

2015-129  
Joseph Ingram and  
Marcus Jones  
District No. 2

RESOLUTION NO. 28451

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED AT 1308 MERONEY STREET AND 605 SAMOYED TRAIL.

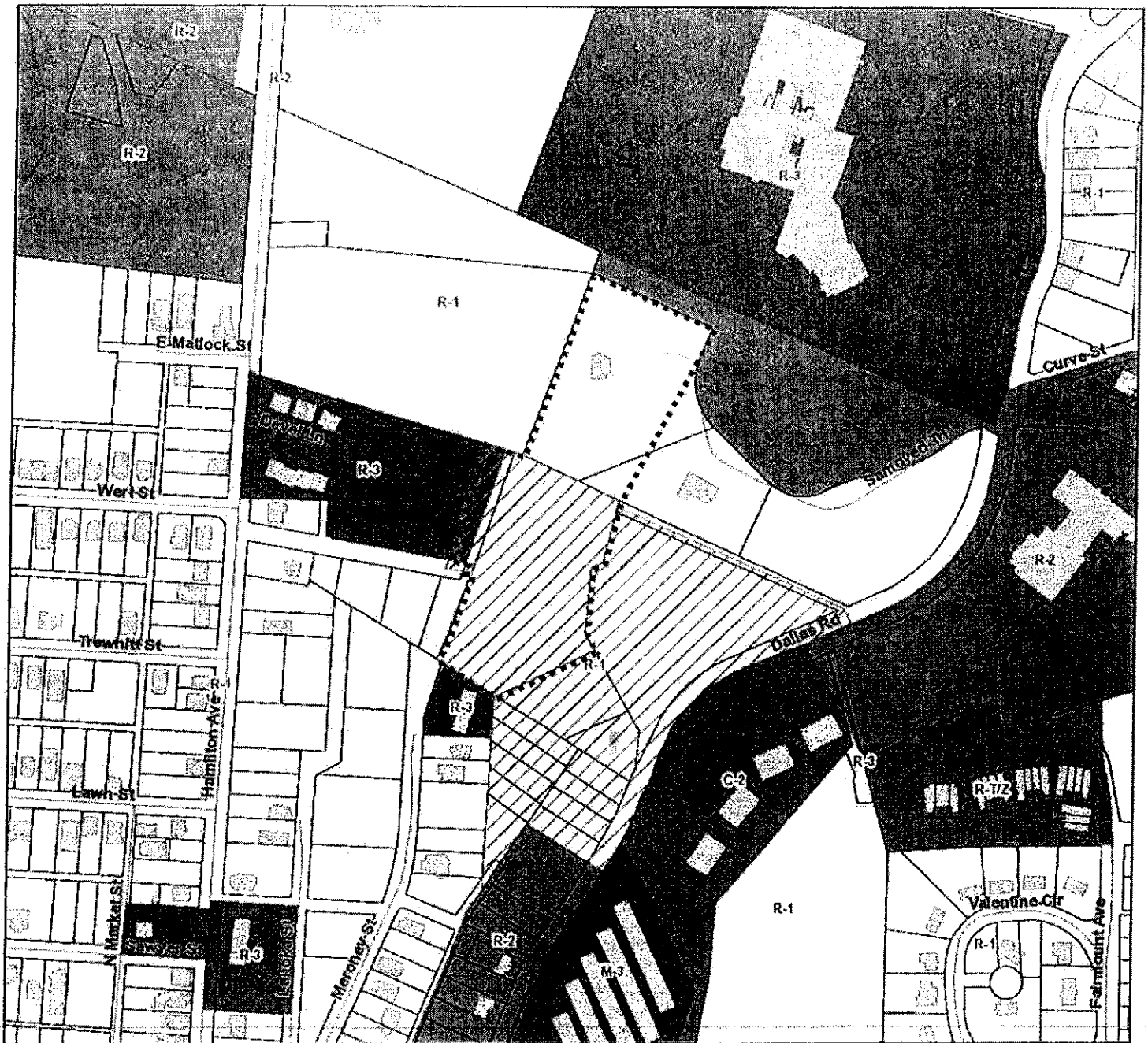
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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby granted a Special Exceptions Permit for a Residential Planned Unit Development for properties located at 1308 Meroney Street and 605 Samoyed Trail, more particularly described in the attached maps:

