homes, LLC/
Sherman Smith and First Bank/
Jim McKenzie
District No. 4
Version #3

RESOLUTION NO. 28495

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 1091 MACKEY AVENUE, SUBJECT TO CERTAIN CONDITIONS.

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 1091 Mackey Avenue, more particularly described in the attached maps:

An unplatted tract of land located at 1091 Mackey Avenue being the property described as Tract 3 in Deed Book 9299, Page 222, ROHC. Tax Map No. 159P-A-003.23.

This Special Exceptions Permit shall be approved subject to the following conditions:

- 1) Maintain the proposed Dudley road connection;
- 2) Right-of-way for Proposed Road A shall be extended through the ends of Lots 51 and 52, for future connectivity with adjacent parcels; and
- 3) All rights-of-way shall be a minimum of fifty feet (50') in width, with twenty-two feet (22') of street width as measured from faces of curb. (Note: Proposed Road B does not currently meet this requirement).
- 4) Road improvements along Stanley Avenue starting approximately one hundred feet (100') south of the intersection of East Brainerd Road and Stanley Avenue, going south for a distance of approximately two hundred eighty feet (280') and having a minimum width of twenty feet (20').

ADOPTED: January 5, 2016

/mem



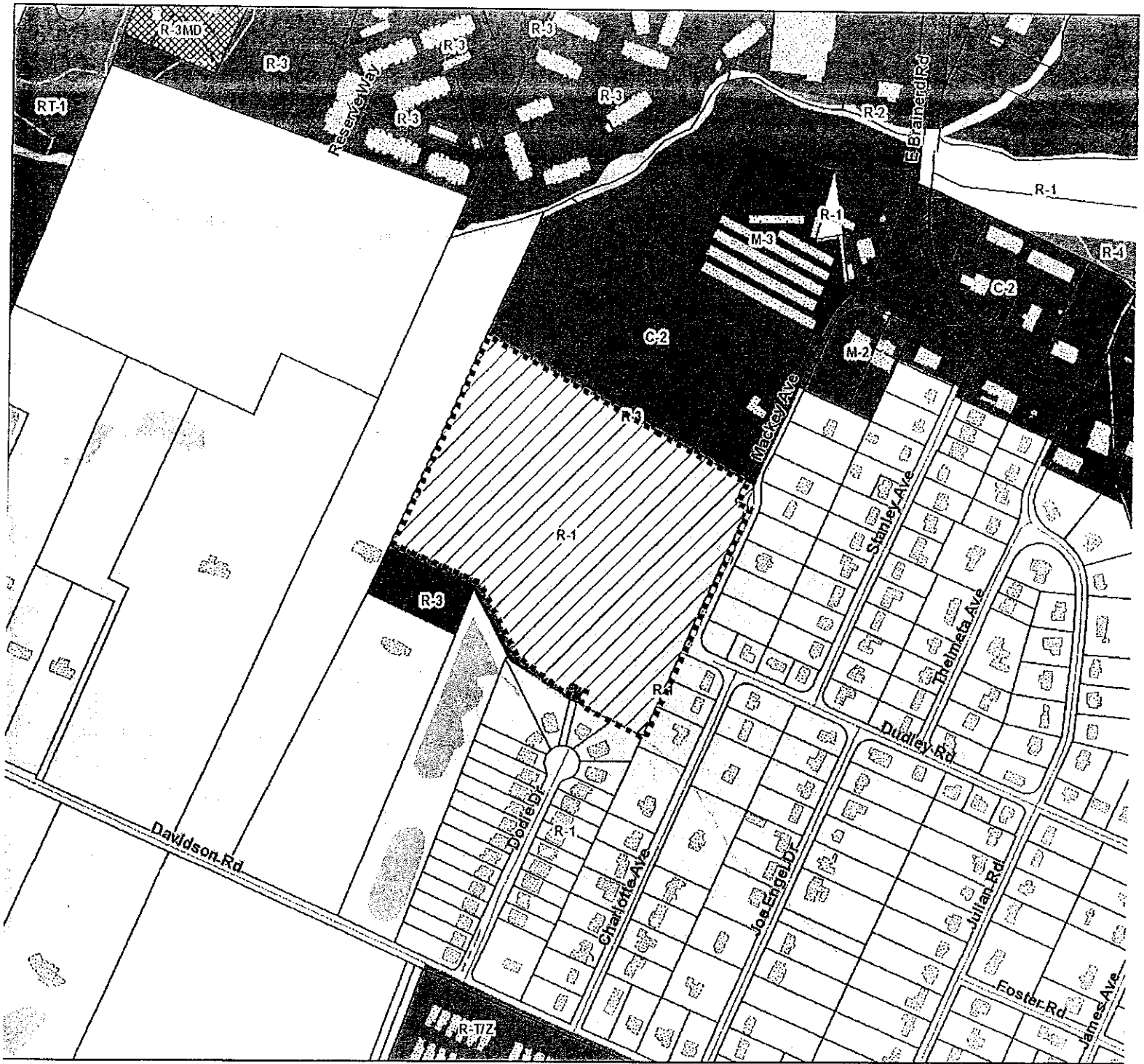
2015-123 Special Exceptions Permit for a Residential PUD



477 ft

Chattanooga Hamilton County Regional Planning Agency





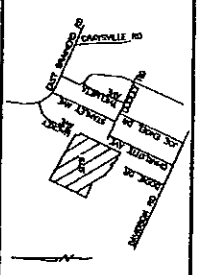
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PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-123:
 Approve, subject to the conditions in the Planning Commission Resolution.



