

RESOLUTION

WHEREAS, LandVest Development Partners I, LLC petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission the rezoning from A-1 Agricultural District to R-1 Single-Family Residential District on tracts of land located at 4607 Ooltewah-Ringgold Road.

Two unplatted tracts of land located at 4607 Ooltewah-Ringgold Road being part of the property described in Deed Book 6583, Page 576, ROHC, and Lot 1, Final Plat of Patricia Riley Subdivision, Plat Book 57, Page 285, ROHC, Deed Book 4864, Page 501, ROHC. Tax Map 140-194, 194.02, and 194.03 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on September 8, 2003,

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

AND WHEREAS, no one was present in opposition to 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 September 8, 2003, recommended to the County Mayor and Members of the County Commission that this petition be approved.

Respectfully submitted,



Barry M. Bennett
Secretary

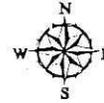
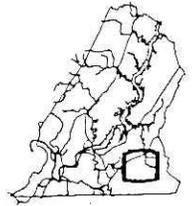
HAMILTON COUNTY

CASE NO: 2003-152

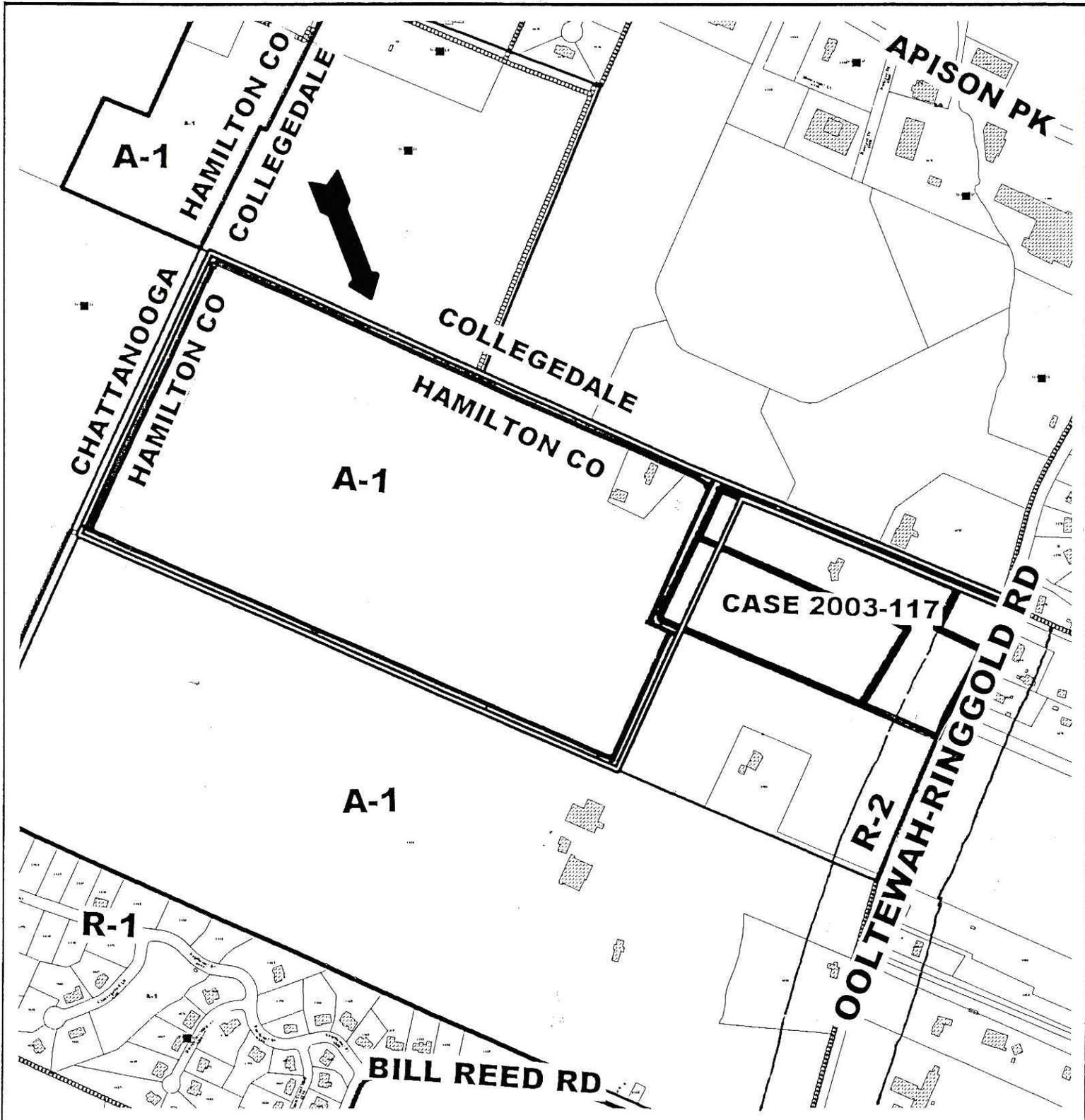
PC MEETING DATE: 9/8/2003

FROM: A-1

TO: R-1



1 in. = 600.0 feet

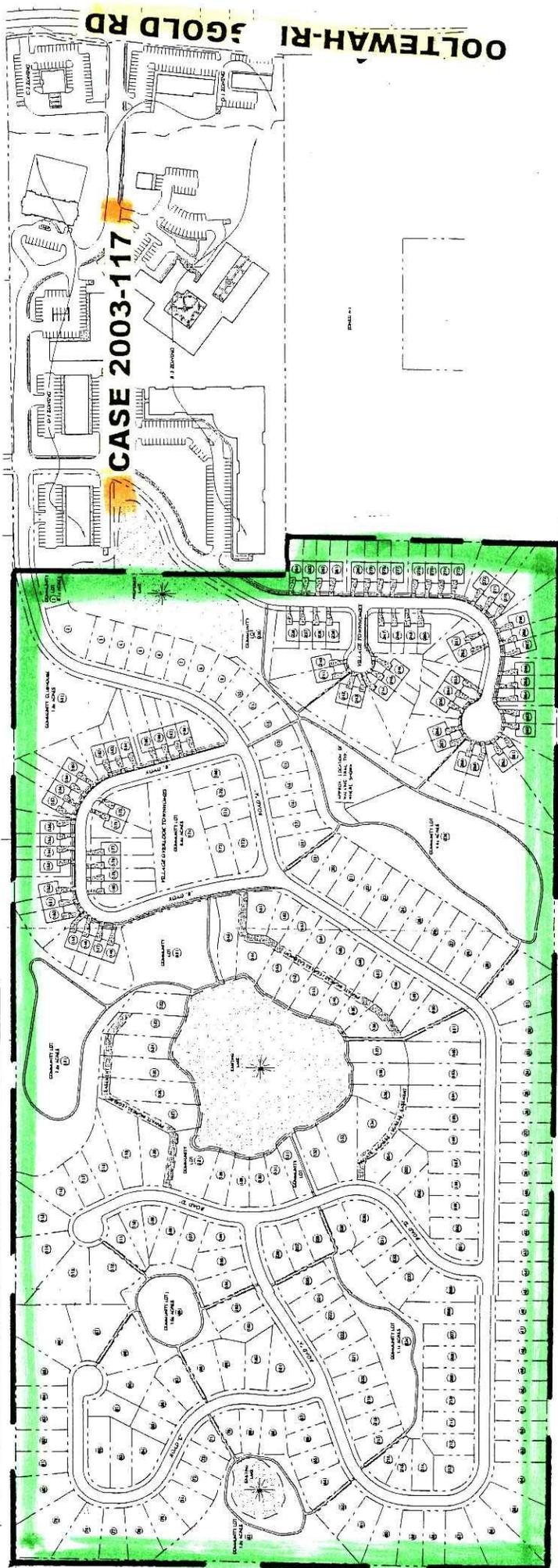


2003-152

SITE ANALYSIS

TOTAL SITE ACREAGE: 77.4± ACRES
 *TOTAL TOWNHOUSE LOT ACREAGE: 13.6± ACRES
 **TOTAL DETACHED SINGLE FAMILY ACREAGE: 46.0± ACRES
 TOTAL COMMUNITY LOTS ACREAGE: 17.8± ACRES
 TOTAL PROPOSED UNITS: 276
 UNITS/ACRE DENSITY: 3.6 UNITS/ACRE

*NOTE: TOWNHOUSE UNIT TYP. WHERE BUILDINGS ARE INDICATED.
 **NOTE: BUILDINGS NOT SHOWN FOR CLARITY.



