

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

RESOLUTION NO. \_\_\_\_\_

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: \_\_\_\_\_, 2015

/mem

2015-129 City of Chattanooga  
October 12, 2015

## RESOLUTION

WHEREAS, Joseph Ingram and Marcus Jones petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga granting a Special Exceptions Permit for a Residential Planned Unit Development on properties located at 1308 Meroney Street and 605 Samoyed Trail.

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 126M-G-001 and 126L-C-014.01, and parts of 126L-C-003 and 004 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on October 12, 2015,

AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

AND WHEREAS, no one was present in opposition to the petition,

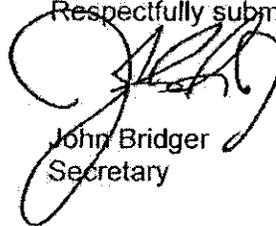
AND WHEREAS, the Planning Commission has studied the existing pattern of development,

AND WHEREAS, the Planning Commission has determined that the proposal is consistent and compatible with the development form of the area and the transportation infrastructure is adequate to absorb additional capacity.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on October 12, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to: (a) New 40-foot wide right-of-way is required for the full length of the project in order to connect with existing Meroney Street right-of-way. Easements are not considered an allowable tool for fully public use of dedicated

City streets; (b) New public rights-of-way should connect between the existing unopened Wert Street right-of-way that stretches towards Hamilton, as well as the unopened 20-foot alley connecting towards Dallas. Said connections may be utilized for pedestrian connectivity with adjacent neighborhoods; and (c) Right-of-way located at the proposed hammerhead will need to extend to the property limits.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Bridger', is written over the typed name and title. The signature is stylized and somewhat cursive.

John Bridger  
Secretary

**PLANNED UNIT DEVELOPMENT (PUD) APPLICATION FORM**

<b>CASE NUMBER:</b>	2015-129	<b>Date Submitted:</b> 08-24-2015		
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)				
<b>1 Applicant Request</b>				
<b>PUD</b>	<b>PUD Name:</b> Magnolia One			
	Acres: 5.8	Density: 5/AC	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Institutional
<b>2 Property Information</b>				
<b>Property Address:</b>	1038 Meroney & 604 Samoyed Trail			
<b>Property Tax Map Number(s):</b>	126M-G-001, 126L-C-014.01 & (parts of) 126L-C-003 & 126L-C-004			
<b>3 Proposed Development</b>				
<b>Reason for Request and/or Proposed Use:</b>	Single Family Residential PUD			
<b>4 Site Characteristics</b>				
<b>Current Zoning:</b>	R-1			
<b>Current Use:</b>	Residential			
<b>Adjacent Uses:</b>	R-1, R-2, R-3			
<b>5 Applicant Information</b>				
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.				
<b>Name:</b> Joseph Ingram		<b>Address:</b> 115 South Lovell Avenue		
<b>Check one:</b>	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner		
<b>City:</b> Chattanooga	<b>State:</b> TN	<b>Zip Code:</b> 37417	<b>Email:</b> joseph@ingramgore.com	
<b>Phone 1:</b> 423-774-7177	<b>Phone 2:</b>	<b>Phone 3:</b>	<b>Fax:</b> 423-490-8472	
<b>6 Property Owner Information (if not applicant)</b>				
<b>Name:</b> Marcus Jones		<b>Phone:</b> 423-505-2556		
<b>Address:</b> 1038 Meroney Street Chattanooga, TN 37421				
<b>Office Use Only:</b>				
<b>Planning District:</b> 8B		<b>Neighborhood:</b> CNAC, North Shore Neighborhood, Hill City		
<b>Hamilton Co. Comm. District:</b> 6		<b>Chatt. Council District:</b> 2	<b>Other Municipality:</b>	
<b>Staff Rec.:</b>	<b>PC Action/Date:</b>	<b>Legislative Action/Date/Ordinance:</b>		
<b>Checklist</b>				
<input checked="" type="checkbox"/>	Application Complete	<input checked="" type="checkbox"/>	Ownership Verification	<input checked="" type="checkbox"/>
				Map of Proposed Zoning Area with dimensions
<input checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Total Acres to be considered: 5	<input checked="" type="checkbox"/> Deeds
				<input checked="" type="checkbox"/> Plats, if applicable
<b>Deed Book(s):</b> 10170-27, 10471-479				
<b>Plat Book/Page:</b> 97-5		<input checked="" type="checkbox"/>	Notice Signs	<b>Number of Notice Signs:</b> 1
<input checked="" type="checkbox"/>	Filing Fee: 400.00	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/> Check
				<b>Check Number:</b> 1829
<b>Planning Commission meeting date:</b> 10-12-2015		<b>Application processed by:</b> Marcia Parker		

