

2004-015 City of Chattanooga
January 12, 2004 (Deferred)
February 9, 2004 (Action Taken)

RESOLUTION

WHEREAS, Jeff Carmack petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga to lift Condition #2 from Ordinance #11405 on a tract of land located at 5809 Winding Lane.

Lot 2, Robert E. Johnson Family Subdivision, Plat Book 68, Page 60, ROHC, being part of the property described in Deed Book 6356, Page 296, ROHC.

Tax Map 99E-C-035 (part) as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on January 12, 2004, at which time action was deferred until the meeting of February 9, 2004,

AND WHEREAS, the Planning Commission heard and considered all statements favoring or opposing the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on February 9, 2004, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to:

- 1) Irrigation system for landscape buffer area and trees to be kept alive for a minimum of five years, if they die or are destroyed they are to be replaced with the same height as the planted trees that are still alive;
- 2) No lighting at rear of buildings; and
- 3) Leaving the 50 foot buffer area and upgrade the quality of its vegetative content between adjoining property owners as shown on the attached landscape plan.

Sincerely,



Barry M. Bennett
Secretary

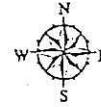


CHATTANOOGA

CASE NO: 2004-0015

PC MEETING DATE: 1/12/2004 02/09/2004

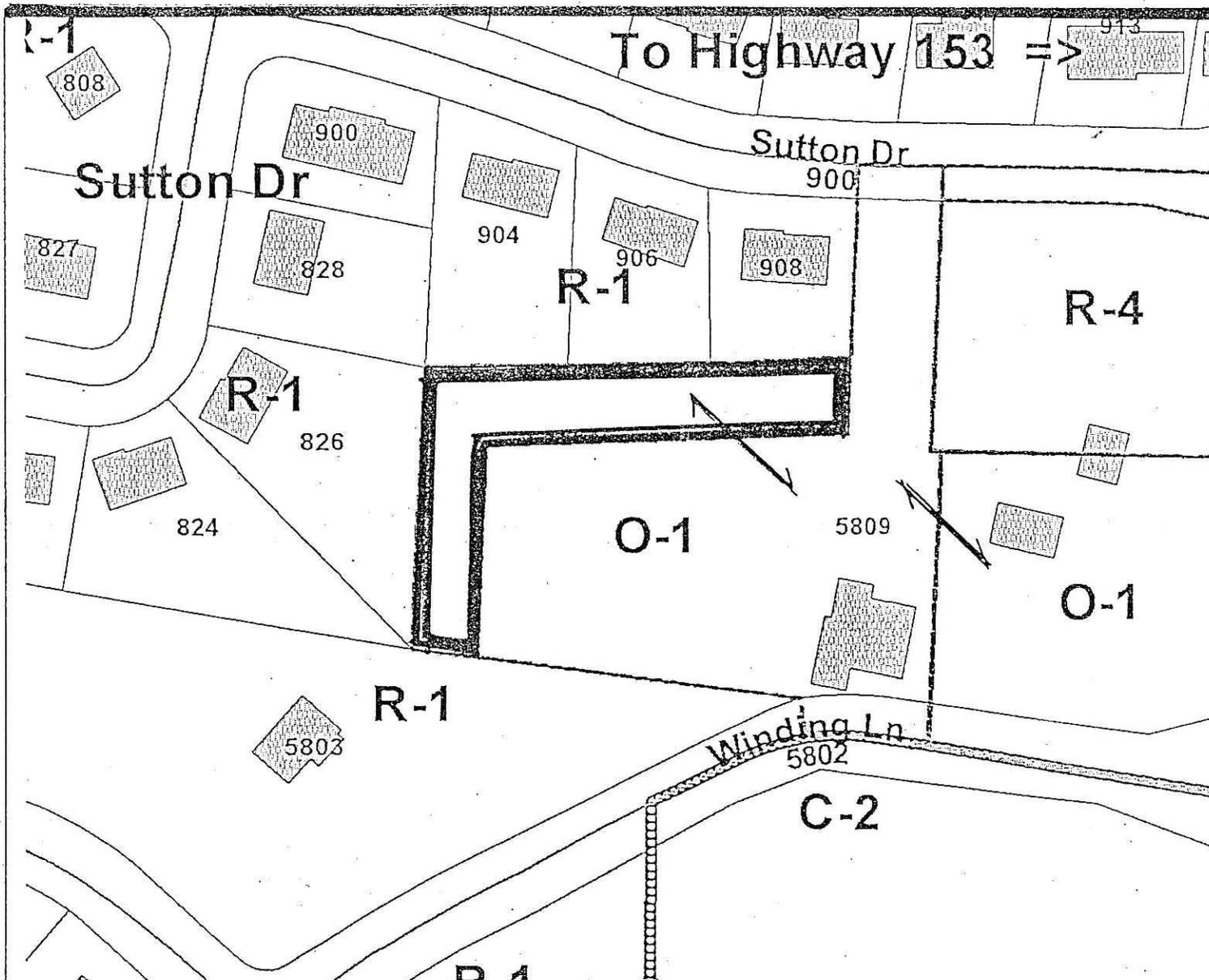
LIFT CONDITION



1 in. = 100.0 feet

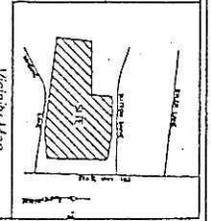
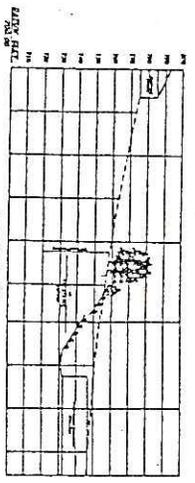
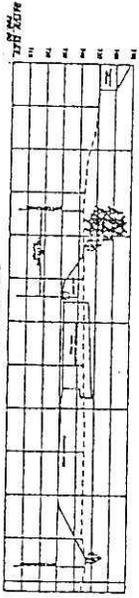
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-015: Approve, subject to:

- 1) Irrigation system for landscape buffer area and trees to be kept alive for a minimum of five years, if they die or are destroyed they are to be replace with the same height as the planted trees that are still alive;
- 2) No lighting at rear of buildings; and
- 3) Leaving the 50 foot buffer area and upgrade the quality of its vegetative content between adjoining property owners as shown on the attached landscape plan.



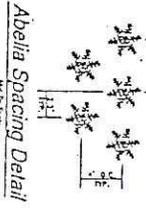
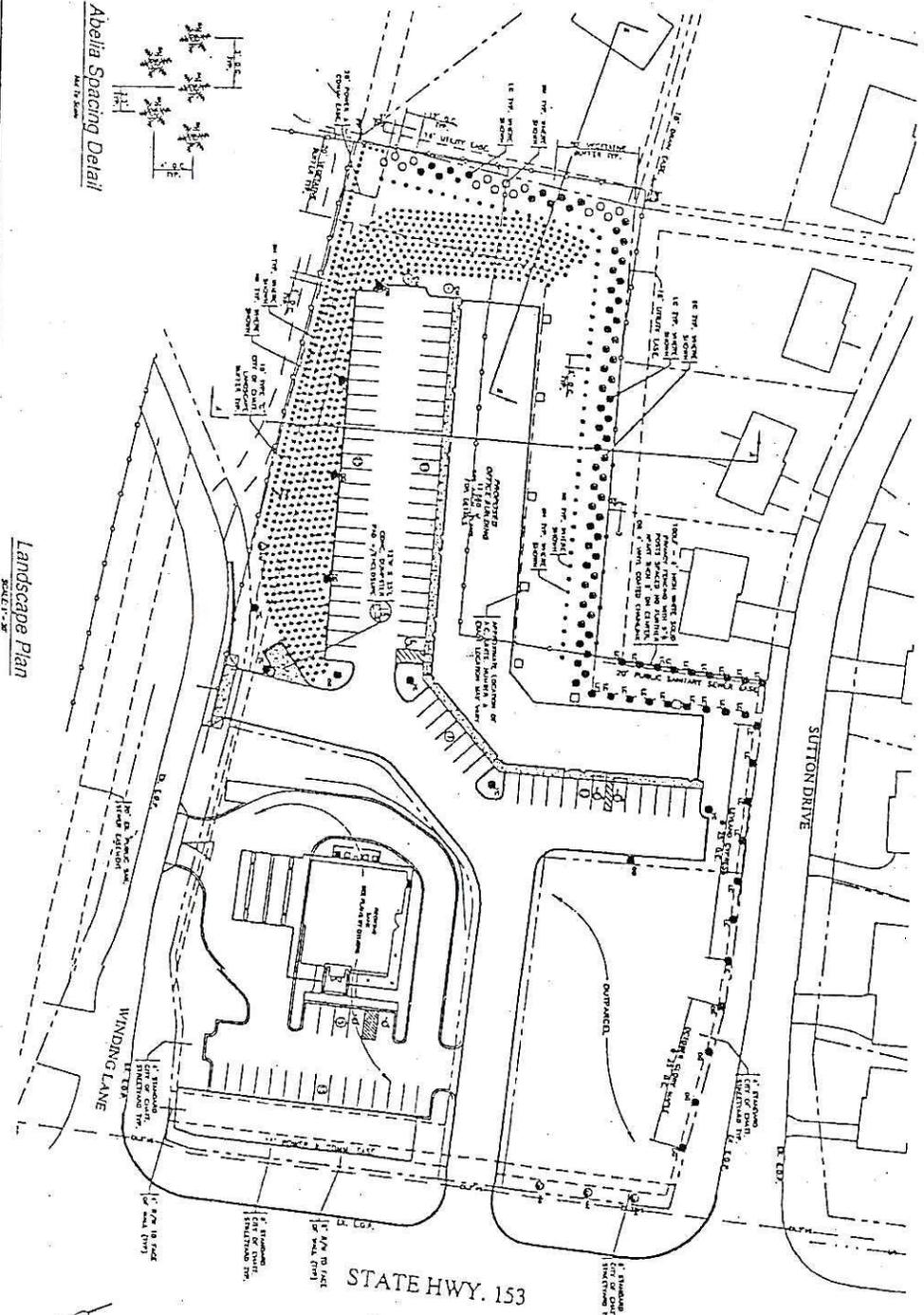
LIFT CONDITION ORD. # 11405 Item 2. A 50' buffer of existing vegetation along the property line abutting the rear lot lines of the properties facing Sutton Dr to

