

RESOLUTION NO. 31818

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 614 ELY 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 614 Ely Road, more particularly described in the attached maps and referenced in the legal description below:

Lot 2, Revised Lots 1 and 2, Tree Valley Subdivision, Plat Book 124, Page 198, ROHC, Deed Book 13081, Page 398, ROHC. Tax Map Number 109O-D-027.

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

- 1) A ten (10') foot Type C landscape buffer along the northern PUD perimeter between the development and the adjacent single-family properties (Hamilton County Tax Map Nos. 109O-D-28, 109O-D-36, and 109O-D-037; and
- 2) A pedestrian access connecting both sides of the development across the creek/drainage area shall be constructed.

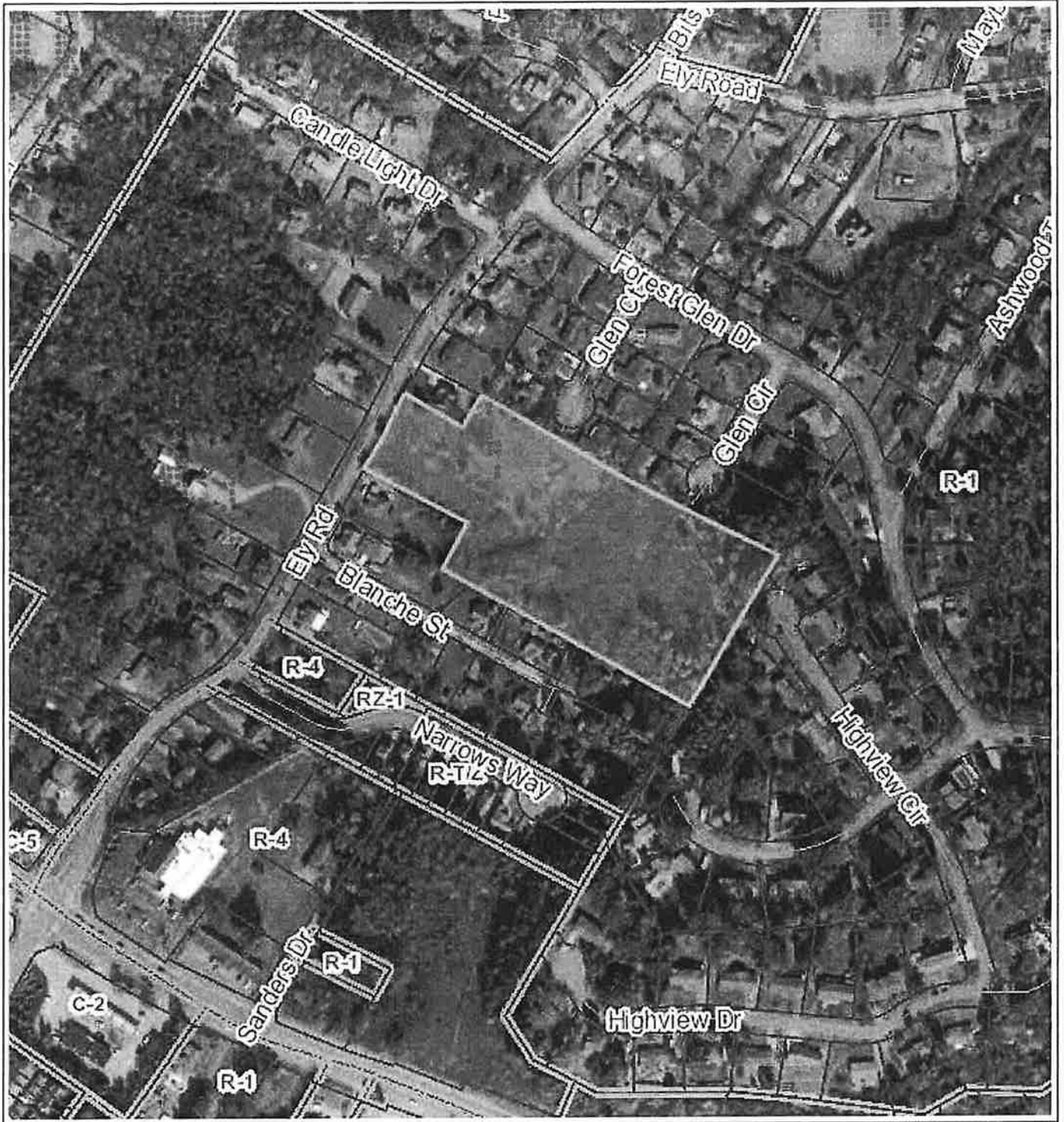
ADOPTED: October 17, 2023

/mem/v2

2023-0148 Special Permit for a Residential PUD



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












Case #2023-0148

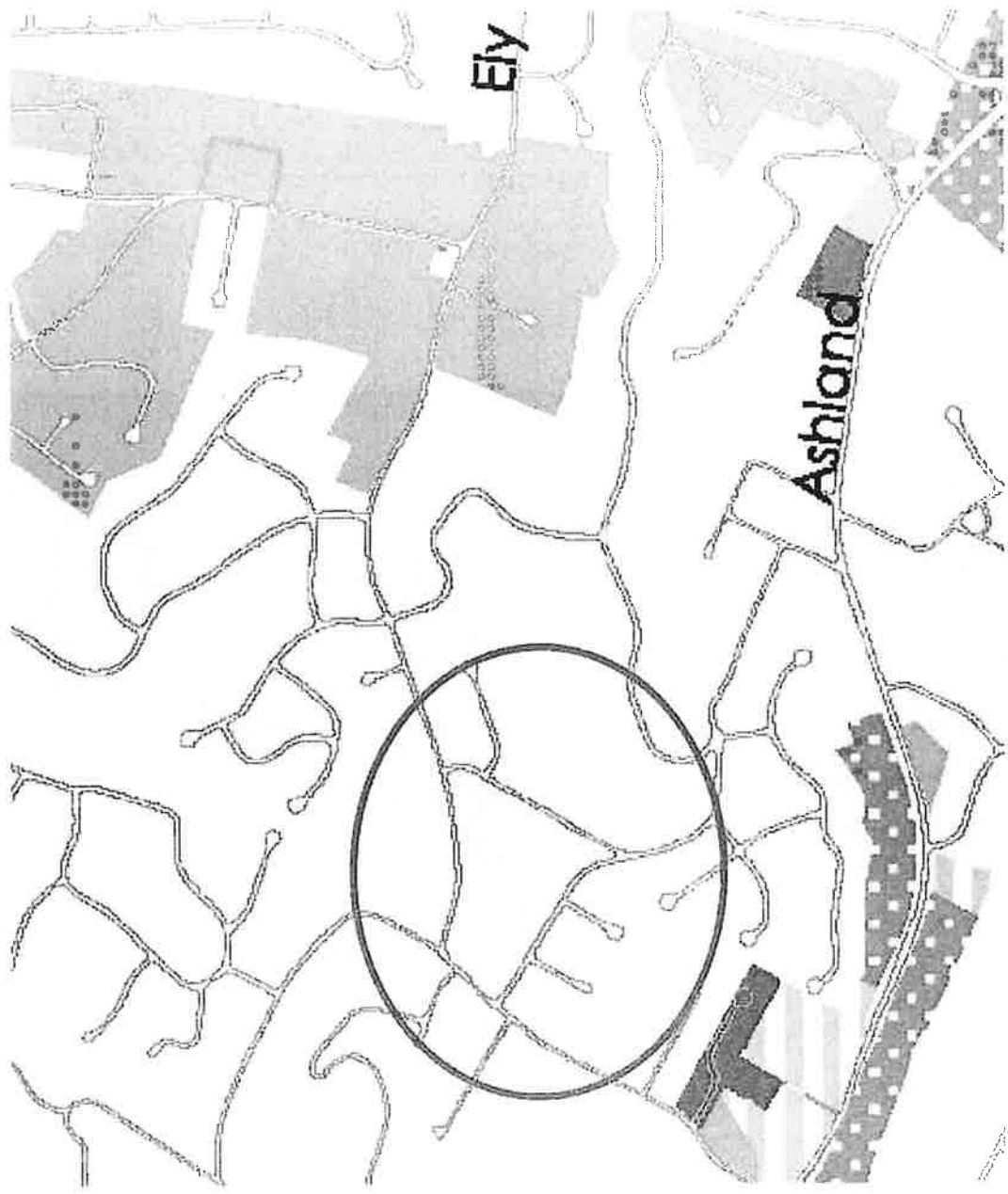
Plan Name: Hixson-North River
Plan

Adopted: 2005

Plan Recommendation:

Low-Density Residential

-  Low-Density Residential
-  Medium-Density Residential
-  High-Density Residential
-  Light Business Mix
-  Medium Business Mix
-  Heavy Business Mix
-  Office / Residential
-  Office District
-  Heavy Industrial
-  Institutional
-  Open Space / Recreation
-  Cemetery
-  Greenway Efforts
-  Focus Areas
-  Refer to document for discussion on focus area options.





