

2024-0055
Ziegler GP
District No. 4
Planning Version

RESOLUTION NO. 32136

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR THE PROPERTIES LOCATED AT 7529 AND 7611 ZIEGLER 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 the properties located at 7529 and 7611 Ziegler Road, more particularly described in the attached maps and referenced in the legal description below:

Lot 2, Final Plat of the Eck Subdivision of Lots 1 and 2, Plat Book 115, Page 181, Deed Book 11753, Page 209, ROHC, and an unplatted tract of land located at 7611 Ziegler Road being the property described in Deed Book 10713, Page 56, ROHC. Tax Map Numbers 159H-B-001 and 002.

This Special Exceptions Permit for a Residential Planned Unit Development shall be subject to the following conditions:

- 1) The developer will utilize the first driveway entrance on Ziegler Road for construction traffic;
- 2) The developer will install signs to prevent construction traffic on Bush Road; and
- 3) A thirty-foot (30') type "A" Landscape Buffer to be provided along the western and southern property lines, except where the existing natural vegetation exceeds thirty-feet (30') and for points of ingress and egress to the site.

ADOPTED: June 18, 2024

NOT FOR CONSTRUCTION

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ZIEGLER 2

7529 & 7611 ZIEGLER ROAD,
CHATTANOOGA, TN

ZIEGLER GP

PO BOX 2007,
CHATTANOOGA, TN 37409

NO.	DATE	DESCRIPTION
Revisions		
PROJECT NUMBER:		2234182
DRAWN BY:		LBA
REVIEWED BY:		MMF
ISSUED FOR:		CONCEPT
DATE:		5/28/2024
DRAWING NAME:		

SITE PLAN

DRAWING NUMBER:

SITE LEGEND:

- PROPERTY LINE
- BUILDING
- SIDEWALK
- CURB
- CONCRETE SURFACE

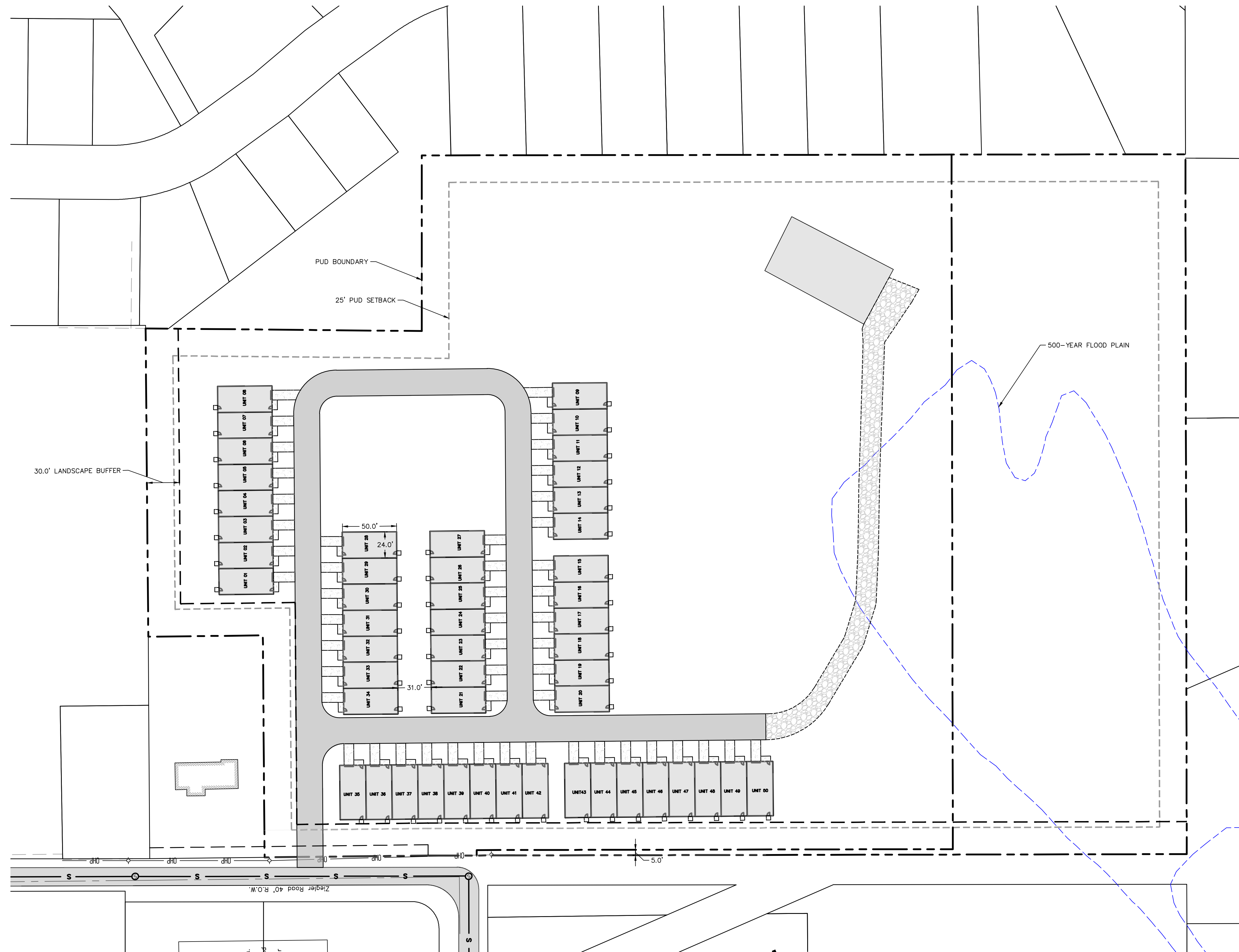
PUD SITE PLAN LEGEND:

LAND USE:

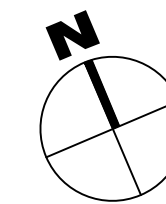
- OPEN SPACE 3.25 AC
- RESIDENTIAL DWELLINGS 9.54 AC

DENSITY

- SINGLE-FAMILY DETACHED DWELLINGS 1 UNIT
- MULTI-FAMILY ATTACHED DWELLINGS 50 UNITS



1 SITE PLAN
130A SCALE: 1"=50'



130A

2024-0055 Special Permit for a Residential PUD



NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

2024-0068 Francisco Daniel Zamora. 2708 Bliss Avenue, from M-1 Manufacturing Zone to R-1 Residential Zone.

2024-0074 Stone Creek Consulting, LLC c/o Allen Jones. Part of a property located at 1709 North Orchard Knob Avenue, from R-2 Residential Zone to M-3 Warehouse and Wholesale Zone

2024-0078 Sports Car Garage Group, LLC c/o Barry Payne. 900 Riverfront Parkway, from M-1 Manufacturing Zone to B-CX-12 Bend Commercial Mixed-Use Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that a Special Permit for a Residential Planned Unit Development be approved for the following:

2024-0055 Ziegler GP. Properties located at 7529 and 7611 Ziegler Road, subject to certain conditions.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the City Council Assembly Room, John P. Franklin Sr. Council Building located at 1000 Lindsay Street, Chattanooga, TN 37402, on

June 11, 2024,

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2024.

Nicole Gwyn
Clerk to the City Council