Lot 1, Marcus Jones Subdivision, Plat Book 97, Page 5, ROHC, Deed Book 10170, Page 27, ROHC; and, part of an unplatted tract of land being the property described in Deed Book 10471, Page 479, ROHC, excluding therefrom that portion to be deeded as part of a land swap to an adjoining property owner in exchange for a portion of Tax Map 126L-C-003 being part of the property described as Tract 3 in Deed Book 9212, Page 456, ROHC, both of which portions are shown in the Survey for Marcus Jones, Drawing 15045 dated July 27, 2015 by Ingram, Gore and Associates and documented in the case file. Tax Map Nos. 126M-G-001 and 126L-C-014.01, and parts of 126L-C-003 and 004.

ADOPTED: November 10, 2015

/mem



## 2015-129 Special Exceptions Permit for a Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO.  
 2015-129: Approve, subject to the list of conditions in the Planning  
 Commission Resolution.

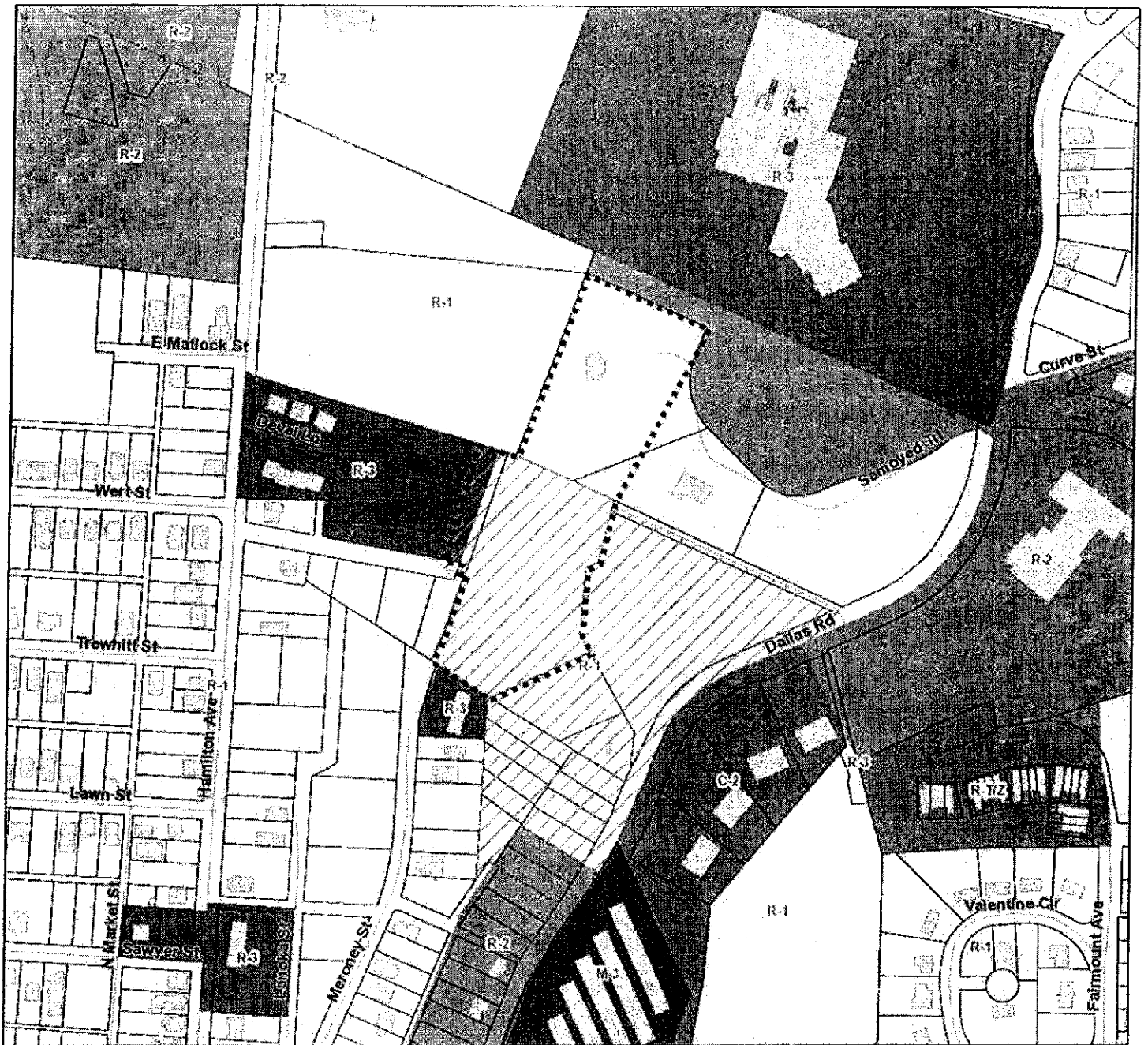


300 ft



Chattanooga Hamilton County Regional Planning Agency