2004-015



PLANT SPECIFICATIONS

Plant	Quantity	Notes
1. 12" DB PALM TREE	10	10' x 10' PLANTER
2. 12" DB SPREADER	10	10' x 10' PLANTER
3. 12" DB SPREADER	10	10' x 10' PLANTER
4. 12" DB SPREADER	10	10' x 10' PLANTER
5. 12" DB SPREADER	10	10' x 10' PLANTER
6. 12" DB SPREADER	10	10' x 10' PLANTER
7. 12" DB SPREADER	10	10' x 10' PLANTER
8. 12" DB SPREADER	10	10' x 10' PLANTER
9. 12" DB SPREADER	10	10' x 10' PLANTER
10. 12" DB SPREADER	10	10' x 10' PLANTER



Landscape Plan
Scale: 1/8" = 1'-0"

HIGHWAY 153 COMMONS

FOR: JEFF CARMACK
4513 HIXSON PIKE, SUITE 105
CHATTANOOGA, TN 37343

MAP ENGINEERS L.L.C.

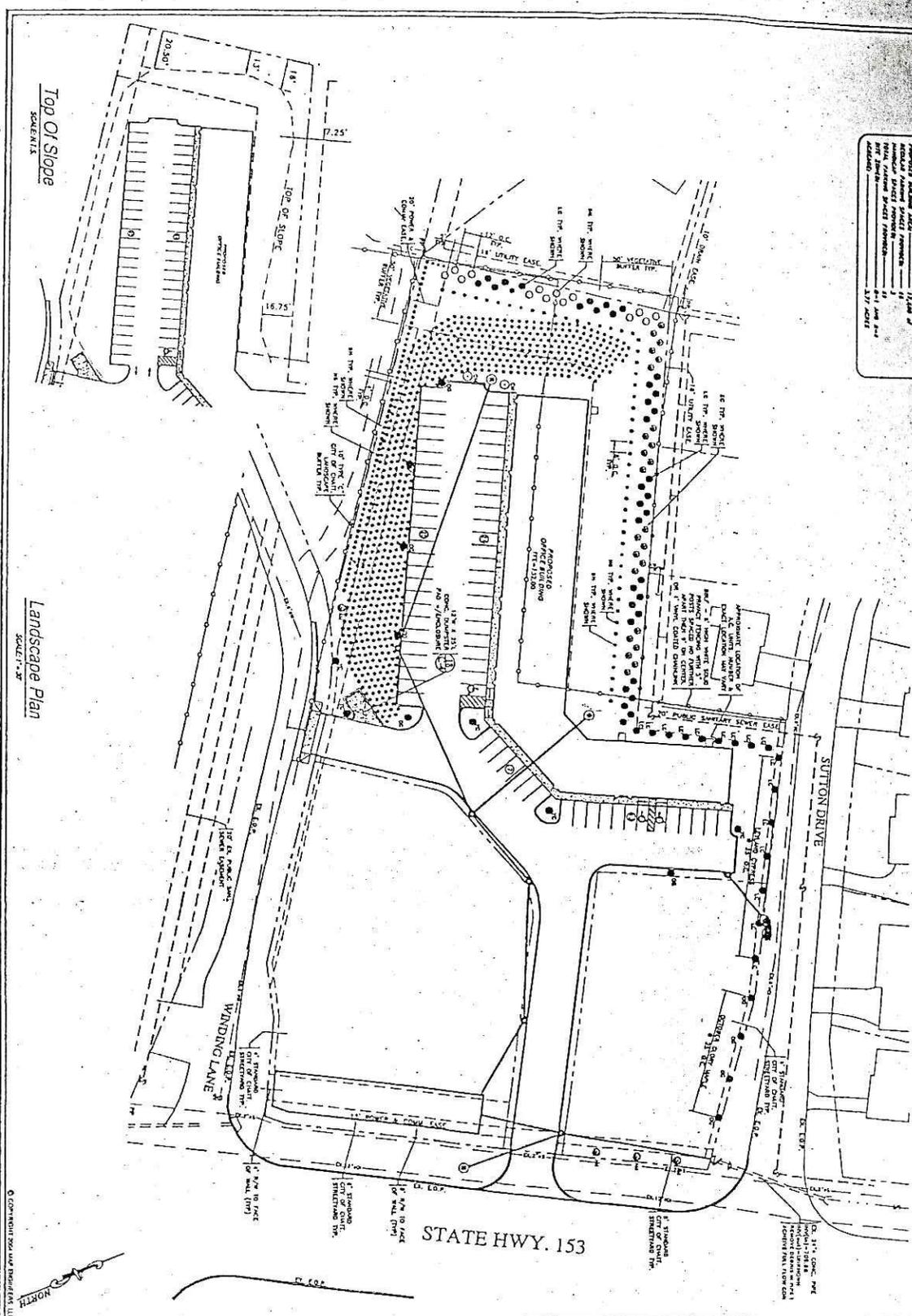
DATE: 11/11/03
DRAWN BY: J. CARMACK
CHECKED BY: J. CARMACK
SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/03	ISSUED FOR PERMIT