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-129

PC Meeting Date: 10-12-15

**Applicant Request****Special Permit for a Residential Planned Unit Development (PUD)**

Property Location:	1038 Meroney Street & 604 Samoyed Trail
Property Owner:	Marcus Jones
Applicant:	Joseph Ingram

**Project Description**

- Proposal: Develop 5.8-acre site with 29 single-family homes.
- Proposed Access: Meroney Street.
- Proposed Development Form: 2 ½ -story buildings on 2,400 square foot lots are proposed on a private gated road with a hammerhead turn-around at the top of a ridgeline. The road utilizes an easement on an adjacent property as a portion of the project's entrance road.
- Proposed Density: 5 dwelling units per acre.

**Site Analysis****Site Description**

- Location: The 5.8-acre site is located at the end of Meroney Street on a ridgeline between Dallas Road to the east and Hamilton Avenue to the west.
- Current Access: Meroney Street.
- Current Development form: There is a two story multi-family structure and a few two-story and one-story single family structures along Meroney Street. The parking is located in front of the structure and to the side and rear of structures.
- Current Land Uses: A high school (Center for the Creative Arts) is located on the adjacent property to the north. Adjacent properties to the west are vacant. There is a single-family home and vacant land to the east. A single small-scale apartment building is adjacent to the site on the south end (at the end of Meroney Street).
- Current Density: The multi-family structure to the south on Meroney Street is approximately 8.9 units per acre. The other single family residences along Meroney Street are at an average of approximately 5.9 units per acre.

**Zoning History**

- The majority of the site is currently zoned R-1 Residential. Approximately small eastern portion (parcel 126L-C-014.01) is zoned R-3 Residential.
- A southern portion of the site was rezoned from R3 Residential to R-1 Residential in 2005. (Ordinance #11758).
- In 2012, a PUD Plan was approved for properties to the east that also included a portion of this site (Resolution #27031).
- In 2013, a new PUD Plan was approved for properties to the east that *excluded* a portion of this site, rendering that portion of the PUD invalid (Resolution #27748).
- Therefore, the site is currently zoned R-1 Residential (with no overlying PUD).
- The property to the north is zoned R-2 Residential and R-3 Residential. The property to the east is zoned R-1 Residential with a Planned Unit Development Plan that was approved in 2013 (Resolution #27748). The adjacent property to the south is zoned R-3 Residential. The properties to the west are zoned R-1 Residential and R-3 Residential.
- In 2004 the adopted Hill City/North Chattanooga Zoning Study recommended this area be developed with single family structures on lots as small as 5,000 square feet.

