

2016-145
Southeast Land Partners/
Marie M. Marshall/
Rick Pollard
District No. 1
Alternative Version

RESOLUTION NO. 28837

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 5440 MOUNTAIN CREEK ROAD, 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 5440 Mountain Creek Road, more particularly described in the attached maps:

An unplatted tract of land located at 5440 Mountain Creek Road being described as Tract 6 in Deed Book 3706, Page 424, ROHC. Tax Map No. 099-034.04.

BE IT FURTHER RESOLVED, That this Special Exceptions Permit shall be approved subject to the following conditions:

- (1) Density shall be limited to forty-three (43) buildable lots.
- (2) Access shall be limited to one (1) vehicular entrance off of Mountain Creek Road.
- (3) A fifteen (15') foot vegetative buffer shall be provided along the northern, southern, eastern, and western boundaries. Vegetative buffer to provide a Type "C" (or equivalent) screening. Existing trees within said buffer shall remain and not be removed unless diseased or present a safety hazard. Existing trees within said buffer removed shall have new trees or shrubs planted as necessary to provide Type "C" (or equivalent) screening.
- (4) These conditions shall remain with property in perpetuity.

ADOPTED: November 8, 2016

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