

2023-0007  
Rashad Jennings  
District No. 5  
Planning Version

RESOLUTION NO. 31475

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 3525 GARNER ROAD, SUBJECT TO CERTAIN CONDITIONS.

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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, more particularly described in the attached maps and referenced in the legal description below:

An unplatted tract of land located at 3525 Garner Road being the property described in Deed Book 12968, Page 416, ROHC. Tax Map Number 137J-C-013. See Plat Book 68 Page 137 Future Development Franklin.

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

- 1) Single-family detached units only with intent to allow multiple single family dwellings on one lot;
- 2) Parking areas shall not be within the twenty-five (25') foot perimeter PUD setback requirement; and
- 3) Type B Landscape Buffer between parking lots and the exterior PUD boundary.

ADOPTED: February 14, 2023

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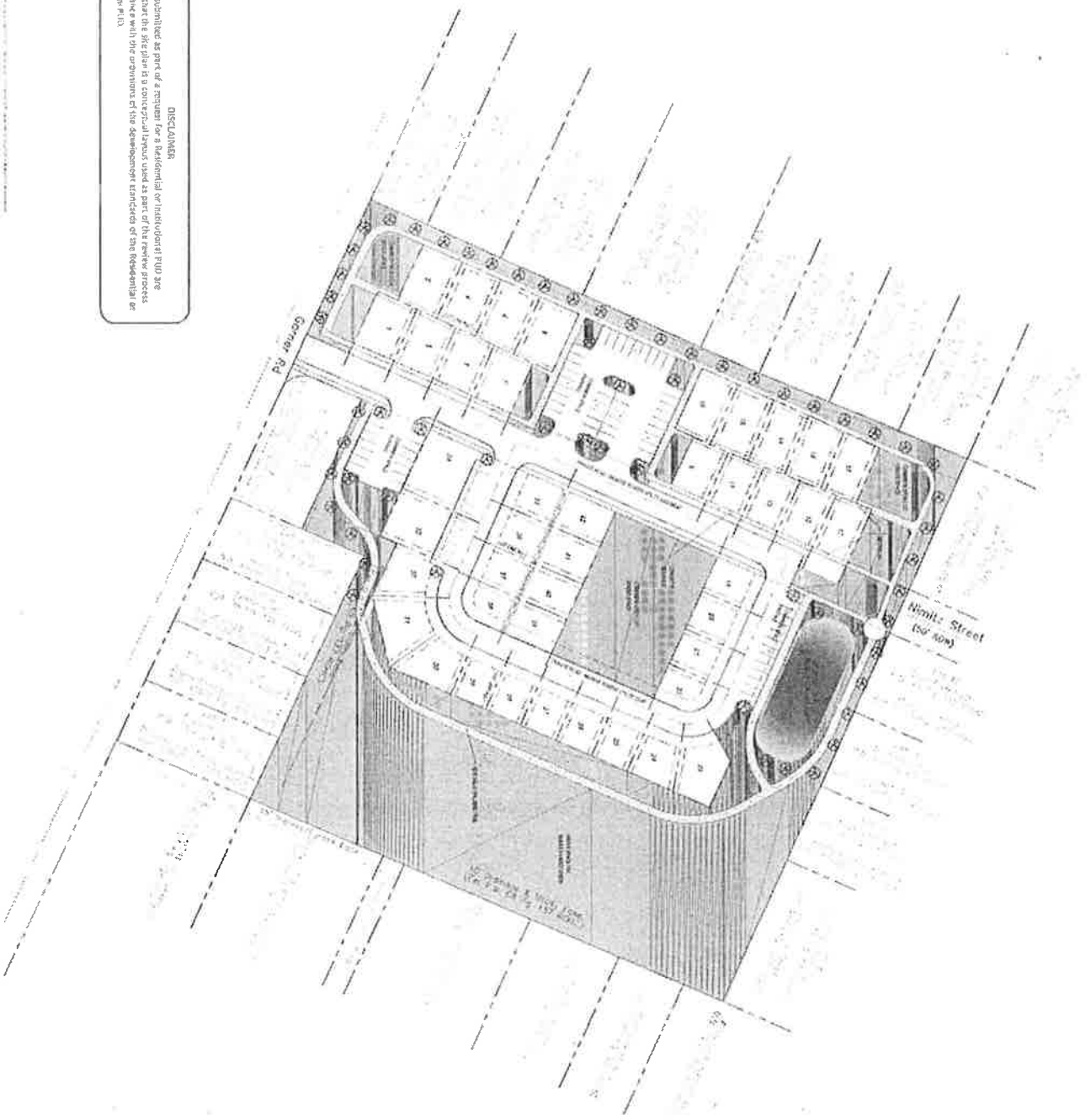
# 2023-0007 Special Permit for a Residential PUD



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**DISCLAIMER**  
 Site plans submitted as part of a permit for a residential subdivision are intended to show the general location and layout of the subdivision. They are not intended to be used as a legal document. They are not intended to be used for compliance with the requirements of the development standards of the Municipality or the State of Michigan (M.C.L.A.).



**LEGEND**

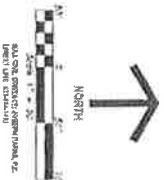
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|------------|
| 1" = 10'   |
| 2" = 20'   |
| 3" = 30'   |
| 4" = 40'   |
| 5" = 50'   |
| 6" = 60'   |
| 7" = 70'   |
| 8" = 80'   |
| 9" = 90'   |
| 10" = 100' |
| 11" = 110' |
| 12" = 120' |
| 13" = 130' |
| 14" = 140' |
| 15" = 150' |
| 16" = 160' |
| 17" = 170' |
| 18" = 180' |
| 19" = 190' |
| 20" = 200' |


**REVISIONS**

| NO. | DATE | DESCRIPTION |
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**NOTES**

1. THIS PLAN IS A PRELIMINARY SITE PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. THE AREA SHOWN IS APPROXIMATE AND SUBJECT TO SURVEY.
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. THE ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.
6. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE MUNICIPALITY AND THE STATE OF MICHIGAN.



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|---|--|---|---|
| <br><b>March Adams &amp; Associates</b><br><small>Professional Engineers &amp; Surveyors</small> | Shindler, LLC<br>1 Lansing Park 8<br>Lansing, MI 48906<br>(517) 338-2114 | For<br><b>JAMES GERRY RD</b><br>CHARLESTON, TN<br>37043 | Ganser Rd S/D<br>01<br><b>0385 Ganser Rd</b><br>CHARLESTON, TN<br>37043 |
| <b>C100</b><br>PRELIMINARY<br>SITE PLAN   |  |   |   |