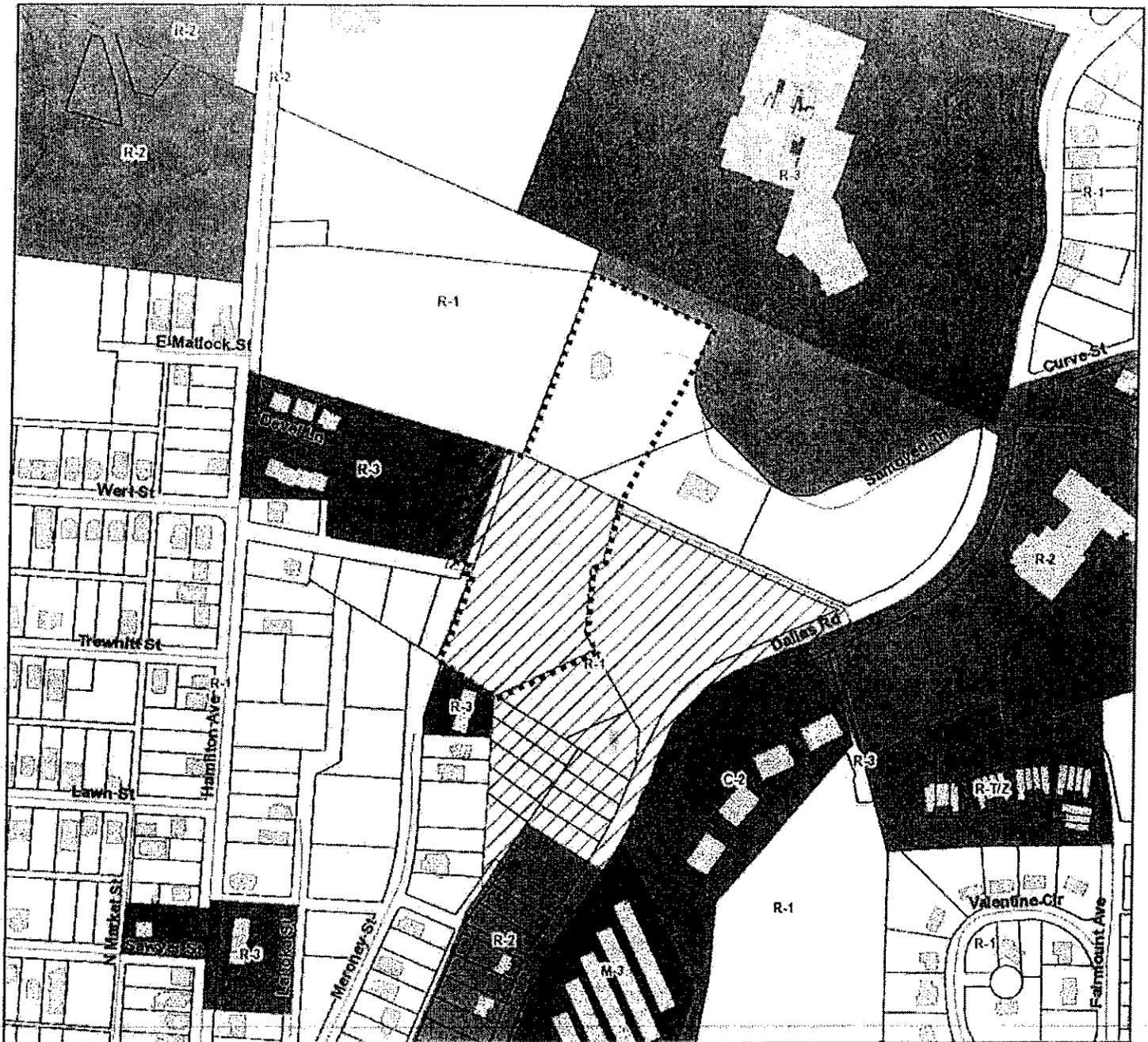


## PLANNING COMMISSION CASE REPORT

- The proposed single-family residential use is compatible with surrounding uses.
- The proposed development form and density is not consistent with the area.
- The proposal would set a precedent for future requests.
- Approval of this PUD without a fully acquired right-of-way access is not recommended.
- The transportation infrastructure is not adequate to access this proposed PUD. The Chattanooga Department of Transportation comments are as follows:
  - a) New 40-foot wide right-of-way is required for the full length of the project in order to connect with existing Meroney Street right-of-way. Easements are not considered an allowable tool for fully public use of dedicated City streets.
  - b) New public rights-of-way should connect between the existing unopened Wert Street right-of-way that stretches towards Hamilton, as well as the unopened 20-foot alley connecting towards Dallas. Said connections may be utilized for pedestrian connectivity with adjacent neighborhoods.
  - c) Right-of-way located at the proposed hammerhead will need to extend to the property limits.