477 ft





Vicinity Map
NOT TO SCALE

SITE ANALYSIS

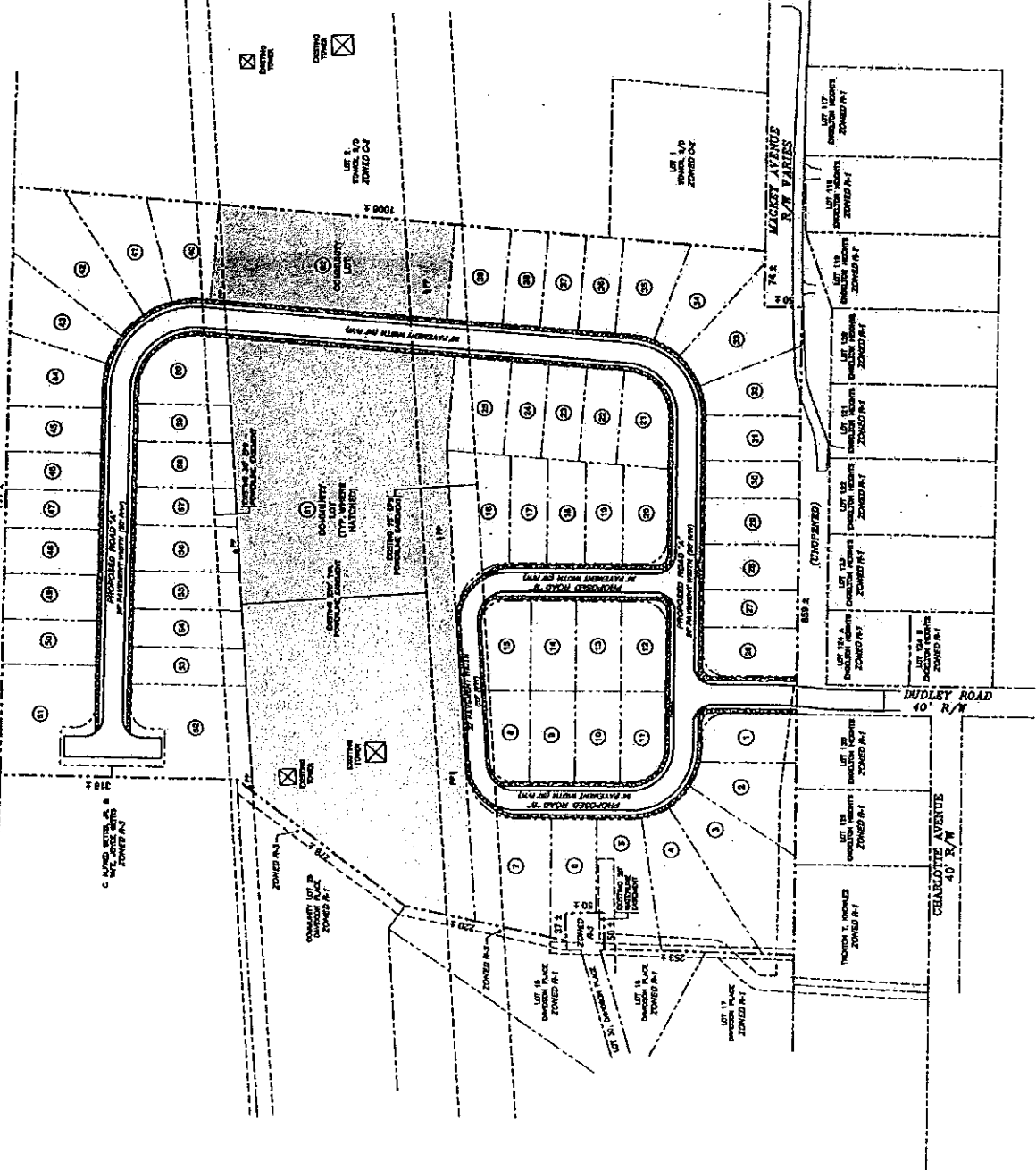
PROJECT AREA	101 ACRES
EXISTING ZONING	RESIDENTIAL
PROPOSED ZONING	COMMUNITY LOT
TOTAL COMMUNITY LOT FORWARD	101 ACRES
COMMUNITY LOT AREA	101 ACRES
TOTAL # OF SINGLE FAMILY UNITS	101
TOTAL # OF COMMUNITY LOTS	101
TOTAL # OF BUILDABLE RESIDENTIAL LOTS	101
PROPOSED DENSITY	1.01 UNITS/ACRE

RECEIVED

AUG 21 2015

Chattanooga Hamilton County
Regional Planning Agency
Development Services

2015-123



Preliminary Site Plan
SCALE: 1" = 40'