## 2015-129 Special Exceptions Permit for a Residential PUD

300 ft

**Chattanooga Hamilton County Regional Planning Agency**



**PROPOSED NEW R 1 PUD SUBDIVISION  
MAGNOLIA ONE  
CHATTANOOGA, TENNESSEE  
HAMILTON COUNTY, TENNESSEE**



VERA LIL GORE & ASSOCIATES, LLC  
PLANNING AND ARCHITECTURAL  
CONSULTANTS, INC.  
1000 MARKET STREET, SUITE 100  
CHATTANOOGA, TN 37402  
TEL: 423-263-1111  
WWW.VLGA.COM

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 08/14/2015 BY 60322  
UCBAW/STP/STP/STP/STP/STP

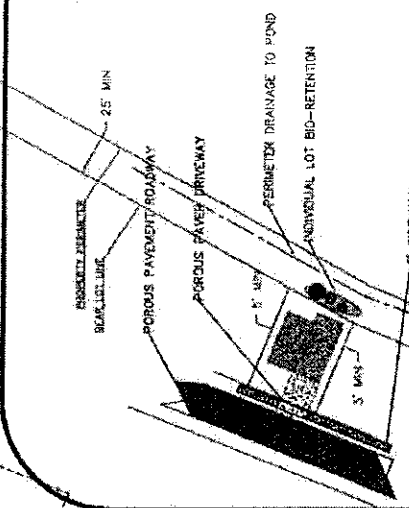
ESMAA  
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1

MAGNOLIA ONE  
PROPOSED SINGLE FAMILY SUBDIVISION  
R 1 BASE ZONING W/ PUD OVERLAY  
5.8 ACRES W/ 29 LOTS = 5 UNITS PER ACRE  
PROPOSED 40' EASEMENT W/ 840' OF 23' WIDE  
PRIVATE DRIVE TO CITY OF CHATTANOOGA  
STANDARDS  
GATED ENTRANCE  
MINIMUM LOT WIDTH = 45'  
PROPOSED INTERNAL FRONT SETBACK = 15'  
EXTERNAL SET BACK = 25'  
ALL LOTS SERVED BY PUBLIC UTILITIES  
TRASH COLLECTION BY PRIVATE HAULER  
MAIL CENTER AT FRONT GATE