City of Ely
 Planning Department
 1000 E. Main Street
 Ely, NV 89301
 Phone: (775) 235-5000
 Fax: (775) 235-5001

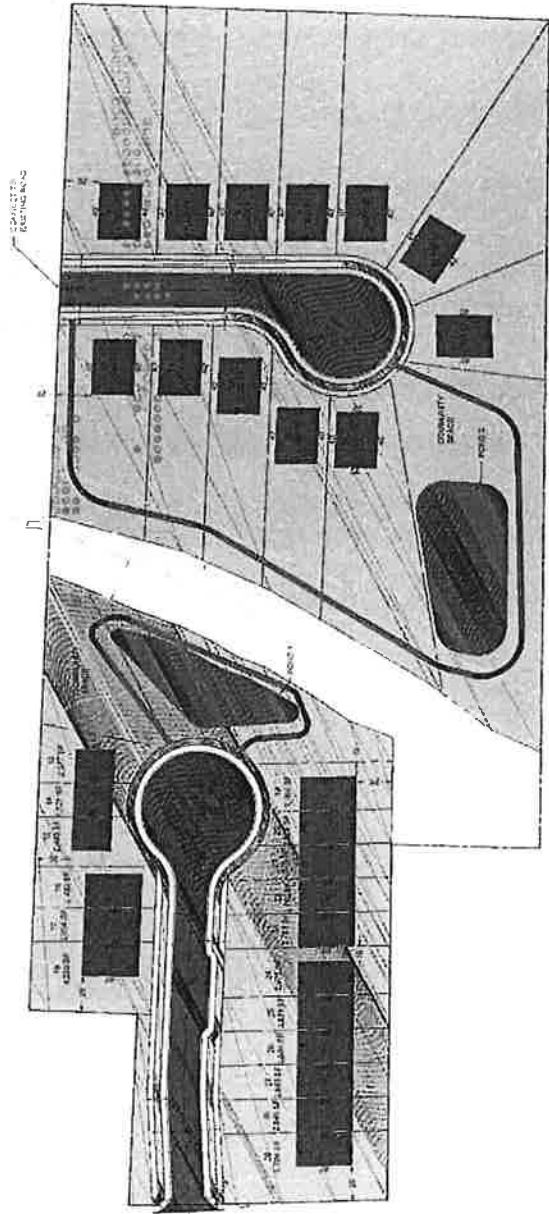
Ely Road
 Subdivision
 Jayant V. Sison
 514 Ely Road
 Ely, NV 89301
 Title No. 10003 D 027



Project No.	
Sheet No.	
Date	
Scale	
Author	
Checker	
Appr. Engr.	
City Engr.	

C201

REZONING PLAN



DISCLAIMER
 Site Plans submitted as part of a request for a Residential or Institutional PUD are binding in that the site plan is a conceptual layout used as part of the review process for compliance with the provisions of the development standards of the Residential or Institutional PUD.

- NOTES**
1. THIS SITE PLAN IS A CONCEPTUAL LAYOUT. IT IS NOT A GUARANTEE OF ANYTHING.
 2. THE PROJECT IS SUBJECT TO THE CITY OF ELY ZONING ORDINANCES AND THE CITY ENGINEER'S REVIEW.
 3. THE CITY ENGINEER'S REVIEW IS LIMITED TO TECHNICAL MATTERS AND DOES NOT CONSTITUTE A GUARANTEE OF ANYTHING.
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LEGEND

Property Line	---
Right-of-Way Line	---
Street Centerline	---
Lot Line	---
Utility Line	---
Water Line	---
Sewer Line	---
Electric Line	---
Gas Line	---
Other Utility	---