### Staff Recommendation

Deny



## 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.

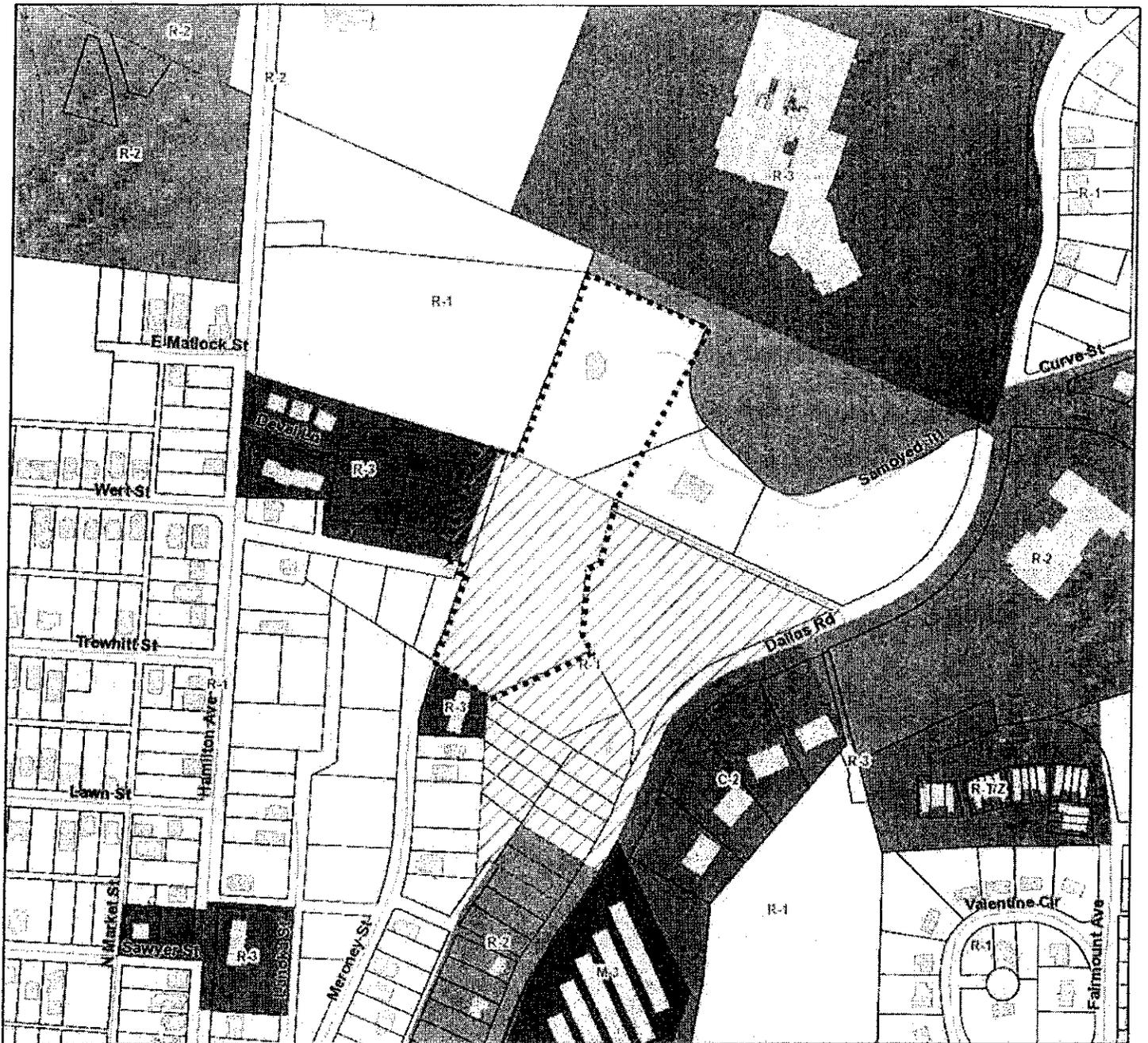


300 ft



Chattanooga Hamilton County Regional Planning Agency





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

300 ft

Chattanooga Hamilton County Regional Planning Agency



## 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:

2015-120 Joseph M. Fuller. 1627 Rossville Avenue, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-132 CBG Properties, LLC/John Strawn. 2831 Silverdale Road, from R-3 MD Moderate Density Zone to R-4 Special Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied:

2015-115 Patrick Donaldson. 2301 Wilson Street, from R-1 Residential Zone to R-2 Residential Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following condition be lifted as follows:

2015-124 Belle Investment Company and BYD Cowart, GP. 1200 block of Cowart Street, to lift Condition 2C #4, "48 feet maximum height" from Ordinance No. 12059 of Previous Case No. 2007-190.

4. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following Special Exceptions Permit be approved as follows:

2015-129 Joseph Ingram and Marcus Jones. 1308 Meroney Street and 605 Samoyed Trail, for a Residential Planned Unit Development.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

**November 10, 2015**

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 \_\_\_\_\_, 2015.

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Nicole Gwyn  
Clerk to the City Council