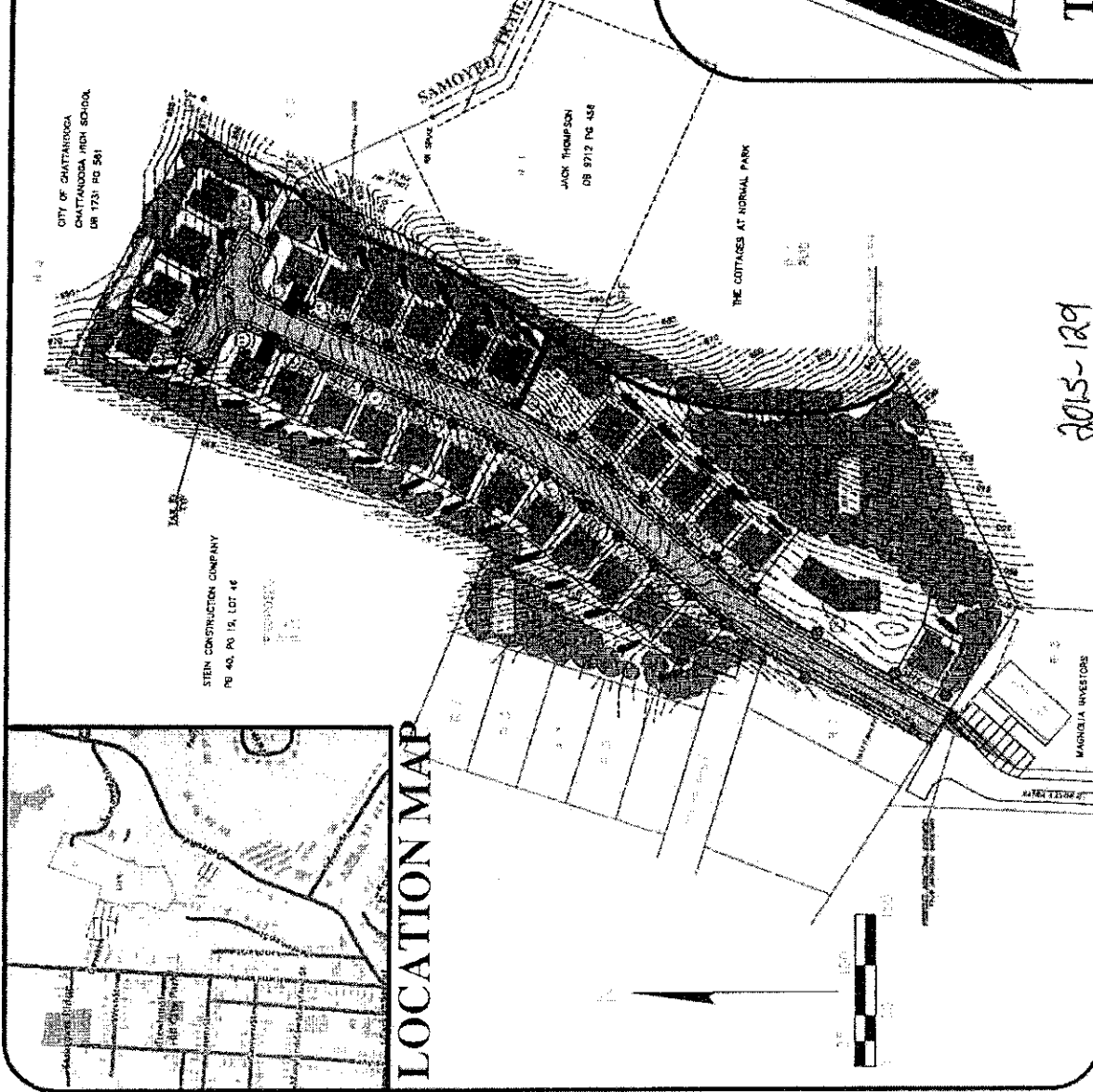
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MAY 21 2015

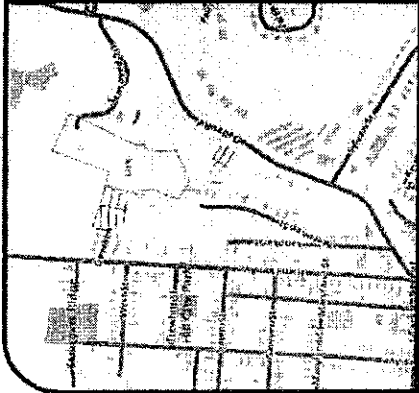
Chattanooga Hamilton County  
Regional Planning Agency  
Development Services



**TYPICAL LOT**



2015-129



**LOCATION MAP**