APPROVED: J. CARMACK
DATE: 11/11/03

SCALE: 1/8" = 1'-0"



Top Of Slope
SCALE: 1" = 30'

Landscape Plan
SCALE: 1" = 30'

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SITE ANALYSIS

PROJECT ADDRESS: 4513 HIXSON PIKE, SUITE 105, CHATTANOOGA, TN 37343

DATE: 08/11/04

DESIGNED BY: JEFF CARMACK

PROJECT NO: 04-001

SCALE: AS SHOWN

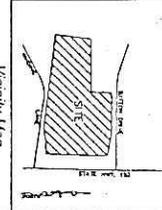
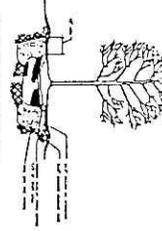
DATE: 08/11/04

PLANT SPECIFICATIONS

Code	Plant Name	Quantity	Notes
1	1" x 1" x 1" x 1" x 1" x 1"	1	
2	2" x 2" x 2" x 2" x 2" x 2"	2	
3	3" x 3" x 3" x 3" x 3" x 3"	3	
4	4" x 4" x 4" x 4" x 4" x 4"	4	
5	5" x 5" x 5" x 5" x 5" x 5"	5	
6	6" x 6" x 6" x 6" x 6" x 6"	6	
7	7" x 7" x 7" x 7" x 7" x 7"	7	
8	8" x 8" x 8" x 8" x 8" x 8"	8	
9	9" x 9" x 9" x 9" x 9" x 9"	9	
10	10" x 10" x 10" x 10" x 10" x 10"	10	
11	11" x 11" x 11" x 11" x 11" x 11"	11	
12	12" x 12" x 12" x 12" x 12" x 12"	12	
13	13" x 13" x 13" x 13" x 13" x 13"	13	
14	14" x 14" x 14" x 14" x 14" x 14"	14	
15	15" x 15" x 15" x 15" x 15" x 15"	15	
16	16" x 16" x 16" x 16" x 16" x 16"	16	
17	17" x 17" x 17" x 17" x 17" x 17"	17	
18	18" x 18" x 18" x 18" x 18" x 18"	18	
19	19" x 19" x 19" x 19" x 19" x 19"	19	
20	20" x 20" x 20" x 20" x 20" x 20"	20	

LANDSCAPE NOTES

1. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
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19. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
20. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.



REVISIONS

No.	Description	Date
1	ISSUED FOR PERMITS	08/11/04
2	ISSUED FOR PERMITS	08/11/04
3	ISSUED FOR PERMITS	08/11/04
4	ISSUED FOR PERMITS	08/11/04
5	ISSUED FOR PERMITS	08/11/04
6	ISSUED FOR PERMITS	08/11/04
7	ISSUED FOR PERMITS	08/11/04
8	ISSUED FOR PERMITS	08/11/04
9	ISSUED FOR PERMITS	08/11/04
10	ISSUED FOR PERMITS	08/11/04

LANDSCAPE PLAN

FOR: JEFF CARMACK
4513 HIXSON PIKE, SUITE 105
CHATTANOOGA, TN 37343

HIGHWAY 153 COMMONS

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MAP ENGINEERS L.L.C.

1000 W. MAIN ST., SUITE 100
CHATTANOOGA, TN 37343
TEL: 423-263-1111
FAX: 423-263-1112
WWW.MAPENGINEERS.COM