Proposed Planned Unit Development
 Preliminary Site Plan

THIS PLAN ELEMENTS REPRESENT THE PLAN FOR DEVELOPMENT AND IS SUBJECT TO THE LOCAL AND STATE REGULATIONS AND THE STATE OF CALIFORNIA. THE LOCAL AND STATE REGULATIONS WILL BE IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT.

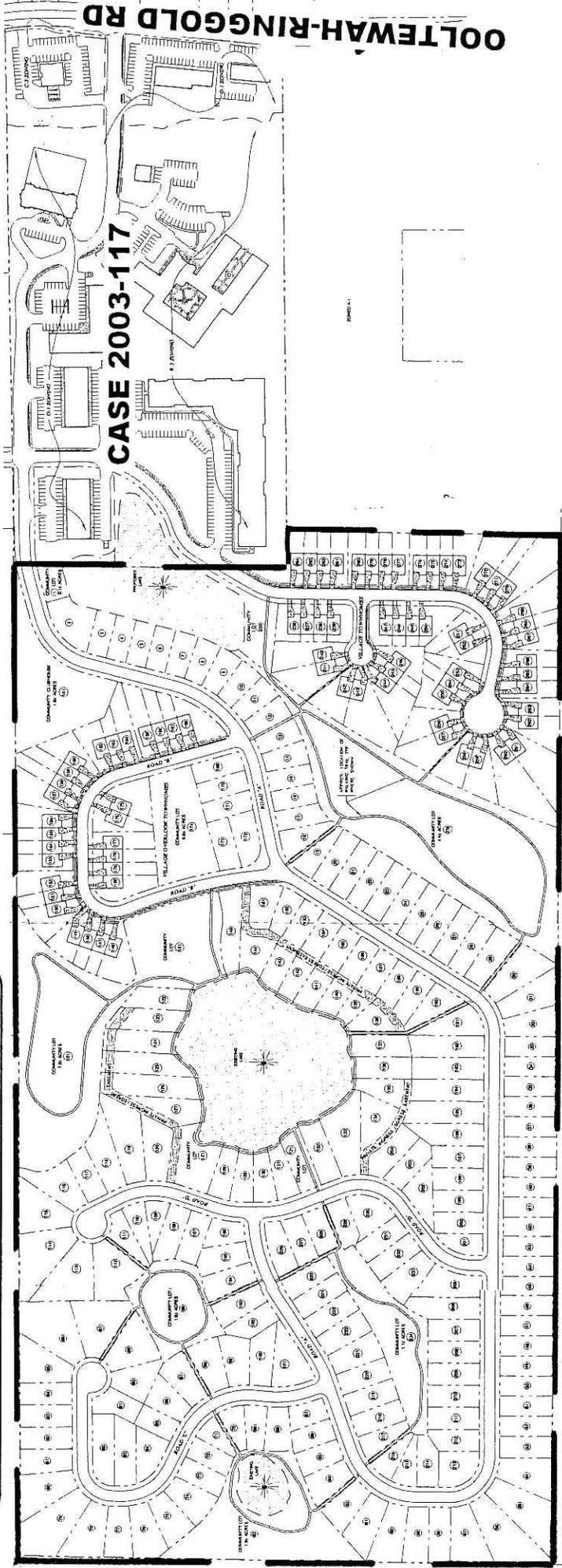
2003-152 & 153

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THIS PLAN GENERALLY SHOWS THE PLANNED UNIT DEVELOPMENT AND IS SUBJECT TO THE CITY'S LAND USE ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES. THE CITY DOES NOT WARRANT THAT THE INFORMATION IS ACCURATE OR THAT IT PROVIDES ALL OF THE NECESSARY DETAILS AND IS NOT TO BE USED FOR CONSTRUCTION.